



Date: 11 November 2022
My ref: CY/H&RAC/OCT2022
Your ref:

Mrs Catherine Pickering
41 Merton Crescent
Stockport
SK4 4SD

Dear Mrs Pickering,

I refer to your public question that you submitted to the October 2022 meeting of the Heatons and Reddish Area Committee relating to the "Heaton Manor Development".

I have now been advised that: -

The development at Heaton Moor is subject to a Section 38 agreement between Bellway Homes (The Developer), The Surety and the Council. Therefore, the Council does intend to adopt the highways on this development however there are currently a number of issues that the Developer needs to rectify before we can do this. This includes:

- During construction some property boundary hedges were planted in the wrong location, within highway verges. These hedges are to be repositioned off-highway. This has involved some ongoing discussion between Bellway and residents. Some other planting/fencing is to be removed to permit maintenance access to lighting columns.
- Street lighting columns require formal inclusion within the highway including paved/hard surfaced access areas. There are also some minor remedial works to the street lighting columns outstanding.
- Concerns have been raised regarding vehicles over-running grass verges and causing damage. As a temporary fix, boulders have been placed within verges which isn't an acceptable long-term solution, and the developer is to surface these areas to provide some vehicle over-run.
- Some gulley's require replacement to comply with adoption standards; these are in an area originally to remain private but subsequently added to areas for adoption.
- The Developer also has to provide as-built drawings to reflect minor changes made during construction, produce a Health and Safety File for future maintenance of the highway and the Final S104 Certificate from United Utilities confirming sewer adoption, (which we believe is imminent).

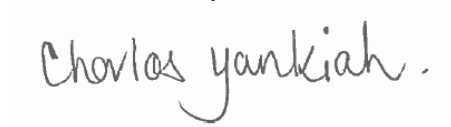
Until the highways are adopted by the Council it is the Developers responsibility to maintain the highways within the development. Therefore, once all the above works/certification is complete/received the Council will adopt the highways within the development and take on all future maintenance. The Council cannot give a date for this as it is the Developers responsibility to programme the outstanding works above.

Caroline Simpson
Chief Executive

If you have any further queries in relation to this matter, please contact Mark James, Team Leader Engineer at mark.james@stockport.gov.uk

On behalf of the Area Committee, I would like to take this opportunity to thank you for taking the time to contribute to the discussion on this matter.

Yours sincerely,

A handwritten signature in black ink that reads "Charles Yankiah." The signature is written in a cursive style and is contained within a light grey rectangular box.

Charles Yankiah
CSS Manager (Legal & Democratic Services)