



WARFIELD P A R K

ROAD MAINTENANCE POLICY

Introduction

We pride ourselves on our Park's reputation and its desirability that attracts many people to live here. Part of that attraction lays in the parks structure and its well-kept roads. To this end we will wherever possible maintain our roads to a standard that allows easy safe access whilst respecting the quiet enjoyment of our residents.

The roads that traverse Warfield Park are the network to our Residents' homes and are also important in assisting the emergency services to areas of the park they require in a timely unhindered manner.

Warfield Park has in place a speed limit of 15MPH, with speed humps on some of the main routes through the Park. In this way we ensure our roads are used in a safe and respectful way to all on Warfield Park.

Maintenance Plan

We continually assess the roads on Warfield Park as to their overall condition. We aim to ensure that our roads are kept to a good standard and will respond to emergency repairs in a timely manner.

Due to the size of the Park and the number of roads should it be deemed that major resurfacing needs to be undertaken then a more structured road policy would be drawn up to spread the cost of the works.

Road Cleaning

Periodically our team's work plan includes sweeping the roads, and clearing our storm drains.

In addition to sweeping, during the autumn months when there is considerable leaf drop the team will clear the roadways of leaf debris.

Emergency Requests-Potholes

From time to time potholes can appear on the Park. Warfield's approach to potholes is to assess the risk it poses to our road users, which would take into account:

- the size and depth of the hole
- its location in the road
- its visibility to road users

In some cases an emergency temporary repair may be undertaken to relieve the pothole's affect. When correct materials and work scheduling allows, a permanent repair will be made.

Depending on the severity of the repair there may need to be some temporary closure to the road whilst works are being carried out to ensure the safety of pedestrians and road users, and wherever practical Warfield will endeavour to give as much prior notice it can of any long term road closure.

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New Developments and Roads

When pitches on the Park are being developed, the impact to the surrounding roads will be assessed as to whether there is a need or the potential to upgrade the roads - where budgets allow - to assist the flow of traffic.

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