

NORFOLK COUNTY COUNCIL UPDATE RE QUEEN'S HILLS MARCH 2019

Whilst progress has been frustratingly slow, recent news regarding highway adoptions is more encouraging. We have agreed to use Section 37 of the Highways Act (1980) to adopt the main spine roads at Queens Hills, made up from Sir Alfred Munnings Road, Poethlyn Drive Kestrel Avenue, Fairway, Fieldfare Way and the bus lane. In accordance with the legislative requirements the consortium has served notice on the County Council of their intention to offer for adoption Sir Alfred Munnings Road (including the roundabouts at both ends) and the bus lane (from West Costessey Hall to Ringland Lane).

Inspections for these sections of proposed public highway have been undertaken and remedial works have either been completed or are in progress by the consortium. In order to proceed with the adoption and start the 12 month maintenance period all outstanding remedial works must be complete, payment of the required commuted sums must be received for the future maintenance of the River Tud bridge, landscaping, 2 x bus gates and the bus lane drainage swale / soakaway, as well as confirmation from Anglian Water that they have issued their certificate of substantial completion for the sewers.

Once the maintenance period commences, these roads and cycle-paths will become public highway maintainable at the expense of the consortium (only becoming maintainable by NCC following the issuing of the final certificate after the end of the maintenance period).

Whilst notice has not be served on the County Council to adopt Poethlyn Drive, Kestrel Avenue, Fairway and Fieldfare Way yet, outstanding works to finish these roads have been agreed. It is therefore anticipated that the appropriate notices will be served on a phased basis in the near future. Following which, we will agree individual agreements via either Section 37 or 38 with the individual developers to adopt their respective residential estate roads.

We will continue to press the consortium to expedite matters which in turn should allow the emergency access protocol to come into force to the satisfaction of the local agencies. Considering the time passed since the protocol was agreed it may be prudent to bring the local stakeholders, including the Police and the Town Council, together to ensure we have a clear collective understanding with regard to implementation.

I will keep you and the Town Council updated on progress.

Infrastructure Development Group Manager Community & Environmental Services