

Developer's Checklist For New Developments

Highways search to be carried out to establish precise boundaries on a plan – ideally directly with the local authority responsible. 3rd party search providers will carry out the service (backed by insurance) but they summarise local authority-held information. With the advance of tech, local councils are now providing online search services – eg Cheshire West and East's free gazeteer searches.

Engage with local authority at pre-planning stage.

Consider future 'phase 2' of development and future infrastructure plan/ capacity.

Do proposed roads need to be adopted or to remain in private ownership?

Can any existing roads be utilised/ can s228 be used?

What services are needed under the road – when are these to be constructed and by whom. What are the proposals for drainage, culverts and sewers?

Does proposed design satisfy the 'Manual for Streets'?

What requirements are there for s38 Agreement – costs and bond required?