

## **Site landscape, path and road maintenance statement**

### **Introduction**

The following is intended to outline the arrangements that are been put in place for the future maintenance of the road and paths and landscaping within the site to discharge the conditions placed on the project.

### **The conditions**

Condition 29:

No building or use hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption as maintainable at public expense within the site have been submitted to and approved in writing by the LPA. On occupation of the first dwelling (or building) within the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4

Condition 30:

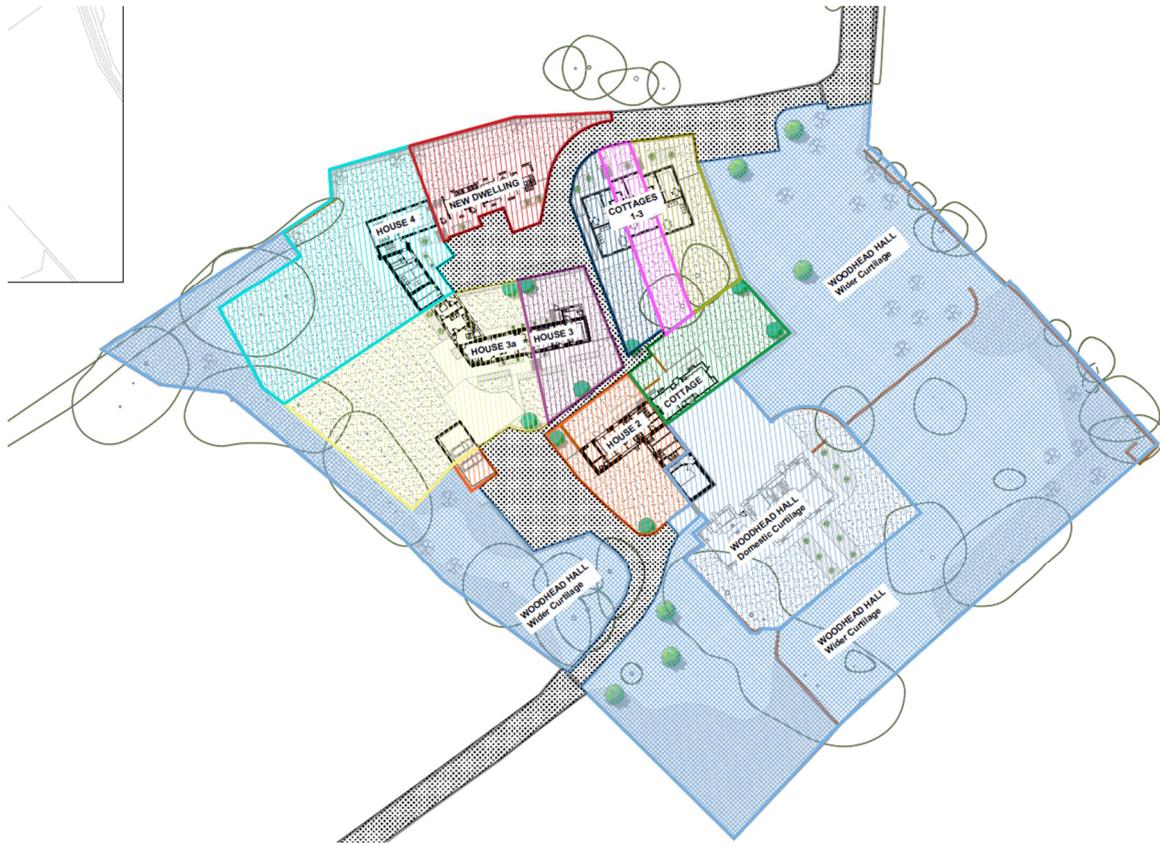
No works shall commence on the site until the status and future maintenance of any footpaths / cycleways / bridleways on site are resolved. Constructional details and future maintenance plans shall be submitted and agreed in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details.

Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4.

### **The Proposal:**

The site has been divided up between the plots into separate ownerships with each plot been sold individually to the new owners. Each owner is to be responsible for the maintenance and upkeep of paths and driveways within their respective ownership boundaries. Woodhead Hall will take on their own domestic curtilage and be responsible for the remaining wider site. Refer to drawing 20250201 PWP 911 002 01 Curtilage & Ownership Boundaries.

Screen shot below from the above plan



**Site access road arrangements:**

The existing northern and southern access tracks are to be made good by the main contractor prior to sale of the properties. After which a covenant on the sale of properties will be passed onto the homeowners. The 5 properties which are accessed by the track on the north side will equally become responsible for the maintenance of the access road. The 5 properties access from the south side of the development will become equally responsible for the maintenance of the southern access road.