

Yaldham – Outline Post-construction Management Plan

This Outline Post-construction Management Plan sets out in general terms how each element of the Development is to be maintained following completion. The overall estate can be subdivided initially into two parts being firstly the application site and secondly the surrounding agricultural land.

It is a condition of a proposed Section 106 Agreement that prior to commencing any development work a detailed management plan (the “Post-construction Management Plan”) for the future maintenance of the application site is submitted and approved by the LPA. Detailed below are what is anticipated will be the principal elements of the overall plan:

- Detailed management plans specifically tailored for each of the 13 dwellings proposed to be constructed will be prepared. They will essentially fall into three categories being plans for Heritage Assets, new build houses sharing a communal access way and one new build house with its own private access,
- The primary purpose of the management plans will be to specify for each dwelling items to be maintained and works to be carried out on a regular or periodic basis as appropriate in order to properly preserve the Heritage Assets in their restored condition and to ensure that the new build properties continue to be appropriate within the setting of the Heritage Assets,
- The plans will have schedules listing specific items to be maintained and works to be carried out, clauses defining the homeowners responsibilities for maintenance and keeping maintenance logs,
- Plans for the Heritage Assets will include additional schedules detailing their restored condition both internally and externally whereas the plans for new build properties will deal mainly with their external appearance and cover such items as roofs, gutters and painting, etc,
- The plans will not only deal with the individual buildings but also with the curtilages of each of the properties including the gardens and any enclosures, boundary fences or walls,
- In respect of the curtilage of the Manor the plan will be substantially more comprehensive as it will also deal with the maintenance of the principal features of the garden such as the topiary hedges, the rose garden, the pond and the tree lined avenues, etc,
- The 11 houses off the shared access way will also be subject to the terms of a management company which will be responsible for the shared infrastructure. It is proposed that the management company will own the land hatched red on Plan 1 and that the 11 homeowners will in turn own the management company between them thereby effectively owning the shared infrastructure itself and being in control and ultimately responsible for it,

- The management company will raise a service charge from the 11 homeowners in order to maintain and renew as necessary the shared infrastructure (please see separate document entitled: Yaldham – ‘Shared Infrastructure’ Management Company),
- The section 106 agreement includes a clause enabling individual owners to agree amendments to or revised plans with the LPA in the future. The LPA can rely upon its statutory power under s106 to enforce the maintenance plans if necessary.