

MANAGEMENT OF WOODLAND AREA

43 PORTSDOWN HILL ROAD

PLANNING REF

APP/14/00420

1. Management Company: - **Portsmouth Woodlands Management Ltd**
2. Company number: - **09698914**
3. Company address: - **Wellesley House, 204 London Road, Waterlooville, Hampshire, PO7 7AN**
4. Officers: - **Stuart John Barnett**

Purpose of this document: - To confirm the Owner's proposal for an entity to be responsible for the maintenance and management of the Open Space as required by Havant Borough Council, and as a condition of planning permission.

The following rules, terms and conditions are proposed in connection with the managed land at 43 Portsmouth Hill Road, Bedhampton (hatched in **RED**) shown on attached plan.

1. The land which is shown on the attached plan is owned by Portsmouth Woodlands Management Ltd (PWML) and is to be solely used for the benefit and enjoyment of the owners and occupiers of the dwelling houses which are to be built on the 3 plots which adjoin the land (shown in **BLUE** on attached plan)
2. In general and for the benefit of the individual homeowners, the maintenance and ongoing management of the Woodlands will be carried out referring to the report and recommendations made by Barrell Tree Consultancy regarding to post development care.
3. The garden & woodlands shall NOT be used for any purpose other than as a private ornamental or kitchen garden.
4. No buildings of any kind shall be erected without permission in writing from PWML.
5. No machinery, plant, or commercial vehicles with size in excess of a family estate car can be left, parked or stored on the land or driveways of the properties without the strict consent in writing of PWML – if items meeting this description are found to have broken these terms they will be removed by PWML or their agent and the cost will be passed onto the homeowner who is in default – and administration charge of £100 will also be payable.
6. No advertisement sign, placard or other media shall be placed on the property without the consent of PWML.
7. No caravans, boats, house on wheels or other temporary sleeping apartment shall be kept on, or allowed to remain on any part of the land without permission in writing of PWML
8. No alteration, change of colour, glass or windows (unless replaced) extension or additional garaging is to be allowed on the site without permission in writing of PWML
9. No trade, business or profession shall be carried on at the property (except working from a home office) without the permission in writing of PWML
10. The erection of and wall, fence or hedge above 1 metre high is prohibited without permission in writing of PWML

11. Each property owner and PWML shall maintain their own border including fencing, hedges and shrubbery at all times – failure to comply will result in written notice from PWML to carry out the necessary remedial work within 14 days or the stated work shall be carried out by PWML or its Agent and the owner who is in default shall be liable for this cost.
12. No vehicles or other items are to be parked or placed on any driveway which restrict the movement of other users who have a right of way over this land or restrict access needed by emergency services, failure to remove the item when requested by PWML will result in them being removed by PWML or its Agent, with the cost being charged to the Owner in default.
13. No dumping of any kind is allowed at any time on any part of the land hatched in RED – refuse and other items which are to be thrown away or removed from the site may be stored in each individual homeowners designated bin storage area (or safe place which does not cause an obstruction)
14. Dog Walking – PWML will follow as a guide the New Forest Dog Walking Code - http://www.newforestnpa.gov.uk/info/20165/walking/172/dog_walking/6 but as a rule no more than 2 dogs at any time are allowed to be taken into the woodland without the written permission of PWML – there is also a list of dogs prohibited to use the woodland (attached) – permission in writing is required from PWML for any dog on the list to be able to use the woodland, and any agreement would always include the dog being muzzled, it also would need to be on a lead or in full control of their owner.
15. All dogs mess is to be picked up and removed immediately from the woodland.
16. The building of any additional residential property on the land is prohibited by all parties including PWML except with unanimous agreement from all homeowners.
17. No tenancies, sub or holiday lets or room share is allowed without permission in writing from PWML – however it is most unlikely that any such requests will be obstructed or denied.
18. All of the houses on the site are to have in place as a minimum a fully comprehensive buildings insurance, copies of which and confirmation of renewal are to be sent to PWML for their records.
19. Damage of any sort to the trees, driveway, shrubs, hedges or plants is to be reported immediately to PWML so that swift rectification can take place.
20. PWML will maintain the Woodlands and all areas hatched in RED - the cost for this will be paid equally by each of the 3 homeowners on a monthly basis – if any payment is not made within 60 days of due date then interest will be added at a rate of 5% per month of the amount outstanding, if payment is not made in full after 90 days of the due date PWML will commence Court proceedings to recover the sum outstanding.
21. Noise pollution – the playing of loud music, instruments or other media above 45db is prohibited between the hours of 12am to 8am unless agreed in writing by PWML – it is appreciated that parties and family gatherings may be commonplace and this condition is just to maintain the peaceable co-existence of all occupiers.

May 2017.





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New Forest Dog Walking Code

Welcome to the New Forest: a beautiful, tranquil and environmentally sensitive place enjoyed by local residents and visitors alike. To help people know what is expected, local people have agreed this code of practice for dog walking throughout the New Forest National Park. It is supported by all the organisations on the New Forest Dogs Forum.

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