

Open Space Property Plan

Manor Farm

Denville's

Issue date: 21st June 2013
Revision 2.0



Little details. **Big difference.**[®]

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1.0 Introduction

This Open Space Property Plan has been prepared by David Wilson Homes Southampton pursuant to the requirements of the S106 agreement for the redevelopment of the land at Manor Farm, Denville for 91 units pursuant to planning permission reference APP/12/01222

The intention is to deliver a first class, sustainable residential development which is sufficiently serviced to safeguard the future quality of life that residents can hope to enjoy. The aim is to provide a safe and well maintained environment for residents and visitors alike.

David Wilson Homes will implement a management company arrangement for this site.

The purpose of this document is to define the key documents and measures that will secure the Open Space Property Management, which will include SUDS features and biodiversity features and play features.

The Open Space Property Plan is made up of a series of individual documents which combine to form the whole approach to the Open Space Property Plan. This are set out in detail below.

2. The development

The development will provide 91 homes, of which 59 will be available for private sale and 32 will be transferred to an affordable housing provider.

The development includes a linear stretch of open space along the eastern boundary which will all be maintained by the managing agents on behalf of the residents management company. This includes areas of dry ponds which form a part of the site wide SUDS network for surface water drainage.

3 The Key Features, Detailed Specifications and Drawings and the Management Arrangements of the Open Space Property

Key Features: The Open Space Property Plan features for the Manor Farm site are a combination of individual elements which collectively comprise the Open Space Property. These are:

- The 3 dry SUDS ponds, a 5m landscape buffer, a hoggin footpath and LEAP on the eastern boundary of the site as illustrated on ACD drawings BSH 17581 14C, 16C, 18D & 20A (LEAP) 7 21 A (illustrative section).

The above are illustrated on the Open Space Master Plan by ACD ref: BSH 17581 30

Specifications and Drawings: A series of detail drawings comprise the specifications for the Open Space Property. These are broadly landscaping and drainage related drawings as follows

- The ACD soft landscaping drawings BSH 17581 14C, 16C, 18D & 20A (LEAP) 7 21 A (illustrative section).
- The MJA Engineering detail drawings for the ponds provide specifications and construction details: 4572:72 (southern pond sht 1), 4572:73 (sht 2), 4572:74 (sht 3) and 4572:75 (sht 4).
- Sections through the ponds are detailed on MJA drawing 4572:71 and the overall strategy is illustrated on drawing 4527:70

Management: A series of individual documents combine to provide the overall Management and Maintenance requirements for the Open Space Property. These are:

- The *Landscape Management and Maintenance Plan* prepared by ACD ref BSH 17581.
- The *Biodiversity Mitigation and Management Plan*, by Aluco, dated May 2013.
- The management of the SUDS is covered by the David Wilson Homes document titled *Management of Sustainable Urban Drainage Systems at Manor Farm*
- The *Estate Management Statement* document by DWH sets out the overall requirements for maintenance and management by the Managing Agent appointed on behalf of the Residents Management Company

4 Implementation

The requirements of the Section 106 agreement require that the majority of the works that comprise the Open Space Property are implemented before occupation of the 30th unit. David Wilson Homes will ensure that a phased approach to implementation will occur taking account of construction and optimum time of year for certain activity i.e. planting trees etc. Initially, the SUDS ponds will be created with their lining. This will be followed by the construction of the new path and the LEAP and the planting to follow.

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| • Estimated start on Site: | July 2013 |
| • Construction of Ponds/SUDS: | July 13 to March 14 |
| • Implementation of LEAP: | April 2014 |
| • Seeding of open space | September 2014 |
| • Planting trees | October/November 2014 |

5 Conclusions

This documents aims to clarify all of the documents that collectively form the Open Space Property Plan together with a programme based on current estimates of output.

Each document that forms part of the Property Plan must be read and viewed as forming part of a whole and the specifications must be understood alongside the respective Management and Maintenance Requirements for that element.