

**CREATE DEVELOPMENTS (LONGRDIGE) LIMITED**

**Management and Maintenance of None Disposal Areas**

**Submitted to discharge condition 9 pursuant to planning  
application ref: 3/2022/0006**

**Residential development for 34 dwellings**

**At Spout Farm, Preston Road Longridge, PR3 3BE**

**AUGUST 2022**

## **Introduction & Background**

Detailed planning permission for the development of land at Spout Farm Preston Road Longridge was initially granted on 21<sup>st</sup> December 2020 under reference 3/2020/0309 for 'Erection of 34 dwellings and associated works'. Subsequently an updated Planning Permission was granted on 24<sup>th</sup> February 2022 under reference 3/2022/0006 for the Variation of Conditions annexed to the original decision. All other conditions were reproduced in this updated approval and as such Planning Permission 3/2022/0006 is the relevant permission for the development that is continuing on site.

Condition 9 of this permission stated:

No residential unit hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths, landscaped areas and bin storage areas not put forward for adoption within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first residential unit on the site, the areas shall be maintained in accordance with the approved management and maintenance details.

## **PROPOSAL TO DISCHARGE CONDITION**

The development shall be constructed and maintained in accordance with the proposed details included herein as detailed in the accompanying plan BT01 Revision X. The plan and this accompanying description intends to identify how areas of the site will be managed.

The key areas of the site can be identified and described by reference to the plan as follows:

**Land and Properties Shown Coloured Blue** – The extent of the individual properties on the development. These areas will be disposed of on a plot by plot basis whereupon the Purchasers will be transferred a freehold interest in the land and will be responsible for the maintenance of their individual property and the curtilage thereof.

**Areas Shown Coloured Pink** – These areas are roads and accessways that allow access to the site and the individual properties located therein and will be the subject of a Section 38 Agreement ensuring that these roads will be adopted as public highways adoptable at the public expense and as such will not need any private maintenance.

**Areas Shown Coloured Green** – These areas are incidental areas that serve the development but do not form part of either the individual properties or adopted highways. They include the landscaped area that separates the site from Preston Road and therefore provides a visual and acoustic barrier, a shared driveway serving Plots 17, 18, 19 and 20 and the landscaped and ecological area separating the development from the managed wetland to the rear. To ensure that these areas are maintained to a high standard, the householders will contribute towards the management and ongoing maintenance of these areas. Create Homes have

regularly operated this mechanism on their residential schemes and purchasers are happy to contribute in order to maintain the high quality appearance of the development / estate in perpetuity. The requirement to pay into this management fund forms part of the sales contracts when properties are sold by Create to the purchasers. The management and maintenance of this will be the responsibility of the management company which has already been created and the residents will contribute towards the cost of the regular maintenance of these areas. Consequently these areas will be retained and maintained in perpetuity on this development and will be maintained and managed by a management company that is funded by financial contributions from residents. This will be implemented through their sales contracts and will pass on to future purchasers.

This report clearly sets out the arrangements for the management and maintenance of the areas on the site and we respectfully request that condition 9 is therefore discharged accordingly.