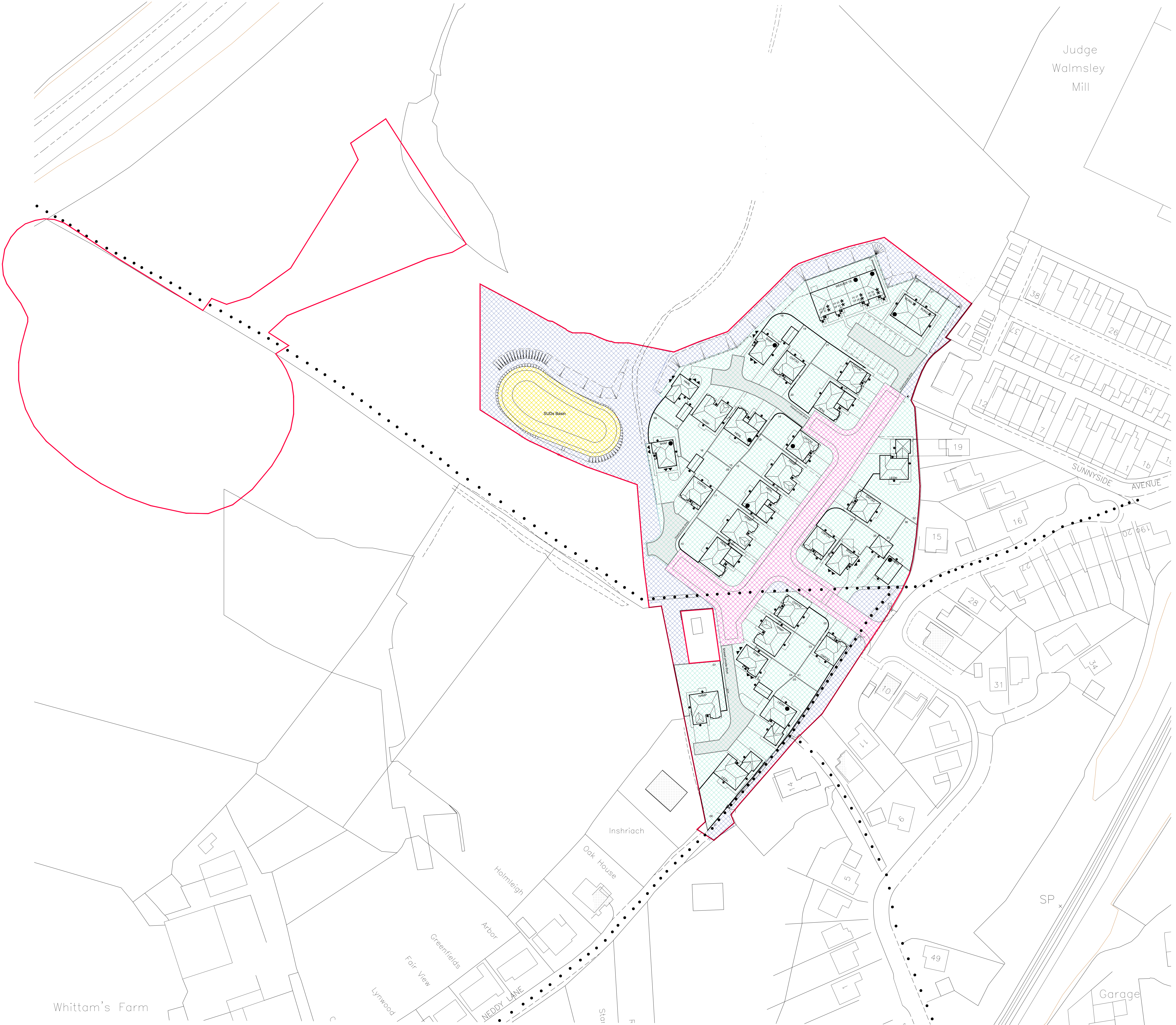




Legend

- Land to be transferred to, and managed by Resident's Management Company
- Private (Deeded) Curtilage
- Land to be adopted under Section 38 Agreement
- Land to be transferred United Utilities

Long Term Maintenance of Private Streets
Private roads to be managed and maintained by Redrow Homes / the appointed Residents Management Company until the completion of the last plot on the estate. Thereafter, any maintenance will be the responsibility of the adjoining landowners or the appointed Management company. During and following development, any shared access will be kept open and free of obstruction at all times to allow free access to all persons / vehicles with rights to enter onto the properties. Any damage repair / maintenance repair work required to shared access roads caused by either neglect or by default of the tenant/occupier shall be made good by the tenant/occupier or by a company employed by the tenant / occupier. Tenants / occupiers with shared access to pay a fair quantity of the cost incurred for any maintenance / repair / cleaning of the road. Any disputes to be determined by a surveyor at equal expense of all the interested / responsible parties.

Interim Maintenance of Roads Subject to Adoption
All roads to be adopted will be constructed in accordance with Lancashire County Council's highway's requirements and as approved with the S38 agreement. Until such time as adoption is made, all roads shall be swept with construction activity areas at least once a week, they will be inspected weekly by the Site Manager to ensure that they are maintained to a suitable standard and are fit for purpose, and that any repairs required will be carried out promptly and in accordance with the details approved within the S38.

Rev	Description
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Rev	Date	Description	Author
F	10.10.2022	Notes added to key regarding highway maintenance in adoption	GJF
E	15.08.2022	Amended to fully with amended OS drawing	GJF
D	12.07.2022	Building removed from Man. Co.	GJF
C	04.10.2021	Application red line boundary amended	TW
B	26.09.2021	Application red line amended to include area of road compensation. Highway awards adjacent to plot 65	GJF
A	07.04.2021	Minor amendments to the application red line. Plot boundary to plot 67 repositioned	GJF

Revision: _____ Date: _____ Amendment: _____

Development: BILLINGTON
Location: Neddy Lane
Marketing Name: Calder Grange
Drawing Title: Land Disposal Layout
Drawing Number: 4441-LDL-001
Revision: F **Scale:** AS NO **1:500**
Drawn By: RHL **Date Drawn:** Jan 2021
Checked by: _____ **Date:** _____

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