

Management Plan for the future
maintenance of the unadopted
internal estate roads

For the Development at

Former Royd Edge Mill

Off Holmfirth Road

Meltham

HD9 4BY

On Behalf of

Royd Edge Mill Management Company
Limited

Contents

Introduction	3
Site Plans	4
Details of who is responsible for the maintenance and upkeep of the private roads.	5
Details of maintenance safety checks of the private roads.....	5
Details of how the repairs to the private road will be undertaken in the event of incidents/damage and how that will be managed and rectified.....	6
Details of how the street lighting shall be managed and maintained.	7

Introduction

A Management Company has been established and set up by the developers of the site - Royd Edge Mill Developments Ltd - to undertake the obligations attached to the planning permissions relating to the site as set out on condition 6 of the Decision Notice with the Application Number 2024/70/93328/W.

The Management Company is called **Royd Edge Mill Management Company Limited** and has been registered at Companies House and has the Company Number 16314040.

This document sets out the services and scope of works that are required to be undertaken by the Management Company as set out under condition 6 of the latest Decision Notice with the Application Number 2024/70/93328/W relating to the maintenance and upkeep of the internal estate roads within the development located at Royd Edge Mill, Off Holmfirth Road, Meltham, HD9 4BY.

6. Where the internal estate roads within the proposed development (which for the avoidance of doubt shall not be taken to include the access road from Holmfirth Road to the development site) shall not be highways maintainable at the public expense, no dwelling shall be occupied until a management plan for the future maintenance of the said unadopted internal estate roads has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the management plan shall include the following details:

- *A site plan detailing the roads included within the management plan.*
- *Details of responsibility for the upkeep of the roads.*
- *Details of maintenance and safety checks for the roads.*
- *Details of how repairs in the event of incidents/damage shall be managed and rectified.*
- *Details of how the street lighting shall be managed and maintained.*

Reason: *In the interests of highway safety by virtue of ensuring the internal estate roads continue to provide safe use as to accord with Policy LP21 and LP22 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework and the Housebuilders Design Guide and Highways Design Guide Supplementary Planning Document.*

For clarity, and as mentioned above, the internal estate roads **do not** include the access road from Holmfirth Road to the development site as indicated on the plan.

Site Plans

Below are plans showing the layout of the site and a shaded plan showing the extent of the internal estate roads.

Site Plan



Internal Estate Roads Plan



Details of who is responsible for the maintenance and upkeep of the private roads

The Management Company established by the developers of the site - Royd Edge Mill Developments Ltd – will undertake the obligations attached to the planning permissions.

The Management Company is called **Royd Edge Mill Management Company Limited** and has been registered at Companies House and has the **Company Number 16314040**.

Condition 6 of the Decision Notice with the Application Number 2024/70/93328/W requires for the maintenance and management of the internal estate roads and internal estate roads lighting as these are not to be adopted by Kirklees Council. (For clarity, and as mentioned above, the internal estate roads do not include the access road from Holmfirth Road to the development site as indicated on the plan.)

The management company will own the land that the internal estate road and internal estate road lighting is located on.

Rights will be granted across the internal estate road for both vehicle and pedestrian access for all the occupiers of the new homes on the development along with their agents, employees, guests through the granting of perpetual, nonexclusive easement for ingress and egress to the site.

In addition, suitable rights will be granted for both vehicles and pedestrian access for services and emergency vehicles as well as the general public on foot using the adopted public rights of way/footpaths that run across the land and adjacent to the land

The Management Company shall also grant rights across the internal estate road for both vehicle and pedestrian access rights for all public utility companies to gain access to and repair/maintain any of their service infrastructure through the granting of perpetual, nonexclusive easement for ingress and egress to the site.

Each of the homeowners will have an equal shareholding in the company and they will through a majority decision voting system undertake the upkeep, maintenance and repair of the internal estate roads and internal estate road lighting.

The Developers will retain the ownership of the Management Company – and so will perform the obligation of the Management Company - until the last unit has been sold and then the ownership of the company will revert to the homeowners. Once the Management Company has been passed over to the homeowners on the sale of the last property of the development they will undertake the obligations of the upkeep, maintenance and repair of the internal estate roads and the internal estate road lighting.

If a house is sold, then the occupiers will resign from the Management Company and the new occupiers will replace them.

Details of maintenance safety checks of the private roads

The Management Company will focus on and ensure that the private estate road, visitor car parking spaces, pavements/walkways and common hard margins around the private estate road, as shown on the above plan, are maintained to an acceptable standard and repaired when required.

The objectives of the Management Company are to provide: -

- **Safety** – ensuring that the roads and associated land is safe to use and meet the occupiers of the developments and users of the development's needs
- **Serviceability** – through the regular inspections the aim is to maintain the quality and usability of the private estate road and associated land
- **Sustainability** – Through regular inspections and maintenance the aim is to minimise repair costs over time and maximising value to all the users of the private estate road and associated land

The scope of the Management Plan for private estate road, visitor car parking spaces, pavements/walkways and common hard margins and streetlighting around the private estate road would include: -

- **Reactive** - Responding to inspections, recommendations, reports, or emergencies
- **Routine** – Regular consistent schedule for patching, cleansing and maintenance
- **Programmed** – Planned schemes primarily of resurfacing, reconditioning or reconstruction when required
- **Regulatory** – Performing a statutory work if and when required
- **Winter Service** - precautionary salting/providing facilities for salting of the roads when needed
- **Weather and other Emergencies** – A planned emergency response to severe weather and other highway / civil emergencies

Details of how the repairs to the private road will be undertaken in the event of incidents/damage and how that will be managed and rectified

The Private Management Company will provide the following services: -

- **Road Maintenance**
Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road and associated land in good operating condition at all times and to insure the provision of safe access by emergency vehicles.
- **Road Inspections**
The private estate road, visitor car parking spaces, pavements/walkways and common hard margins around the private estate roads will be inspected regularly and this will be organised by the Management Company. The surveys that will be considered and programmed in to be undertaken on a regular basis and will include the following: -
 - **Safety Inspections** - These inspections are to identify all defects likely to create danger or serious inconvenience to users of the Private Road or the wider community.
 - **Service Inspection Survey** - Service inspections are focused on ensuring that the Private Road meets the needs of the users on a daily basis.
 - **Structural Condition Surveys** – Such Surveys will be undertaken in order to make sure that the road does not show signs of damage and also to help ascertain the correct works that are needed and undertaken in order to

provide a cost-effective way of maintaining and repairing the roads. This information will also assist in ascertaining the nature and severity of any deterioration/damage in order to determine the most appropriate maintenance treatment and also to forward plan any maintenance work.

- **Cost Sharing.** The costs of the upkeep, maintenance and repair of the internal estate road will be borne by the Management Company and each of the homeowners will be obliged to pay an annual fee to the Management Company to cover such costs.
- **Emergency Repairs –** Any emergency repairs required to the Private Road will be assessed by the Management Company and the required work will be implemented by the Management Company.
- **Effective Term.** This Agreement shall be perpetual and shall encumber and run with the land as long as the road remains private.

Details of how the street lighting shall be managed and maintained.

The cost of running, maintaining and repairing the internal estate road lighting will be borne by the Management Company and each of the homeowners will be obliged to pay an annual fee to the Management Company to cover such costs.

The internal estate road lighting will be regularly checked for damage and malfunction and repairs will be authorised by the Management Company.

The lights will be serviced regularly and will be cleaned regularly.

In case of emergency repairs these will be assessed by the Management Company, and they will authorise the necessary repairs.