

MANAGED AREAS & SuDS MANAGEMENT PLAN

Holmbridge
The Meadows, Laithe Avenue

1. Introduction

This Management Plan has been prepared in accordance with the requirements of Schedule 3 and Schedule 4 of the Section 106 Agreement. It supports the discharge of planning obligations relating to managed areas and surface water drainage.

2. Land Ownership & Managed Areas

The Managed Areas include landscaping, amenity areas and any non-adopted infrastructure within the site. These areas will be transferred to and maintained by the Management Company in perpetuity.

3. Surface Water Drainage Strategy

The development is served by a surface water drainage system designed to attenuate runoff and control discharge in accordance with approved drainage principles.

4. Drainage Responsibility

Surface water drainage infrastructure shall be subject to adoption under a Section 104 Agreement. Prior to adoption, the Developer/Landowner shall be responsible for inspection, maintenance and operation of the drainage system. Upon adoption, responsibility shall transfer to the statutory undertaker. The Management Company shall have no responsibility for drainage infrastructure.

5. Maintenance & Flood Risk

All drainage infrastructure shall be maintained at all times to ensure it operates effectively and does not increase flood risk on or off site.

6. Management Company Responsibilities

The Management Company shall maintain the Managed Areas only and shall have no responsibility for drainage infrastructure.

7. Funding

Maintenance will be funded through estate service charges payable by property owners.

8. Compliance

This document demonstrates compliance with the Section 106 Agreement by clearly defining land ownership, maintenance responsibilities and funding arrangements.