



Roundwell Park

**MANAGEMENT PLAN
FOR THE FUTURE CONTROL OF**

Roundwell Park Estate Management

&

Roundwell Park Nature Reserve Management

MAY 2015

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Introduction;

Roundwell Park is a residential development of 50 new homes located on the east side of Cross Keys, Bearsted, Maidstone.

The development has two distinct areas, the Nature Reserve and the Estate.

The Nature Reserve is a parcel of land measuring some 2.3ha which includes Bray Woods, an area of alder car populating a stream valley and a wetland which occupies the north-west corner of the site.

The Estate is a parcel of land measuring some 2.4ha which contains 50 new homes. Seven of the new homes are provided within Cross Keys. These dwellings do not benefit or utilise the Estate services given their positioning, therefore the Estate serves 43 new dwellings.

The following pages and appendices demonstrate;

- How the two management areas will be owned
- How they will be laid out prior to being taken over by the managing organisations
- The extent of envisaged maintenance
- The expected future cost of managing the two parcels of land

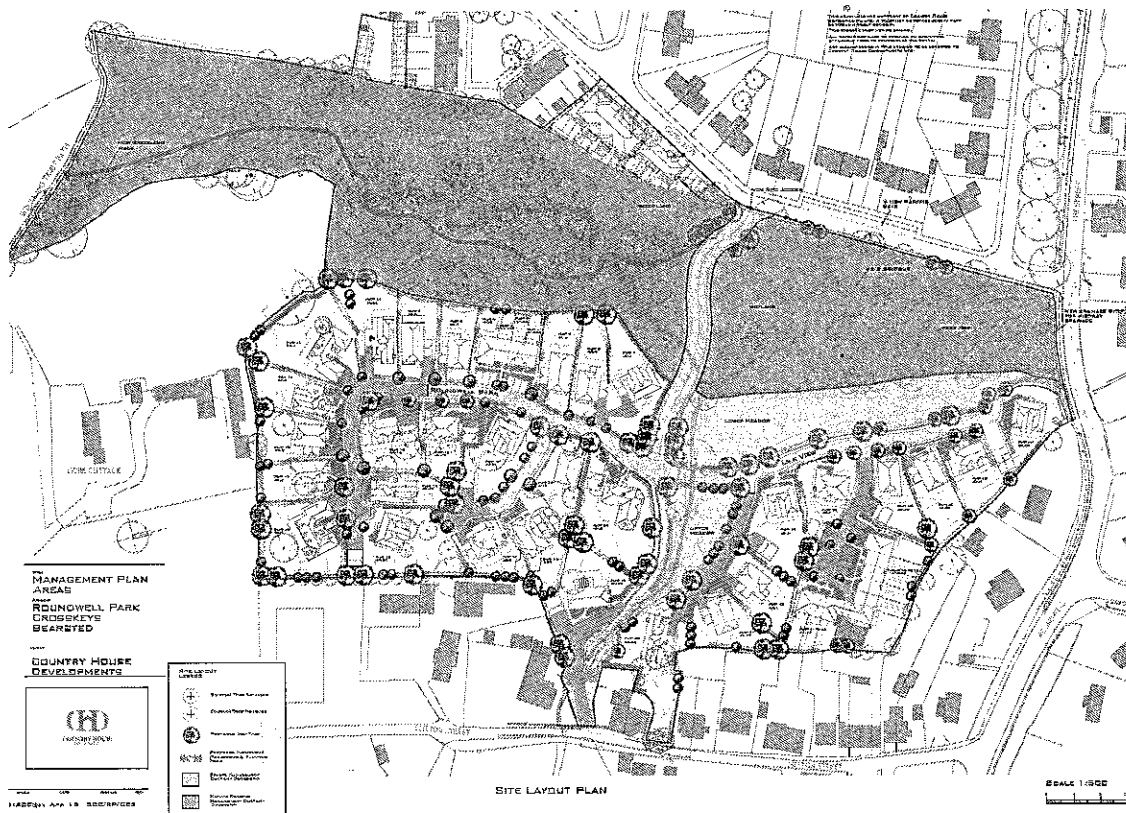
The details herein are based upon;

- The approved planning documents
- The draft Woodland & Wetland Management Plan
- The full drainage design for the scheme
- Industry approved standards for the management of public open space

Since gaining the planning approval CHD have carried out further enquires with Natural England, Maidstone Borough Council, professional managing agents and with design engineers to establish the full extent of the required management works as well as the principles of managing both the Nature Reserve and Estate.

Nature Reserve

The area of land being dedicated as a nature reserve (tinted in blue) is shown on the plan below.



Prior to the Nature Reserve being dedicated to the public a series of enhancement works are to be implemented by the developer, these are;

1. Erect 900mm high chestnut cleft-rail fencing to perimeter of the nature reserve
2. Plant indigenous hedgerow behind the chestnut cleft-rail fencing to the perimeter of the nature reserve
3. Install a pedestrian kissing gate to the southern end of the woodland footpath where the nature reserve connects with PROW KM75
4. Install a pedestrian kissing gate to the northern end of the woodland footpath where it connects with the Estate Bridge
5. Install two pedestrian footbridges to the woodland footpath where it crosses the Lilk Stream, in accordance with approved drawing 500/RP/046. (Appendix 3)
6. Install the woodland footpath on the alignment detailed within the above plan.
7. Dedicate the woodland footpath as a Public Right of Way under Section 25 of the Highways Act
8. Install a new highway drainage ditch to the northern boundary of the site as detailed under the approved drawings

9. Remove the existing circular culvert to the Lilk Stream at its northern end
10. Reduce the west bank of the Lilk Stream at its northern end to allow water to shed into the reed bed
11. Reduce the wetland levels by approximately 500mm as detailed in the approved Flood Risk Assessment
12. Install a reed bed to the reduced levels of the wetland
13. Install a silt trap to the outflow of the reed bed
14. Install a return water ditch from the reed bed to the Lilk Stream, south of the confluence of the Lilk Stream and its Sutton Street tributary
15. Install a silt trap to the south end of the Like Stream where it enters adjacent land
16. Install three ephemeral ponds to the wetland on the west side of the reed bed return water ditch
17. Install Black Poplars, landscaping and trees to the wetland as approved and detailed under Landscape Drawing 2020-14-B-3B (Appendix 1)
18. Install 3 Heritage & Biodiversity interpretation boards as detailed on approved drawing 500/RP/059 (Appendix 2)
19. Remove dead wood from Bray Woods along with any diseased or dangerous limbs as determined by our arboriculturalist
20. Carry out a bat survey and erect bat boxes as directed by our ecologists

Once laid out with the above enhancements and improvements the land can be designated as a Nature Reserve and be adopted by the managing organisation.

The future maintenance of the Nature Reserve will need to take into account the following matters;

1. Periodic cleaning of the three silt traps, one located at the outflow of the reed bed, one located at the south end of the reed bed outflow and one located at the south end of the stream where it enters adjacent land. It is anticipated that this will need to be carried out on a five-yearly cycle
2. Periodic cutting of the reed bed. It is anticipated that the reed bed will need to be cut-down on a 10 yearly cycle to encourage new growth
3. Maintain the boundary fences & hedgerows. Little maintenance is envisaged to these installations, particularly within the initial 25 years of management. Thereafter there may be some need for periodic maintenance.
4. Maintain the heritage & biodiversity interpretation board. Again little maintenance is envisaged, the signs will be manufactured from steel and aluminium and are therefore maintenance free, however they may suffer from degradation and maintenance may be required during years 25 to 30.

5. Maintain the pedestrian kissing gates and footbridges. These installations will be constructed from treated timber. It is envisaged that periodic maintenance will be required during years 15 to 25 to ensure that the installations are fit for purpose.
6. Maintain the woodland walk. The woodland walk is to be constructed using 100x25 timber rails, laid on edge, with crushed stone laid between to create a 1000mm wide footpath. The construction considered to be robust and of good longevity. Some topping up of the stone may be required on a 5 yearly cycle.
7. Maintain any dead, diseased or wind damaged timber within Bray Woods. The woodland will be enhanced prior to adoption so maintenance in the initial 10 year period will be very low. Deadwood maintenance will be required on an infrequent basis

A draft Habitat Creation and Woodland Management Plan was produced by our consultants in support of the planning application; this document is noted at Appendix 4.

The draft Habitat Creation and Woodland Management Plan is superseded by this document however the basis of the document is sound and has served to inform and guide this document.

Consultation with Natural England in regard to designation the land as a Local Nature Reserve has taken place and their advice states;

STEPS TO ESTABLISHING AN LNR

*This section describes some of the actions typically required to establish an LNR. These are summarised in the diagrams on page 12 and in **Appendix 8**.*

Securing local authority legal interest in the land

Under the 1949 Act, the local authority must first have or acquire a legal interest in the land in question through ownership, lease or an agreement with the owners and occupiers involved. The local authority making the declaration must also have jurisdiction over the area in which the proposed reserve lies. A local authority owning land in a second local authority's area can only declare the land an LNR if powers are delegated to it by the second local authority. For sites that extend across a local authority boundary, a joint declaration may be made by two local authorities.

Definition of a local authority

Local authorities are defined in the Local Government Act, 1972, Section 270. It says 'local authority' means: 'a county council, the Greater London Council, a district council, a London borough council or a parish or community council.' While local government restructuring has led to changes in the principal councils' titles, the broad sweep of the definition is clear. Under Section 101 any principal local authority may delegate, by mutual agreement, its functions under Section 21 of the National Parks and Access to the Countryside Act, 1949 to a parish, town or community council (or indeed to any other local authority).

Agreements and leases

Section 16 of the Act sets out the basis for agreements needed to ensure the management of the land as a nature reserve. If the land is subject to a tenancy, both owner and tenant must be parties to the agreement. Such agreements can also be made with, for example, non-government nature conservation organisations that wish to see their reserves officially recognised as LNRs.

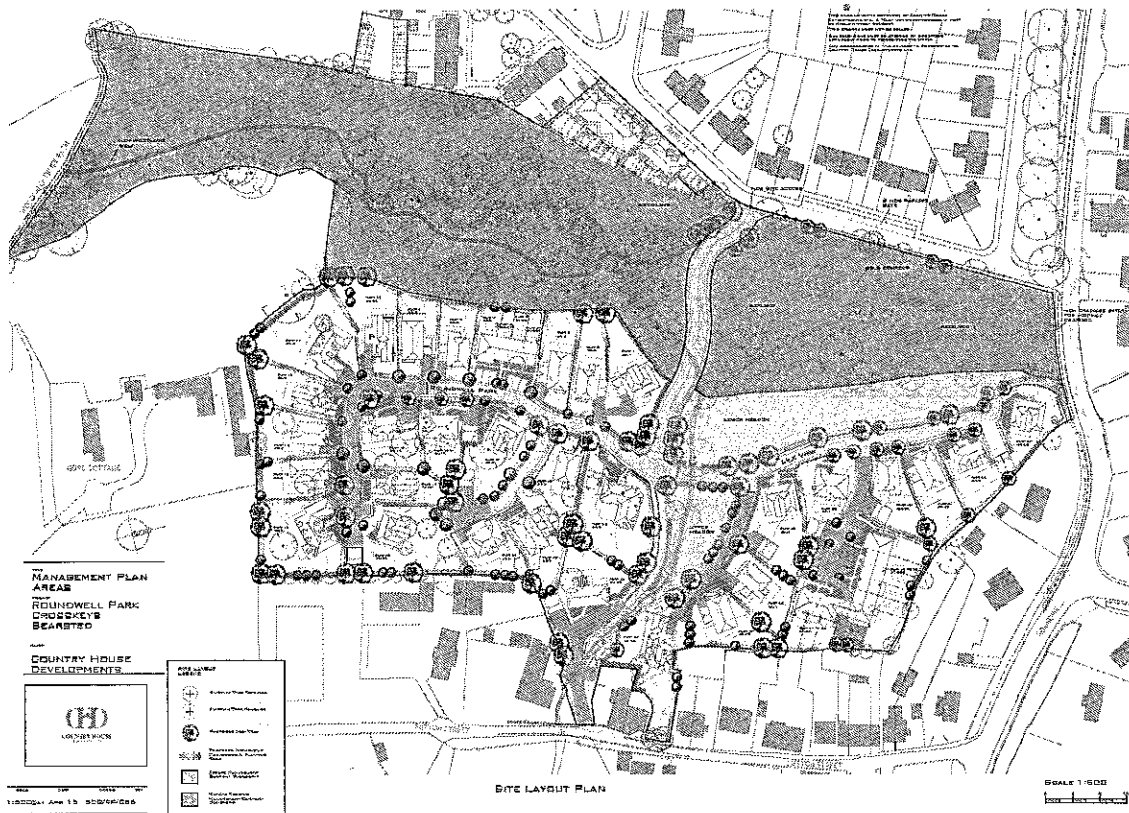
Examples of agreements are given, though such formal agreements may not be necessary. However an agreement must, as a minimum, give the local authority a legal interest in the land, set out who is responsible for doing what, and be clear about what is being agreed to the satisfaction of all sides' legal advisors. Freehold, leasehold and agreements all give a legal interest in land that is adequate for a local authority to declare an LNR.

The distinction is that freehold and leasehold confer title to land whereas an agreement does not. Local authorities may enter into agreements with drainage authorities in the execution of any powers available to the councils under the 1949 Act (Section 21 (5)); and may contribute toward the expenditure by the drainage authorities.

In the case of this land we have held initial discussions with Maidstone Borough Council and with the River Len Nature Reserve Trust. It is envisaged that Country House Developments will retain ownership of the land and enter into a pepper-corn lease agreement with Maidstone Borough Council who in turn will hold a Management Agreement with the River Len Nature Reserve Trust.

It is necessary to convey a maintenance fund with the land that will provide the River Len Nature Reserve Trust with sufficient funds to manage the land for the initial 21 years. To this end a sum of £25,000.00 has been agreed which will be paid in accordance with the details contained within the legal agreements.

The area of land being managed within the housing estate is highlighted in green on the plan below;



The housing estate will be laid out in accordance with the approved plans and in accordance with any planning conditions being applied by the local authority.

The development is a privately owned estate with all common parts of the estate being owned by the residents and controlled by a Managing Agent. The estate provides for 43 new dwellings each of which will have an equal share in the management company. This will create parity amongst the homeowners and all will have an equal say in how the estate is managed and enhanced in the future.

The profile of housing is varied with 30 open market homes, 4 shared equity homes and 9 affordable rent homes. The properties are of varying sizes and given the differences across the various homes it is considered that all management costs are calculated on the size of each dwelling.

The future management of the estate needs to consider the following matters;

1. Maintenance of the bridge, roadways, footpaths and kerbstones

2. Maintenance of the grass verges, hedgerows, public open space, landscaping and trees
3. Maintenance of the street furniture, street signage, street lighting and pedestrian gates
4. Maintenance of the pedestrian footbridge located in the Upper Meadow
5. Maintenance of the Sutton Street tributary stream, limited to periodic silt removal
6. Periodic inspections of private rain gardens
7. Periodic inspections of all soakaway chambers
8. Periodic inspections of the approved storm water discharge to the Lilk Stream
9. Meeting with the electricity costs associated with Street Lighting
10. Meeting with the insurance costs associated with Public Liability and Directors Liability Insurances
11. Meeting with the management costs associated with the appointment of the Managing Agents
12. Meeting with the costs of the "sinking fund" in order to create a fund that will address any increase in maintenance costs which is envisaged during years 25 to 30.

The approved drainage design is subject to amendment following further investigations on the infiltration of the soil across the site. However the degree of any amendment to the design is envisaged to be minor considering the degree of investigation already completed.

The storm water drainage design is fairly simple. The majority of the roadway and footpath surfacing is permeable. Where non-permeable surfacing is employed there is a positive storm water drainage system which discharges the water to cellular storage below the non-permeable surfacing, from this store the storm water is returned to the Lilk Stream at a controlled 5 Litres per second rate.

The storm water drainage serving private roofs benefit from rain gardens located in each rear garden. The rain garden then has a high level overflow to a private soakaway. The private soakaways are linked by a further high level pipe to ensure that no single soakaway surcharges.

A specialist managing agent has been employed to establish the cost of maintaining the common parts of the Estate and the following matters are considered to apply;

1. Monthly cutting of grass verges, the Lower Meadow, Upper Meadow and hedgerows (increased to twice-monthly between April and October)
2. Monthly checks and cleaning on street lighting
3. Monthly checks and cleaning on street furniture
4. Monthly checks and cleaning on the pedestrian footbridge
5. Annual checks on private rain gardens
6. Annual checks on soakaway chambers & cellular storage
7. Annual cleaning of the permeable surfacing

8. Annual costs of the Street Lighting
9. Annual costs of the Insurances
10. Annual costs of the Managing Agent
11. Annual investment to the sinking fund

In consideration of the above matters we have appointed Premier Estates to manage the common parts of Roundwell Park. Premier Estates are a renowned organisation well practised in managing estates like Roundwell Park.

The above matters have been fully considered by Premier Estates who have produced a report which outlines the level of the expected costs to each homeowner. From this report we can ascertain that the smallest property will have a monthly charge of £25 and that the largest property will have a monthly charge of £63

Clearly the sums of money required for future maintenance and management is not excessive and is within the grasp of prospective purchasers. The management of the estate will be professional and well organised.

A full copy of the report produced by Premier Estates is included at Appendix 5 of this document.

A full copy of the roadway construction drawings, storm water and foul water drainage design is included at Appendix 6, 7 and 8.

APPENDIX 1

DRAWING 2020-14-B-3B

② Woodland Habitat: The woodland is located on the east side of the site and is approximately 0.5 hectares in area. It is a mature woodland with a canopy of deciduous trees, including oak, ash, and sycamore. The woodland is situated on a slight rise and is bordered by a fence to the north and a stream to the south. It is a valuable habitat for a variety of wildlife, including birds, insects, and mammals. The woodland is a remnant of the original woodland cover of the site and is an important part of the site's biodiversity. It should be retained and protected from development.

③ Landscaping: Landscaping should be provided to enhance the appearance of the site and to provide a high quality environment for the residents. Landscaping should include a mix of trees, shrubs, and grasses, and should be designed to complement the existing landscape. Landscaping should be provided in all areas of the site, including the roads, paths, and open spaces. Landscaping should be designed to provide shade, improve air quality, and reduce noise. Landscaping should be designed to provide a high quality environment for the residents and to enhance the appearance of the site.

④ Fencing: Fencing should be provided to secure the site and to provide a high quality environment for the residents. Fencing should be designed to be aesthetically pleasing and to complement the existing landscape. Fencing should be provided around the perimeter of the site and around the woodland. Fencing should be designed to provide security and to prevent unauthorized access to the site.

⑤ Access: Access should be provided to all areas of the site and to the woodland. Access should be designed to be safe and convenient for all users. Access should be provided to the woodland from the site and from the surrounding area. Access should be designed to provide a high quality environment for the residents and to enhance the appearance of the site.

⑥ Lighting: Lighting should be provided to illuminate the site and to provide a high quality environment for the residents. Lighting should be designed to be energy efficient and to provide a high quality environment for the residents. Lighting should be provided in all areas of the site, including the roads, paths, and open spaces. Lighting should be designed to provide security and to enhance the appearance of the site.

⑦ Water: Water should be provided to all areas of the site and to the woodland. Water should be designed to be safe and convenient for all users. Water should be provided to the woodland from the site and from the surrounding area. Water should be designed to provide a high quality environment for the residents and to enhance the appearance of the site.

⑧ Drainage: Drainage should be provided to prevent flooding and to provide a high quality environment for the residents. Drainage should be designed to be effective and to provide a high quality environment for the residents. Drainage should be provided in all areas of the site, including the roads, paths, and open spaces. Drainage should be designed to provide security and to enhance the appearance of the site.

⑨ Security: Security should be provided to secure the site and to provide a high quality environment for the residents. Security should be designed to be effective and to provide a high quality environment for the residents. Security should be provided in all areas of the site, including the roads, paths, and open spaces. Security should be designed to provide security and to enhance the appearance of the site.

⑩ Maintenance: Maintenance should be provided to maintain the site and to provide a high quality environment for the residents. Maintenance should be designed to be effective and to provide a high quality environment for the residents. Maintenance should be provided in all areas of the site, including the roads, paths, and open spaces. Maintenance should be designed to provide security and to enhance the appearance of the site.

⑪ Safety: Safety should be provided to ensure the safety of the residents and to provide a high quality environment for the residents. Safety should be designed to be effective and to provide a high quality environment for the residents. Safety should be provided in all areas of the site, including the roads, paths, and open spaces. Safety should be designed to provide security and to enhance the appearance of the site.

⑫ Amenities: Amenities should be provided to enhance the quality of life for the residents and to provide a high quality environment for the residents. Amenities should be designed to be effective and to provide a high quality environment for the residents. Amenities should be provided in all areas of the site, including the roads, paths, and open spaces. Amenities should be designed to provide security and to enhance the appearance of the site.

⑬ Sustainability: Sustainability should be provided to ensure the long-term viability of the site and to provide a high quality environment for the residents. Sustainability should be designed to be effective and to provide a high quality environment for the residents. Sustainability should be provided in all areas of the site, including the roads, paths, and open spaces. Sustainability should be designed to provide security and to enhance the appearance of the site.

⑭ Quality: Quality should be provided to ensure the high quality of the site and to provide a high quality environment for the residents. Quality should be designed to be effective and to provide a high quality environment for the residents. Quality should be provided in all areas of the site, including the roads, paths, and open spaces. Quality should be designed to provide security and to enhance the appearance of the site.

⑮ Health: Health should be provided to ensure the health and well-being of the residents and to provide a high quality environment for the residents. Health should be designed to be effective and to provide a high quality environment for the residents. Health should be provided in all areas of the site, including the roads, paths, and open spaces. Health should be designed to provide security and to enhance the appearance of the site.

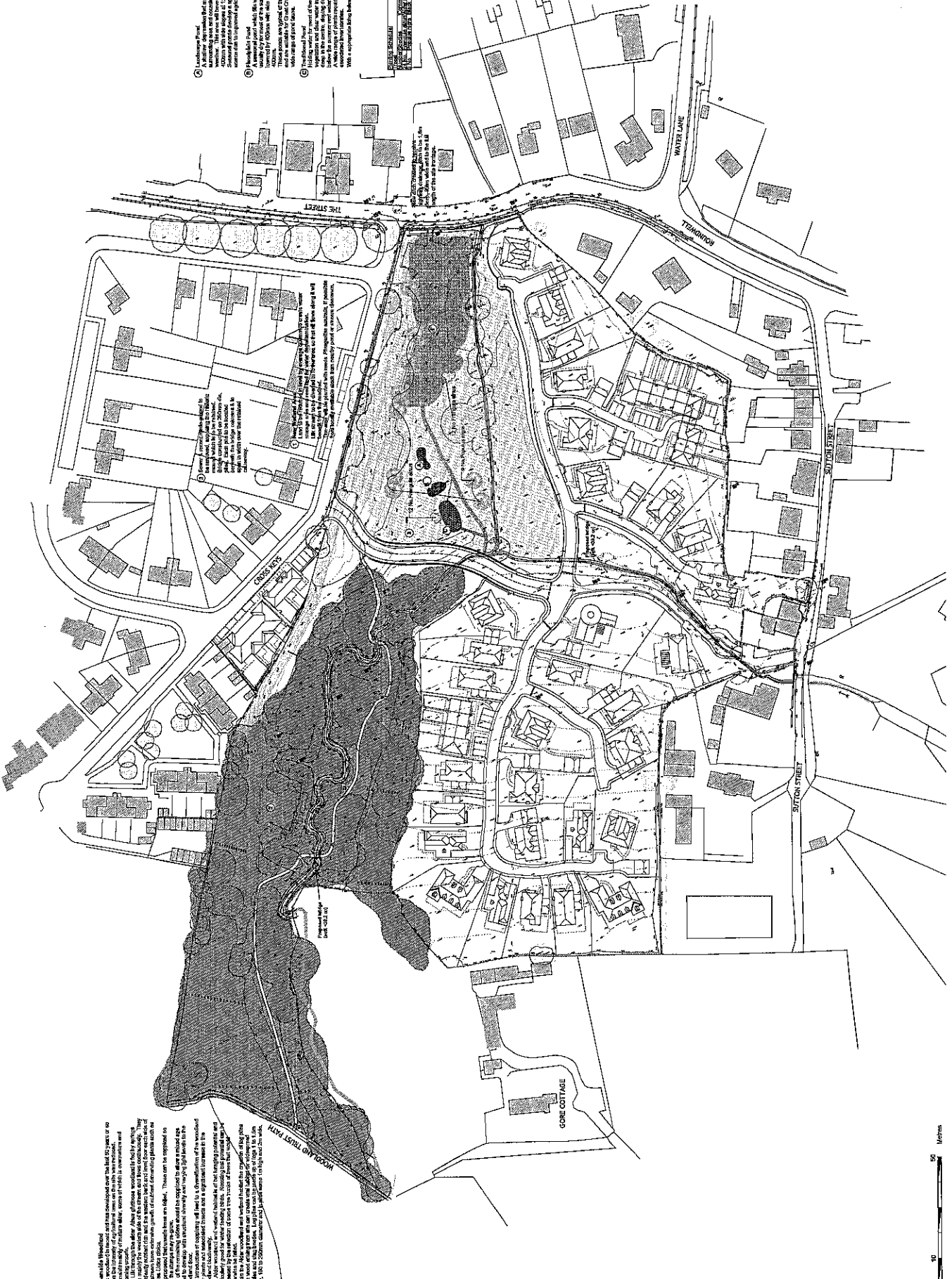
⑯ Well-being: Well-being should be provided to ensure the well-being of the residents and to provide a high quality environment for the residents. Well-being should be designed to be effective and to provide a high quality environment for the residents. Well-being should be provided in all areas of the site, including the roads, paths, and open spaces. Well-being should be designed to provide security and to enhance the appearance of the site.

⑰ Community: Community should be provided to ensure the sense of community and to provide a high quality environment for the residents. Community should be designed to be effective and to provide a high quality environment for the residents. Community should be provided in all areas of the site, including the roads, paths, and open spaces. Community should be designed to provide security and to enhance the appearance of the site.

⑱ Culture: Culture should be provided to ensure the cultural heritage of the site and to provide a high quality environment for the residents. Culture should be designed to be effective and to provide a high quality environment for the residents. Culture should be provided in all areas of the site, including the roads, paths, and open spaces. Culture should be designed to provide security and to enhance the appearance of the site.

⑲ History: History should be provided to ensure the historical significance of the site and to provide a high quality environment for the residents. History should be designed to be effective and to provide a high quality environment for the residents. History should be provided in all areas of the site, including the roads, paths, and open spaces. History should be designed to provide security and to enhance the appearance of the site.

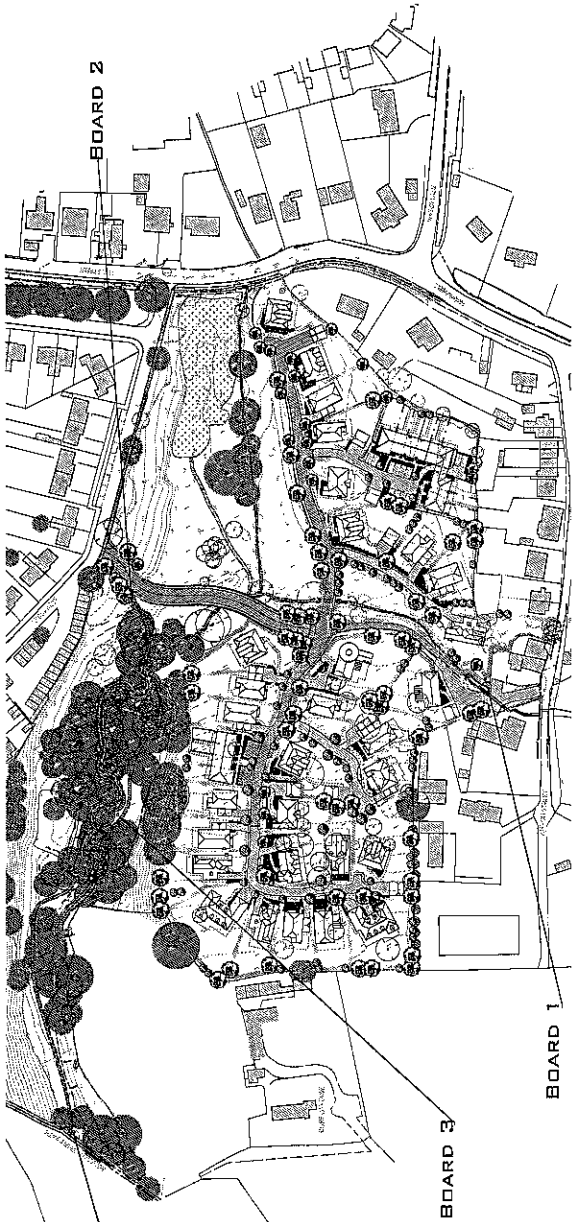
⑳ Identity: Identity should be provided to ensure the unique identity of the site and to provide a high quality environment for the residents. Identity should be designed to be effective and to provide a high quality environment for the residents. Identity should be provided in all areas of the site, including the roads, paths, and open spaces. Identity should be designed to provide security and to enhance the appearance of the site.



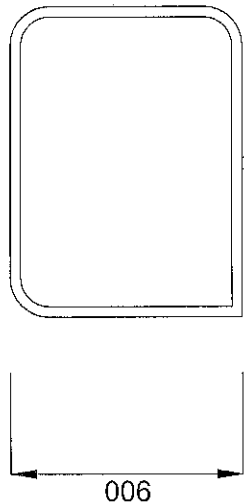
APPENDIX 2

DRAWING 500/RP/059

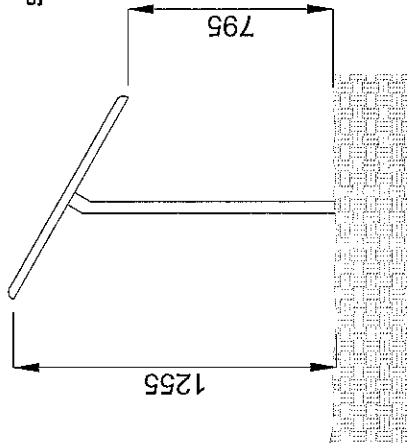
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SITE PLAN SHOWING BOARD LOCATIONS : NTS

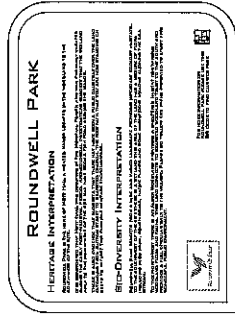


FRONT VIEW

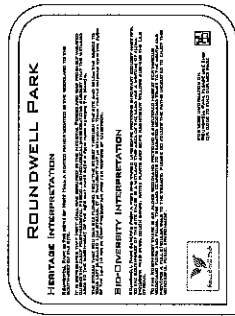


SIDE VIEW

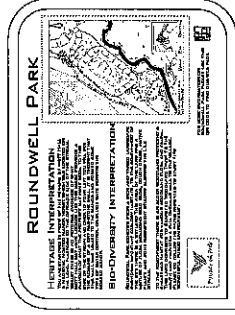
INTERPRETATION BOARD 1



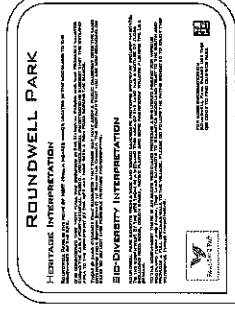
INTERPRETATION BOARD 2



INTERPRETATION BOARD 3

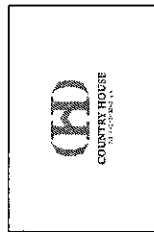


INTERPRETATION BOARD 4



REV	DATE	DESCRIPTION

TITLE
 HERITAGE & BIO-DIVERSITY INTERPRETATION BOARDS
PROJECT
 ROUNDWELL PARK CROSS KEYS BEARSTED
CLIENT
 COUNTRY HOUSE DEVELOPMENTS



SCALE 1:10

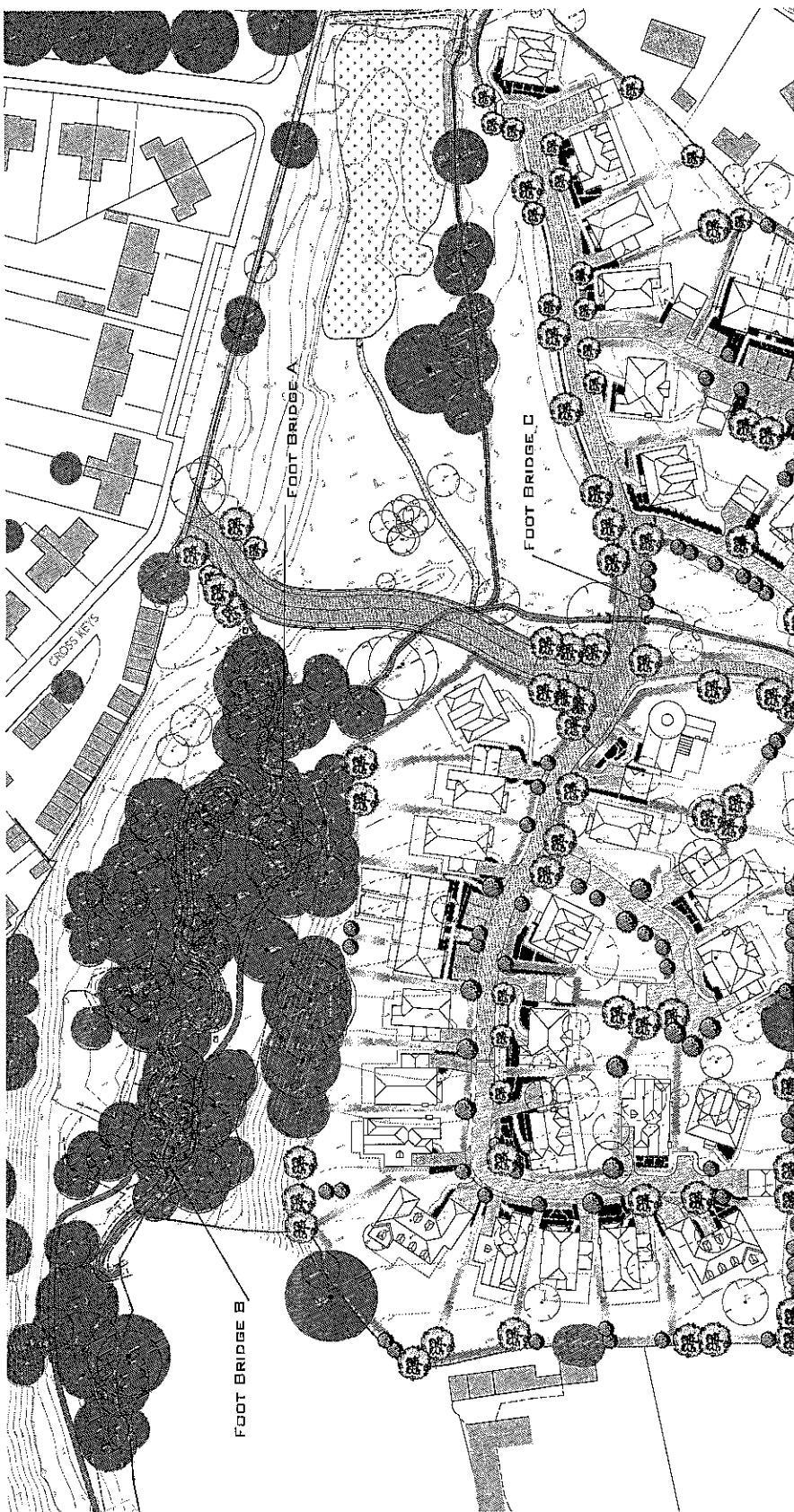


HERITAGE & BIO-DIVERSITY INTERPRETATION BOARDS

DRAWN BY: [Name]
 DATE: JULY 14, 2009
 DRAWN NO.: 500/RP/0059
 REV: 1

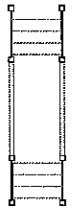
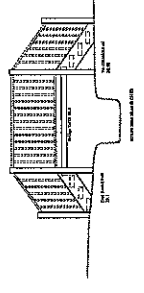
APENDIX 3

DRAWING 500/RP/046

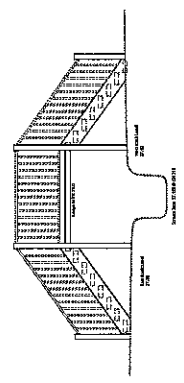


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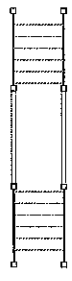
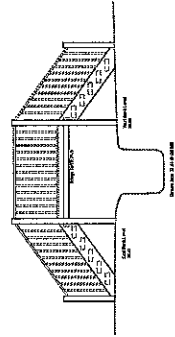
Footbridge C



Footbridge B



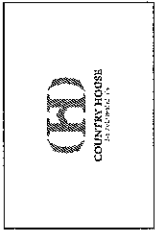
Footbridge A



NO. 0000000000
 QUALITY ASSURED
 DESIGN PARTNER

THE
**SITE FOOT BRIDGE
 DETAILS**
 PROJECT
**ROUNDWELL PARK
 CROSSKEYS
 BEARSTED**

CLIENT
**COUNTRY HOUSE
 DEVELOPMENTS**



SITE PLAN SCALE 1:500, BRIDGE PLAN & ELEVATIONS SCALE 1:50



PEDESTRIAN FOOT BRIDGE LOCATIONS, PLANS & ELEVATIONS

DATE 04/07/14
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APPENDIX 4

LaDellWood LLP

Draft Woodland & Wetland Habitat Creation Plan

CROSSKEYS, BEARSTED

HABITAT CREATION AND WOODLAND MANAGEMENT

ISSUE 2

SEPTEMBER 2014



Landscape Architects Ecology & Environment Masterplanning Arboriculture Historic Landscapes

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- 2.0 The Site**
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- 4.0 The Wetland**
- 5.0 The Proposals**
- 6.0 Proposed Management**
- 7.0 Conclusions**

Figures

Woodland Management Figures 1 to 2A / 2K

Drawings

2020/14/B/3A - Woodland Management and wetland habitat creation

2020/14/B/7 – Condition and wildlife value of woodland trees

1.0 Planning Context

- 1.1 This report accompanies the planning application for 50 dwellings on land east of Cross Keys, Bearsted, Maidstone, Kent. A Phase 1 Habitat Survey has been undertaken by LaDellWood for the planning application and this and the development proposals inform this report. The site is shown in drawing no. 2020/14/B/3A, together with the proposals for habitat creation and woodland management.
- 1.2 The site is near the eastern end of Bearsted Village, some 800m east of Bearsted Green. This is the north eastern fringe of the conurbation of Maidstone. It is 4.8 hectares in extent. The proposed open space with the streamside woodland and wetland is some 2.3ha. The whole site has a short frontage with The Street and the site broadens out to an approximate square in shape. The proposed open space also has a short frontage with The Street and extends southwards along the Lilk valley for some 350 metres.

2.0 The Site

- 2.1 The site for the proposed open space for habitat creation and woodland management is part of the upper valley of the Lilk stream that starts as a seasonal chalk stream from the North Downs, some 1.5km to the north. The remainder of the site is the relatively level grazing fields to the east of the Lilk valley. This is proposed for housing development.

3.0 The Woodland

- 3.1 The woodland at the southern end of the site is dominated by mature alder *Alnus glutinosa* which is a typical native tree of river and stream sides and damp ground. It is shown in Figures 1 to 4. Streams in Mid-Kent were commonly bordered by alder which was coppiced for turning. This was usually a narrow belt each side of the stream while adjacent damp meadows were valuable grazing in dry periods.
- 3.2 The historic aerial photography of Kent shows that in 1960 the stream was fringed with alder with a narrow belt each side and it did not extend so far north. It was similar in 1940. By 1990 the tree cover was much as it is now. The main area of the trees in the valley is thus some fifty years old, with older coppice stools along the stream. This is shown in the Ecology report.

- 3.3 The ground flora is dominated by nettles *Urtica dioica* and hogweed *Heracleum sphondylium*, with patches of male fern *Dryopteris felix-mas*, indicating that the soil is nutrient rich and favouring vigorous perennial species (Figures 1 and 2). The topsoil clearly has high levels of organic matter so that the nutrients will be held longer in the soil before being leached out by water flows. There are also some brambles *Rubus fruticosus agg* in patches and the steep western bank valley side has less tree cover and the brambles are denser in the higher light levels (Figure 2).
- 3.4 The trees in the woodland have been surveyed for their condition and wildlife value and this is recorded on 2020/14/B/7. It shows that the trees are in variable condition and that the declining and ivy clad trees have an enhanced value for bats.
- 3.5 The woodland soils are damp adjacent to the stream where they are level with the top of the stream banks. On the eastern side the ground rises then steeply and is covered with mature ash and hawthorn. On the western side the ground then rises by one to two metres to a second level area which then rises steeply to the houses accessed off Cross Keys and the open area to their south.
- 3.5 The ground flora is of very poor quality due to the high fertility of the soils and the vigorous species that prevent the establishment of other woodland species.

4.0 The Wetland

- 4.1 The existing wetland is damp meadow which was part of a medieval dwelling which is detailed in the archaeology report. It is dominated by couch grass *Elytrigia repens* with a few clumps of yellow iris *Iris pseudacorus* and is shown in Figure 5. The Lilk overflows in to this area in periods of high flows as it is a little lower than the stream course to the east. It has a low habitat value due to the domination of couch grass and is poor habitat for reptiles.
- 4.2 On the western boundary of the wetland the ground rises steeply to Cross Keys and the combination of dry slope with meadow and brambles and scrub at the top of the slope is ideal for reptiles and can be enhanced in future management proposals.

4.3 No footpaths are proposed in these areas so that public access will not be encouraged. These areas will be damp to wet and the grass and reeds will only be cut once a year. The habitats in this area can then develop without the disturbance of regular public access.

5.0 The Proposals

5.1 The proposals for the habitat creation and woodland management are shown on 2020/14/B/3A. These have been developed over the last eighteen months or so in response to the ecological surveys of the site, consultation with Maidstone Borough members and planning officers and Kent County Council's ecologists. Discussions have also been held about the principles of the proposals with Bearsted Woodland Trust who will manage the open space areas in perpetuity on completion of the initial habitat creation and woodland management works.

5.2 The scheme on 2020/14/B/3A indicates the principles of the proposals for the area and a detailed management plan will be provided for the future Section 106 Agreement after the resolution to grant planning permission. The proposals in the habitat creation area have been developed in conjunction with the flood control proposals that provided for the proposed development and for a reduction in local flooding north and east of the site. The details in the report with the planning application have been developed in the project team so that they are sustainable both for flood control and the creation of wetland habitats.

5.3 The habitat creation and woodland management have been developed to take account of the ecological surveys and ensure that they will enhance the wildlife value of the area. All further surveys before the implementation of the initial work, before handover to Bearsted Woodland Trust, will be detailed in the report with the Section 106 Agreement. The outline proposals are designed to enhance the habitats for reptiles and bats in the context of the habitats creation of a new reed bed and restoration of coppicing along the Lilk. The grassland area for the reedbed is of low quality and the recent woodland along the stream has a very low value ground flora. No further surveys are required at this stage.

5.4 A footpath is proposed through the woodland to link Cross Keys to the Bearsted Woodland Trust footpath to the south of the site. The path has been routed to avoid the wetter areas by the Lilk stream. From Cross Keys it runs along the proposed access road and to the existing bridge over the stream where it crosses to the eastern side avoiding the wetter areas on the eastern side of



the stream. It then re-crosses the stream (between Figures 2B and 2C), on the site of an existing bridge, to the western side and up to the drier plateau above the streamside wet areas. It then joins the Bearsted Woodland Trust path to the south. The entire route is shown in Figures 2A to 2K. It has been located on site with bamboo canes with barrier tape attached and three or four markers are shown in each photograph. The proposed path is Type 1 sub-base without edgings. It can be installed without any damage to trees. Near the northern bridge crossing the path goes between two trees (Figure 2C) and in this location it will have a no-dig construction in accordance with BS5837:1012. The path will provide a comfortable route to walk in an area with wet soils near the stream and extensive nettle cover. It will encourage walkers to follow a single route and naturally protect the adjacent habitats. Previous consultation with KCC ecologists has confirmed that further work is not required before the planning application is determined.

6.0 Proposed Management

6.1 The first stage of the woodland management is indicated on 2020/14/B/3A but this may be amended before submission of the final proposals for the Section 106 Agreement and after discussions with Bearsted Woodland Trust who were not able to discuss their preferred management before a resolution to grant planning permission. A detailed management plan will be agreed with stakeholders for inclusion in the Section 106 Agreement. This will include the retention of all arisings on site to create decaying timber and hibernacula and the erection of bat boxes as decided after a bat survey to determine the current use of the site by bats and how their habitats can be enhanced. After the initial works undertaken before handover to the Trust, there will be routine management that will be determined as the development of the woodland habitats develop after the initial work.

6.2 The reedbed and damp meadow will require a low maintenance input with initially only annual cutting. This will be reviewed as the development of the habitat is monitored over the years.

7.0 Conclusions

7.1 The proposals and the management will provide significant and long term benefits to the ecology and wildlife of the area, help to restore the streamside woodland character and flora and fauna and provide long term and sustainable wetland areas.





Typical view of the woodland and ground flora

Figure 1



Figures 2A to 2K show the route of the proposed footpath from north to south.

Figure 2A



Figure 2B



Figure 2C

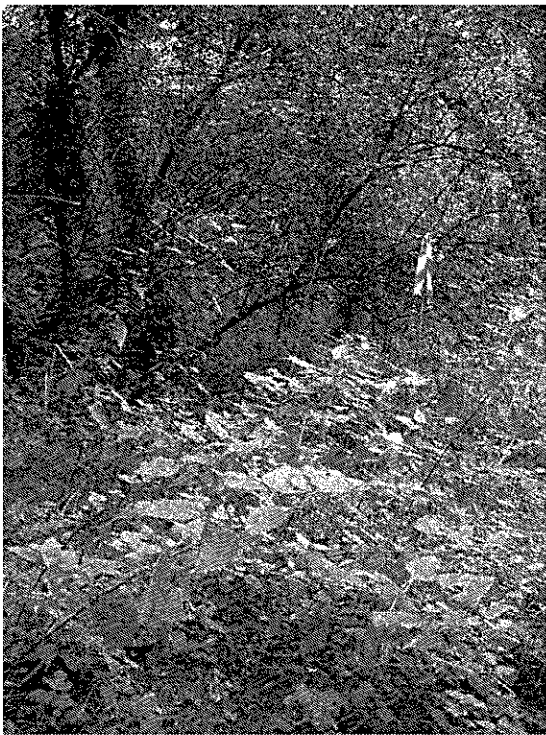


Figure 2D



Figure 2E



Figure 2F



Figure 2G

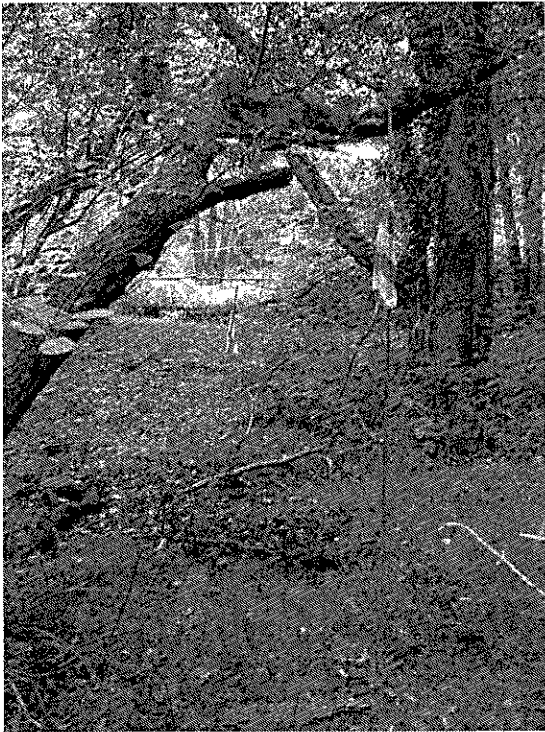


Figure 2H

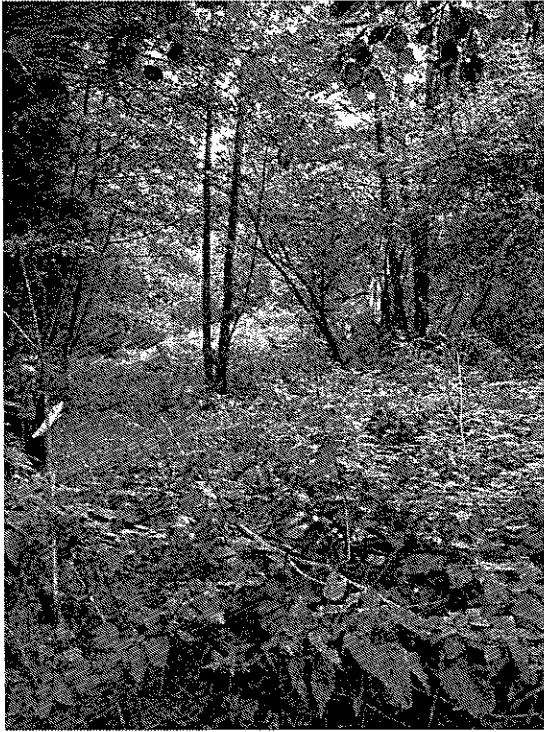


Figure 2I



Figure 2J



Figure 2K

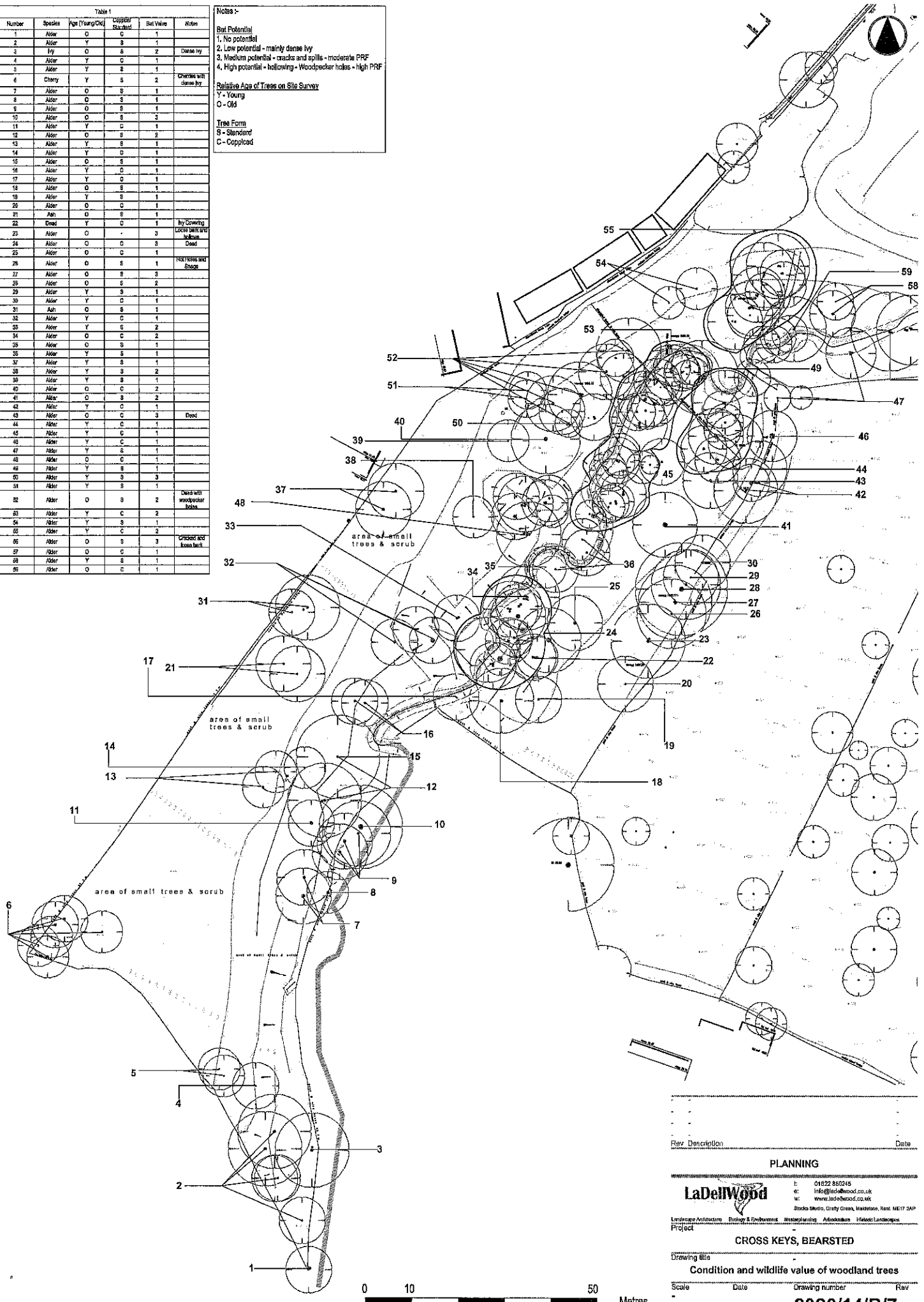
Table 1					
Number	Species	Age (Young/Old)	Clipboard Sketch	Bal Value	Notes
1	Alder	O	C	1	
2	Alder	Y	S	1	
3	Ivy	O	S	2	Dense Ivy
4	Alder	Y	C	1	
5	Alder	Y	S	1	
6	Cherry	Y	S	2	Cherry with dense ivy
7	Alder	O	S	1	
8	Alder	O	S	1	
9	Alder	O	S	1	
10	Alder	O	S	3	
11	Alder	Y	C	1	
12	Alder	O	S	2	
13	Alder	Y	S	1	
14	Alder	Y	C	1	
15	Alder	O	S	1	
16	Alder	Y	C	1	
17	Alder	Y	C	1	
18	Alder	O	S	1	
19	Alder	O	S	1	
20	Alder	O	C	1	
21	Hah	O	S	1	
22	Dead	Y	C	1	Ivy covering
23	Alder	O	S	3	Large bare and ivy bare
24	Alder	O	C	3	Dead
25	Alder	O	C	1	
26	Alder	O	S	1	Two trees with signs
27	Alder	O	S	3	
28	Alder	O	S	2	
29	Alder	Y	S	1	
30	Alder	Y	C	1	
31	Hah	O	S	1	
32	Alder	Y	C	1	
33	Alder	Y	S	2	
34	Alder	O	C	2	
35	Alder	O	S	1	
36	Alder	Y	S	1	
37	Alder	Y	S	1	
38	Alder	Y	S	2	
39	Alder	O	C	1	
40	Alder	O	C	2	
41	Alder	O	S	2	
42	Alder	Y	C	1	
43	Alder	O	C	3	Dead
44	Alder	Y	C	1	
45	Alder	Y	C	1	
46	Alder	Y	C	1	
47	Alder	O	C	1	
48	Alder	O	C	1	
49	Alder	Y	S	1	
50	Alder	Y	S	3	
51	Alder	Y	S	1	
52	Alder	O	S	1	
53	Alder	O	S	2	
54	Alder	O	S	2	
55	Alder	O	C	1	
56	Alder	O	S	3	
57	Alder	O	C	1	
58	Alder	O	C	1	
59	Alder	O	C	1	

Notes -

Bal Potential
 1. No potential
 2. Low potential - mainly dense ivy
 3. Medium potential - cracks and spills - moderate PRF
 4. High potential - hollowing - Woodpecker holes - high PRF

Relative Age of Trees on Site Survey
 Y - Young
 O - Old

Tree Form
 S - Standard
 C - Coppiced



Rev	Description	Date

PLANNING

LaDellWood

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Studio Studio, Grady Green, Maidstone, Kent, ME17 3AP

Landscape Architecture Biology & Environment Masterplanning Arboriculture Historic Landscape Project

CROSS KEYS, BEARSTED

Drawing title
Condition and wildlife value of woodland trees

Scale	Date	Drawing number	Rev
1:500@A2	Sep 2014	2020/14/B/7	



Metres

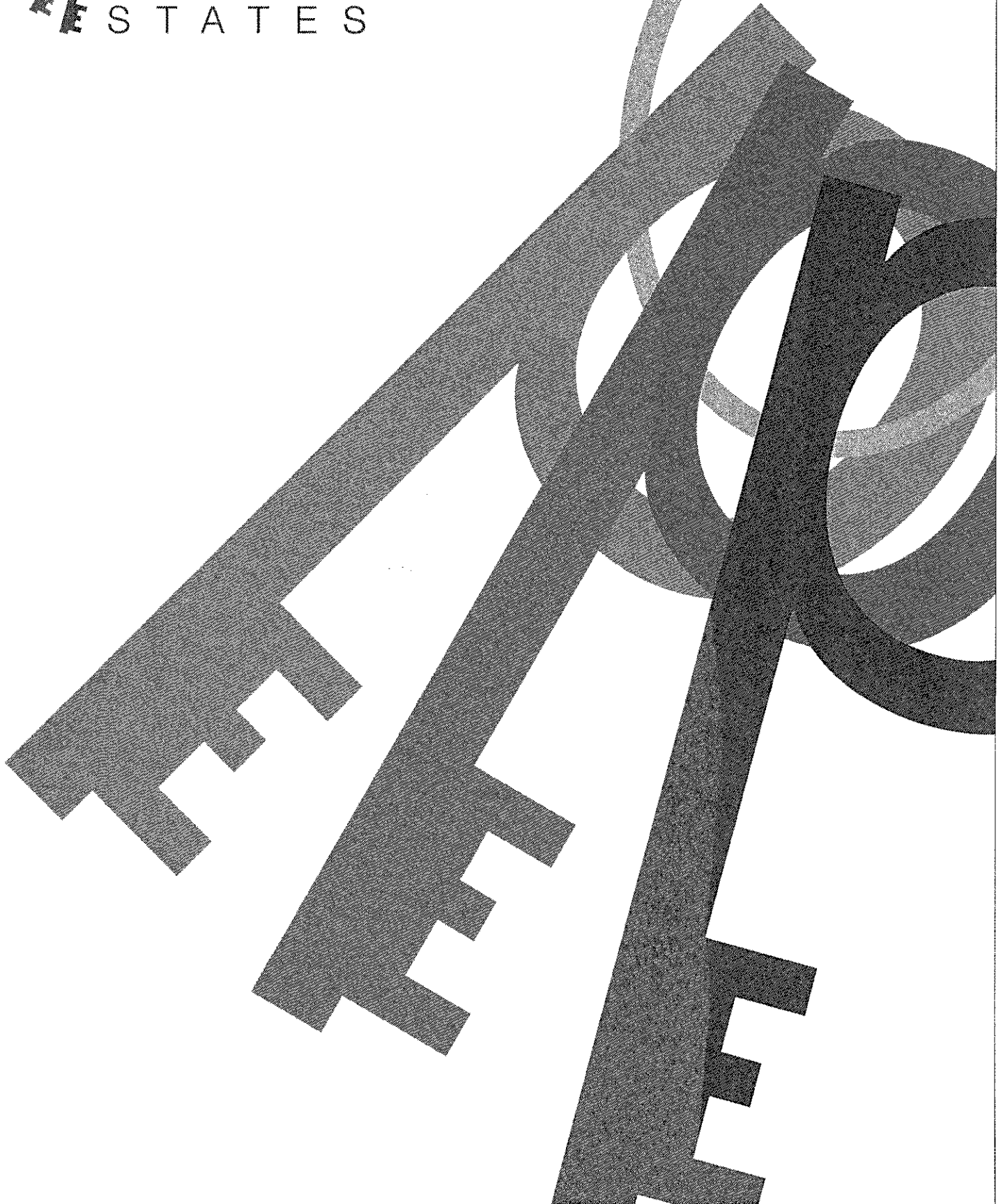
APPENDIX 5

PREMIER ESTATES MANAGING AGENTS

ESTATE REPORT



premier
ESTATES



Management Report
Regarding
Roundwell Park, Bearsted

For



prepared by



30th April 2015

Revision 1: 26th May 2015 – Revisions following additional information received.

Roundwell Park
Bearsted, Maidstone, Kent

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1. INTRODUCTION

Premier Estates has been asked by Country House Developments to put forward Estate Management proposals for the insurance, management and maintenance of the areas of Public Open Space (POS) located within development known as Roundwell Park. The development comprises 50 Nos. homes located in Bearsted, Maidstone, Kent. Our proposals have been prepared on the basis of the plans, information and specifications initially provided by Country House Developments.

Premier Estates specialise in providing award winning Estate Management services to over 450 residential leasehold developments (in excess of 24,000 properties) located throughout England and Wales; it is all we do and our customers tell us that we do it well. A recent survey of our customers found that 96% of Residents' Management Company directors rate our service as satisfactory or very satisfactory with 32% of those customers rating the service as excellent. We pride ourselves on offering an unparalleled level of customer service and exceptional communication with our customers.

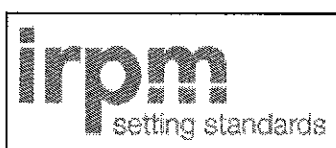
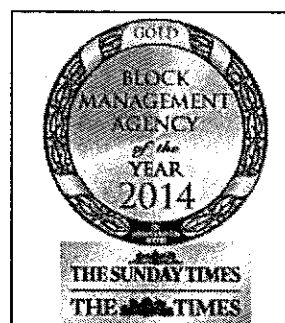


In recognition of providing the highest levels of customer service within the property management industry, Premier Estates and the individuals who we employ, have been awarded many prestigious national accolades during recent years and we have been judged winner at the national property management awards more times than any other managing agent. Premier Estates have been voted clear winners in the categories of: customer service, property manager of the year, property management company of the year, and young property manager of the year and have been consistently shortlisted as finalists in arenas such as national property management company of

the year and best manager of a RMC/RTM block, demonstrating unsurpassed all-round customer service and management qualities.

The company has been highly commended many times and has won News On The Block's highly contested Property Management Company of the Year title as well as receiving a Times & Sunday Times award for 'Best Block Management'. Our award success cements Premier Estates as the best in the business and benchmarks the company as the managing agent to which all others should be compared. A great reassurance to every client and residential customer who employ our services.

Following our initial award success, Premier Estates was selected to become one of a small number of exceptional firms to be listed on 'very good service', a website that exclusively promotes only those that have proven beyond doubt that they are the best in their field. Premier Estates is the only dedicated residential managing agent to be listed.

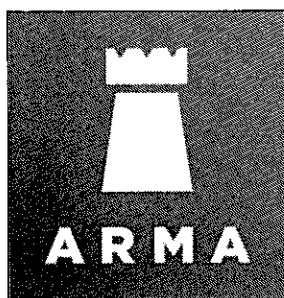


All of Premier Estates' Estates Managers are members, associates or affiliates of the Institute of Residential Property Management (IRPM) and many also hold the AssocRICS qualification through the Royal Institution of Chartered Surveyors (RICS).

Amongst Premier Estates' board of Directors; Company founder, Simon Houghton is a RICS chartered surveyor and a Fellow of the Chartered Institute of Housing (CIH); Finance Director, Lisa Fantom is an (FACA) Fellow Associate Chartered Account; Operations Director, Patrick Ward is a member of the British Institute of Facilities Management (BIFM) and a Fellow of IRPM; and Managing

Director, Ben Jordan is a Fellow of IRPM and the former Chairman (2012-2014) of the Association of Residential Managing Agents (ARMA).

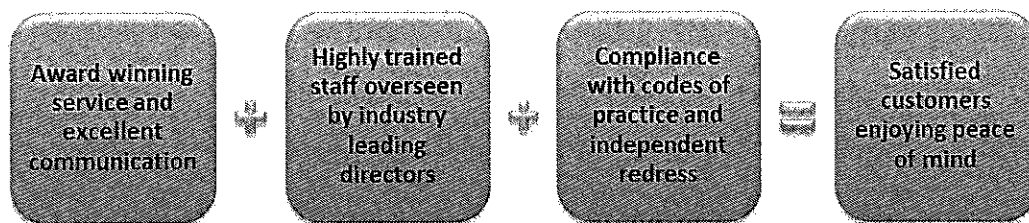
Many of these qualifications and accreditations are only awarded following an outstanding contribution to the property management industry as a whole, demonstrating a personal and company-wide passion for driving standards upwards in all that we do.



As a member firm of ARMA, Premier Estates prides itself on complete compliance with current and anticipated legislation. All ARMA members agree to adopt and abide by their strict code of conduct and undertake to comply with the Service Charge Residential Management Code issued by RICS and approved by the Secretary of State for England under section 87 of the Leasehold Reform, Housing and Urban Development Act 1993.

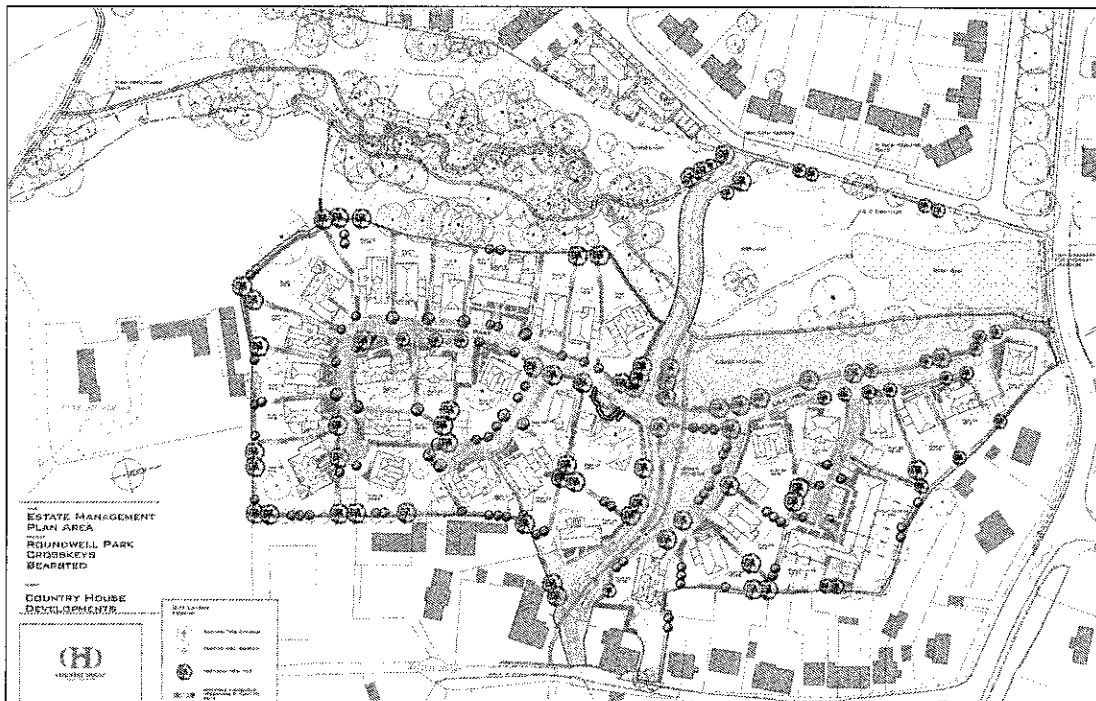


In addition, it is a requirement of ARMA membership that we offer access to an Ombudsman scheme to provide an independent redress mechanism in the event that something goes wrong and we are unable to resolve the complaint through our in house complaints procedure. As members of the Ombudsman Service: Property, all of our customers have access to a free and independent redress service that has been approved by the Office of Fair Trading.



2. THE DEVELOPMENT

Roundwell Park is accessed from Cross Keys and is located in Bearsted, Maidstone, Kent. Premier Estates has been asked to submit proposals for the insurance, management and maintenance of the areas of Public Open Space (POS) which are planned alongside 50 Nos. homes. Only 43 Nos. of homes will contribute towards the upkeep of the POS, and we are advised that 13 Nos. home within the development have been designated as affordable housing. The overall areas that we understand are to be managed and maintained by the Management Company are shaded in light green on the plan below.



We understand that the main estate roads, pavements and any associated drainage, and lighting will be maintained by the management company. The estate roads are laid to a permeable surface, with a hardcore footpath, and are illuminated by Elyxe Lighting columns and Geo illumination bollards. We assume that drainage is standard in design without any unusual characteristics or specifications, and we are advised that soakaways are present underneath the road networks.

We understand that the shared drives and parking courts within the development are laid to permeable gravel or pavement, and we assume that parking spaces will be deeded to the individual owners who will be responsible for the maintenance and upkeep of their space.

There are large areas of POS throughout the development including a large woodland and scrub area to the West which we understand will be maintained by other parties. The two main areas of POS to be maintained by the management company are located to the North and East of the development and are known as the "Upper Meadow" and "Lower Meadow". The meadows are designed to increase biodiversity, and we are aware that wildlife such as birds, bat, and reptiles may be present. We anticipate that hibernacula such as bird/bat boxes and log piles for reptiles may also be provided.

The open spaces are informal in design and are largely laid to grass and meadow grass with hedgerows, alongside bulb, shrub and tree planting. We are advised that all planted areas will be spread with mulching to reduce maintenance and retain moisture, and that newly planted trees will be staked and tied for support. The POS is surrounded by hedgerow and chestnut cleft rail fencing.

The River Lilk runs through the two meadows and facilitates sustainable urban drainage. A culvert and a number of footbridges are present along the water course for access as well as a link to a pedestrian footpath within the upper meadow, this footpath is accessed via a pedestrian gate. We understand that 4 heritage boards will be present within the development providing information with regards to the heritage and bio diversity features within the development.

The aforementioned description and assumptions provide the basis for our management proposals. We will be pleased to revise our proposals accordingly should the layout of the development alter, or if any of our assumptions transpire to be incorrect, in order to ensure that our service charge estimate is as accurate as possible.

3. LEGAL

We understand that the legal framework of the development will be set-up with a Residents Management Company, and ownership of the management areas will be transferred to the management company, following the last plot sale.

We would recommend that the transfers under which the 43 Nos. new housing units are sold, should reserve a variable Service Charge to be paid annually in advance by the owner of each property. This will ensure that sufficient funds are raised to meet the day to day costs of maintaining the communal facilities.

4. SERVICE CHARGES

The Managing agent will be responsible for the insurance, management and maintenance of the areas of Public Open Space that all 43 Nos. home owners will benefit from. Each homeowner will be individually responsible for maintaining the structure and fabric, internal and external areas of their properties and will be obliged to keep their property in a good state of repair.

The expenditure required to manage and maintain the communal facilities should be considered as a whole with each property owner being obliged to contribute a set percentage of the income required by the Management Company to meet such expenditure.

We have been asked to provide three service charge options:

- **Option 1** – The service charge divided equally between all 43 Nos. contributing units.
- **Option 2** – The service charge apportioned by SQFT.
- **Option 3** – The service charge apportioned by the number of bedrooms within each unit.

In order to calculate the service charge contribution that will be required from each homeowner the Management Company must prepare an estimate of annual expenditure at the commencement of each financial year. Each homeowner must contribute the set percentage applicable to their property of the income required to meet the expenditure. Such contributions are required annually, in advance.

The service charge estimate includes for all anticipated expenditure of the Management Company during the first twelve month period. Additionally, allowances are made for future maintenance; such as resurfacing of the roads

and pathways, major repairs to footbridges and tree surgery. This is in order to equalise the expenditure of the Estate from year to year enabling service charges to remain constant during years of high expenditure. Our experience in preparing initial service charge estimates enables us to ensure that future increases in service charge payments are kept to an absolute minimum and we undertake never to charge management fees in excess of those laid down by the Homes and Communities Agency.

Purchasers will be reassured to learn that all service charge receipts and other payments to the estate are held in a designated bank account in the name of the development. Such funds are afforded trust status and are for the sole use of managing and maintaining the development. All payments for services are made from this account and all transactions are subject to an annual independent audit. The annual accounts of the estate would be circulated to all home owners prior to their full discussion at the Annual General Meeting.

• SERVICE CHARGE ESTIMATE – SPLIT EQUALLY



Estimate of Service Charges Payable on Account		
Development Name:	Roundwell Park, Bearsted	
ECS Reference:	TBC	
Date of Calculation:	Rev 1 - 26th May 2015	
Financial Year:	First Year	
Development fully handed over:	No	
Prepared by:	Lauren Tarr	
Authorised by:	Nick Smith	
		Total , £
1 Gardening & Landscape Maintenance		4,550
2 Water Course Maintenance		2,500
3 Electricity		990
4 Repairs & Maintenance		4,190
5 Sinking Fund		5,000
6 Audit & Accountancy*		500
7 Company Secretarial fees*		275
8 Bank Charges		160
9 Health & Safety		500
10 Buildings & Public Liability Insurance		1,590
11 Statutory Engineering Insurance		0
12 Directors & Officers Liability Insurance		265
13 Management Fees*		3,225
14 Miscellaneous		180
15 VAT on *above		800
TOTAL ESTIMATED EXPENDITURE		£24,725
Number of Units		43
Percentage Payable Per Unit		2.326%
Service Charge Payable on Account Per Unit Per Annum		£575.00

• SERVICE CHARGE ESTIMATE – SPLIT BASED ON SQFT


Schedule of Service Charges Payable on Account



Development Name: Roundwell Park, Bearsted
 Date of Preparation: Rev 1 - 26th May 2015
 Financial Year: First Year
 Prepared by: Lauren Tarr
 Authorised by: Nick Smith

Unit	Number of Beds	Area Sq Ft	Percentage	Total £, Per Annum	Total £, Per Month	Total, £ per Sq Ft
Plot 1	5	2411	3.153%	£779.54	£64.96	£0.32
Plot 2	4	1657	2.167%	£535.75	£44.65	£0.32
Plot 3	4	2014	2.634%	£651.18	£54.26	£0.32
Plot 4	2	773	1.011%	£249.93	£20.83	£0.32
Plot 5	2	773	1.011%	£249.93	£20.83	£0.32
Plot 6	2	773	1.011%	£249.93	£20.83	£0.32
Plot 7	3	1149	1.503%	£371.50	£30.96	£0.32
Plot 8	4	1657	2.167%	£535.75	£44.65	£0.32
Plot 9	4	2014	2.634%	£651.18	£54.26	£0.32
Plot 10	5	2309	3.019%	£746.56	£62.21	£0.32
Plot 11	4	2565	3.354%	£829.33	£69.11	£0.32
Plot 12	5	2309	3.019%	£746.56	£62.21	£0.32
Plot 13	4	1657	2.167%	£535.75	£44.65	£0.32
Plot 14	4	2014	2.634%	£651.18	£54.26	£0.32
Plot 15	4	2565	3.354%	£829.33	£69.11	£0.32
Plot 16	5	2411	3.153%	£779.54	£64.96	£0.32
Plot 17	5	2309	3.019%	£746.56	£62.21	£0.32
Plot 18	4	2065	2.700%	£667.67	£55.64	£0.32
Plot 19	5	2022	2.644%	£653.76	£54.48	£0.32
Plot 20	5	2411	3.153%	£779.54	£64.96	£0.32
Plot 21	5	2022	2.644%	£653.76	£54.48	£0.32
Plot 22	4	2014	2.634%	£651.18	£54.26	£0.32
Plot 23	4	1839	2.405%	£594.60	£49.55	£0.32
Plot 24	5	4153	5.431%	£1,342.77	£111.90	£0.32
Plot 25	4	2524	3.301%	£816.07	£68.01	£0.32
Plot 26	5	2309	3.019%	£746.56	£62.21	£0.32
Plot 27	4	1823	2.384%	£589.42	£49.12	£0.32
Plot 28	4	1657	2.167%	£535.75	£44.65	£0.32
Plot 29	5	2411	3.153%	£779.54	£64.96	£0.32
Plot 30	4	2022	2.644%	£653.76	£54.48	£0.32
Plot 31	2	773	1.011%	£249.93	£20.83	£0.32
Plot 32	2	773	1.011%	£249.93	£20.83	£0.32
Plot 33	3	1158	1.514%	£374.41	£31.20	£0.32
Plot 34	2	773	1.011%	£249.93	£20.83	£0.32
Plot 35	2	773	1.011%	£249.93	£20.83	£0.32
Plot 36	2	773	1.011%	£249.93	£20.83	£0.32
Plot 37	2	773	1.011%	£249.93	£20.83	£0.32
Plot 38	2	773	1.011%	£249.93	£20.83	£0.32
Plot 39	3	1123	1.469%	£363.09	£30.26	£0.32
Plot 40	4	1657	2.167%	£535.75	£44.65	£0.32
Plot 41	4	2014	2.634%	£651.18	£54.26	£0.32
Plot 42	4	2065	2.700%	£667.67	£55.64	£0.32
Plot 43	5	2411	3.153%	£779.54	£64.96	£0.32
TOTAL		76471	100%	£24,725.00		

• **SERVICE CHARGE ESTIMATE – SPLIT BASED ON NO. BEDROOMS**

Schedule of Service Charges Payable on Account					
					
Development Name:		Roundwell Park, Bearsted			
Date of Preparation:		Rev 1 - 26th May 2015			
Financial Year:		First Year			
Prepared by:		Lauren Tarr			
Authorised by:		Nick Smith			
Unit	Number of Beds	Area Sq Ft	Percentage	Total £, Per Annum	Total £, Per Month
Plot 1	5	2411	3.106%	£767.86	£63.99
Plot 2	4	1657	2.484%	£614.29	£51.19
Plot 3	4	2014	2.484%	£614.29	£51.19
Plot 4	2	773	1.242%	£307.14	£25.60
Plot 5	2	773	1.242%	£307.14	£25.60
Plot 6	2	773	1.242%	£307.14	£25.60
Plot 7	3	1149	1.863%	£460.71	£38.39
Plot 8	4	1657	2.484%	£614.29	£51.19
Plot 9	4	2014	2.484%	£614.29	£51.19
Plot 10	5	2309	3.106%	£767.86	£63.99
Plot 11	4	2565	2.484%	£614.29	£51.19
Plot 12	5	2309	3.106%	£767.86	£63.99
Plot 13	4	1657	2.484%	£614.29	£51.19
Plot 14	4	2014	2.484%	£614.29	£51.19
Plot 15	4	2565	2.484%	£614.29	£51.19
Plot 16	5	2411	3.106%	£767.86	£63.99
Plot 17	5	2309	3.106%	£767.86	£63.99
Plot 18	4	2065	2.484%	£614.29	£51.19
Plot 19	5	2022	3.106%	£767.86	£63.99
Plot 20	5	2411	3.106%	£767.86	£63.99
Plot 21	5	2022	3.106%	£767.86	£63.99
Plot 22	4	2014	2.484%	£614.29	£51.19
Plot 23	4	1839	2.484%	£614.29	£51.19
Plot 24	5	4153	3.106%	£767.86	£63.99
Plot 25	4	2524	2.484%	£614.29	£51.19
Plot 26	5	2309	3.106%	£767.86	£63.99
Plot 27	4	1823	2.484%	£614.29	£51.19
Plot 28	4	1657	2.484%	£614.29	£51.19
Plot 29	5	2411	3.106%	£767.86	£63.99
Plot 30	4	2022	2.484%	£614.29	£51.19
Plot 31	2	773	1.242%	£307.14	£25.60
Plot 32	2	773	1.242%	£307.14	£25.60
Plot 33	3	1158	1.863%	£460.71	£38.39
Plot 34	2	773	1.242%	£307.14	£25.60
Plot 35	2	773	1.242%	£307.14	£25.60
Plot 36	2	773	1.242%	£307.14	£25.60
Plot 37	2	773	1.242%	£307.14	£25.60
Plot 38	2	773	1.242%	£307.14	£25.60
Plot 39	3	1123	1.863%	£460.71	£38.39
Plot 40	4	1657	2.484%	£614.29	£51.19
Plot 41	4	2014	2.484%	£614.29	£51.19
Plot 42	4	2065	2.484%	£614.29	£51.19
Plot 43	5	2411	3.106%	£767.86	£63.99
TOTAL	161	76471	100%	£24,725.00	

• SERVICE CHARGE NOTES

1. **Gardening & Landscape Maintenance:** Included within the contractor's specification would be landscape maintenance of the public open spaces. Specification to include: mowing of grass; strimming of meadow grass; weeding; trimming of hedges; pruning of trees and shrubs; clearance of leaves and litter picking; generally keeping the estate looking neat, clean and tidy. Allowance for fortnightly visits March to October and monthly visits November to February.
2. **Water Course Maintenance:** Included within the contractor's specification would be maintenance of the open water courses. Specification to include: clearing the outlet sluice to the water course and removal of debris; periodic silt removal; cutting of the reed bed to encourage growth on a 10 year cycle; Allowance for regular visits as required throughout the year.
3. **Electricity:** An allowance for the electricity costs associated with the lighting columns and lighting bollards along the estate roads and within the parking courts.
4. **Repairs and Maintenance:** Includes provisional sums for general items of expenditure, including: replacement bulbs, minor repairs and maintenance to the road, kerbs, footpaths, boundaries, lighting, pedestrian gates, footbridges, culverts, pathways, drainage, signage and a small allowance for replanting etc.
5. **Sinking Fund:** Includes an allowance for the future costs associated with unknown major expenditure at the development, for example; resurfacing of the roads and pathways, major repairs to footbridges and tree surgery. This fund will build up over a number of years to ensure that when major expenditure is required, sufficient funds will be available to meet the expenditure without the need to raise additional levies on the residents.

6. **Audit and Accountancy:** Fee for the annual independent certification of accounts.
7. **Company Secretarial Charges:** A fee of £250 payable to Premier Estates for completing all company secretarial duties on behalf of the Management Company; this includes any charges incurred in filing information with Companies House.
8. **Bank Charges:** This figure is based upon normal business banking terms in respect of the development's trustee bank accounts.
9. **Health & Safety:** Includes the costs associated with having an annual health and safety risk assessment carried out and completion of any minor issues identified therein.
10. **Buildings and Public Liability Insurance:** Includes for a public liability insurance policy to cover all areas of public open space including the watercourse. Homeowners will be individually responsible for arranging the insurance of their own buildings and contents.
11. **Statutory Engineering Insurance:** No allowance has been made as we are not aware of any plant or equipment at the development which would require a statutory engineering policy.
12. **Directors & Officers Liability Insurance:** Allowance to provide the directors of the Management Company with protection against any claims that may be brought against them personally in respect of their actions or inactions arising out of their role.
13. **Management Fees:** Our standard fixed all inclusive estate management fee payable to Premier Estates from the service charge fund of: £75.00 per property, per annum, plus VAT. Our fees are fixed for the duration of the first financial year and thereafter increased in line with inflation.

14. **Miscellaneous:** A provisional sum for non-specific expenditure, set at £180.00 for the first year.
15. **VAT:** The total VAT attracted by the professional fees in accordance with HM Revenue & Customs rulings. VAT will be charged at the prevailing rate at the time any professional fees are incurred.

This service charge estimate demonstrates that the estate will be professionally managed and maintained in perpetuity if binding covenants are placed upon the owners to contribute regular service charge payments.

The owner of each property would be obliged to contribute the percentages of the expenditure required to manage and maintain the development as detailed on either pages 11, 12 or 13 of this report.

5. CONCLUSION

We hope that you find this brief report to be of interest and that it demonstrates that the future management of the development requires considerable planning and expertise to ensure it remains in a first rate condition for many years to come. We appreciate that the reputation of the housebuilder extends beyond the disposal of the final unit.

Well thought out future management is a vital marketing tool when selling the properties. We would be delighted to work alongside your sales team to provide support and training in order that it may be clearly demonstrated to potential purchasers that the future management will be equitable and will have the effect of adding value to the whole development in years to come. We believe that our proposals are concurrent with such reassurances and would be delighted to discuss them with you further.

We look forward to receiving your instructions and would be pleased to attend your offices to answer any questions that may arise out of this report.

PLEASE NOTE: This information is provided for guidance only and does not constitute a contract, part of a contract or a warranty.

Service Charge Calculations are valid for a period of 12 months from the Date of Calculation and thereafter may be subject to change.

6. CLIENT REFERENCES

"Premier Estates have been newly appointed on three Berkeley Capital Developments, two of which were take overs' from other Managing Agents.

Premier' have managed to smooth Leaseholder relationships with exemplarily service and communication.

The Property Managers are well informed and educated in the property sector and are able to install a positive hotel like service on the ground."

Kelly Bream, Head of Operations, Berkeley Homes (Capital)

"We have had experience of many Management Companies and Premier Estates without doubt stands out from the crowd. They have shown great experience and commitment to all schemes they have been involved in, offering a very attentive and efficient service to our residents. They are prompt and efficient in dealing with day to day issues and have been impressive when dealing with statutory and legally challenging matters. Good service levels are maintained at all times and Premier' have ensured correct resources to cope with a growing business."

Christine Aitken, Sales Director, Redrow Homes

"As a director of the Textile Apartments Management Company (TAMC) I am delighted to provide Premier Estates Limited with a wholeheartedly positive Testimonial. They have been a wonderful company to deal with and this is a great opportunity to thank them for all their hard work. The TAMC had been using a different management company since the apartments were converted in 2002 but we encountered continual problems with their service. We decided to try Premier Estates as they were recommended.....and the difference was immediate! Service Charges collected promptly, apartments in arrears were dealt with professionally but firmly and the various projects that had been ignored in the past were tackled speedily and on budget. They truly are a company to partner with and I would recommend them to everyone."

Frances Phillips, Director, Textile Apartments

"I sent an email before I went to bed last night. The reply was waiting when I woke up and within five minutes of me reading it there was a builder here fixing the stairs. That is SERIOUSLY impressive! Thank you very much.

Ben Jones, Tenant, Walton Grange

"I would like to compliment Premier Estates and especially our estate manager for the continued support and attention we have received that makes the running and upkeep of our properties a very smooth and stress free undertaking.

Your operational and administrative team are efficient, helpful and pleasant, and have quickly alerted the estate manager to any help or questions, whether it's to do with the maintenance of the site or the legal side, queries to staff are answered promptly & repairs are carried out speedily by skilled tradesman under your remit.

Your estate manager has a very proactive approach to any situation whether by letter, e-mail, phone or visiting our properties in person to evaluate how to best resolve any issues arising.

Compared to other property management companies I deal with, I would rate Premier Estates and its personnel very highly and amongst the most effective in the residential field. The ability of the staff and professionalism should certainly be commended."

Janet Sleath, Director, Regent & Foundry Mill

"I wanted you to know how much I value your communication and regular updates. I believe communication needs to be key and knowing that you keep us updated and informed re-enforces the efficient and effective job you do for us, giving us confidence in you and making it an enjoyment to live here. It is unfortunately rare these days and with the business I'm in; I am very particular about Professionalism, high quality, being proactive, and taking responsibility; and therefore I like to acknowledge it when I see it. We have had nothing but all of the above with Premier Estates since we have been dealing with you; thank you."

Laurence Udell, Director, Kings Oak Court

"I have no hesitation in recommending Premier Estates. In undertaking the day to day physical management, maintenance and administration of our property, they consistently show a high level of professionalism and expertise and their regular and comprehensive contractor review system reassures us that we continue to receive quality service and value for money. Furthermore, we believe that it is entirely appropriate that Premier Estates have won a Customer Service Award. At all times we find them accessible and responsive and by the means of regular, clear and effective communication, we are kept fully informed on what is happening with the management of our homes."

Michael Brierley, Director, Southlawn

"I am a leaseholder of five properties and have worked closely with Premier Estates. The service provided is excellent, both in terms of building management and communications to leaseholders. I have found their management to be very effective and efficient. Premier Estates have a proactive approach, constantly striving to keep the property in excellent condition. One of Premier Estates' key strengths lies in their communication. Leaseholders are always kept in close contact and know exactly what is going on, with clear, concise and very valuable updates. I have always found Premier Estates to be very approachable and professional and I would have no hesitation in recommending them."

Steven Crohill, Multi-Leaseholder, Quebec Building

"I believe feedback is very important and works both ways. I have worked with many agents, management companies and related service providers over the years. Most of them would struggle to score 5. I'm scoring you at a 10. I've had a number of positive comments from residents regarding how much was done in such a short space of time. That is the business model, but the success is very much down to the people who deliver it. That extends to the back office team whose work underpins delivery of these services but may rarely be directly involved with the customer. It is great to see the property manager and co-ordinator on site visits, putting a face to the voice which has been beneficial."

Christopher Punchard, Director, Angel Meadow

"I both value and rely on a good Estate Management Company. The team at Premier are approachable and reliable, always happy to go that extra mile for the owners/residents. On one occasion a drain collapsed in the car park, and even though it was over a bank holiday weekend Premier got to the bottom of the problem very quickly and our water supply company were on site repairing the problem within an hour, without the assistance of a good management company, residents would probably have been without water for days, rather than a couple of hours."

Premier team have demonstrated a very in depth knowledge of our development and have helped develop a strategy of preventative maintenance and a cyclical fund for repairs and problems that may arise in the future. I thank the Premier team and have enjoyed working with them."

Barry Gould, Leaseholder, Tower Mews

"I have been meaning to write to you for some time to commend you and your company on the excellent service you provide. The periodic updates of the work you undertake and the services you provide are a great source of re-assurance to me particularly as I am resident in Ireland. It is no wonder to me that you have recently won industry awards and deservedly so. Thank you again for your excellent service and keep up the good work!"

Derek Bacon, Leaseholder, Princes Gate

"Premier Estates were worthy winners of their award last year and in my opinion, together with a number of others in my block, should be in the forefront to win again. The Estate Manager for Green Hall Mews, together with her co-ordinator, always address any problems we have promptly and try their utmost to manage our property in an efficient way on behalf of Premier Estates. They are happy for us to contact them with any worries we have and are always polite and helpful, and inspect our property regularly. The periodic update they send to all residents is excellent and keeps us well informed of any work which is to be carried out, and with anything we should be aware of. We cannot ask for more"

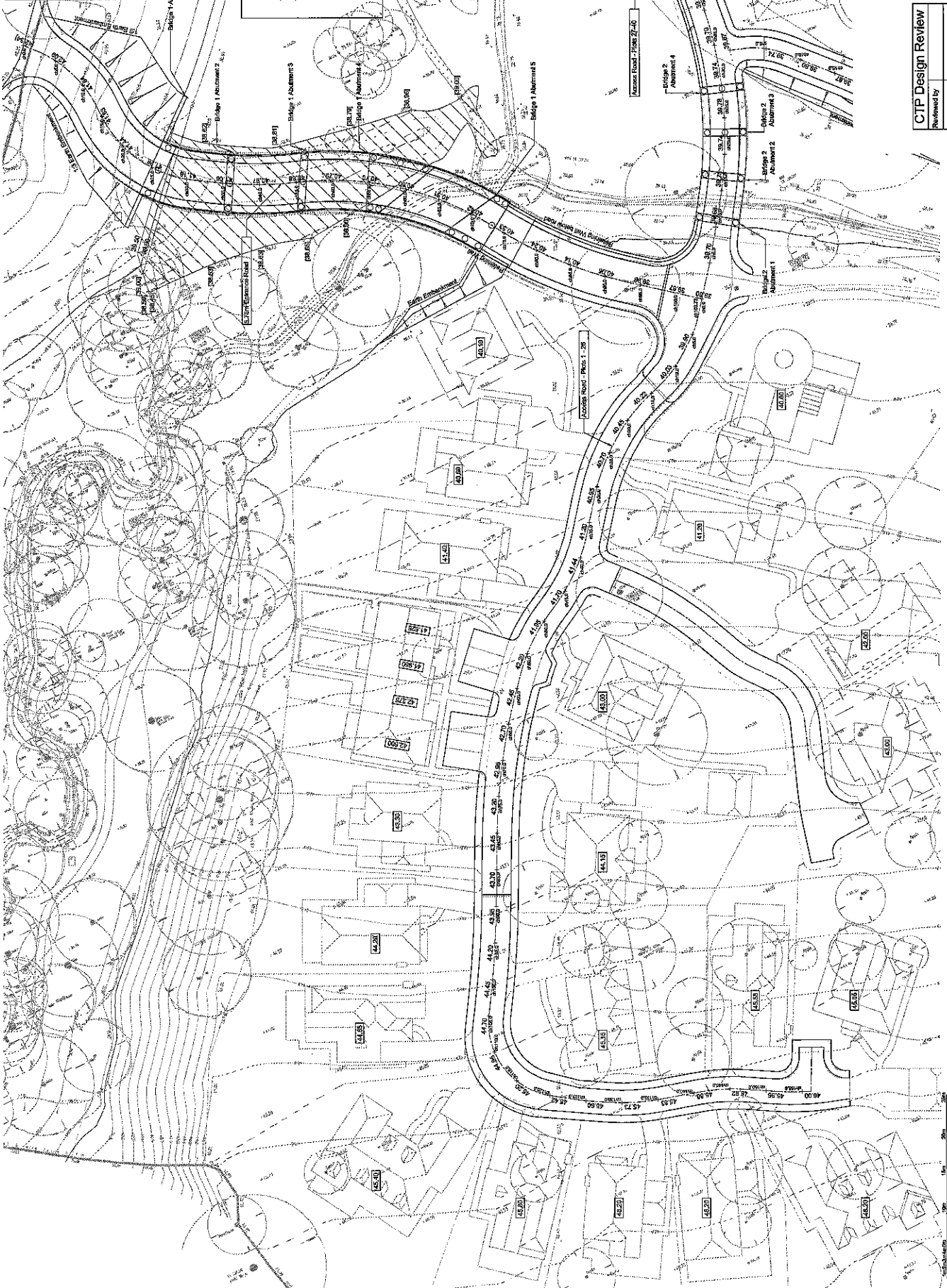
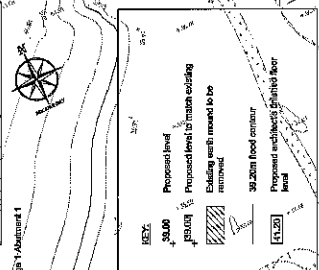
Mrs S Jenazian, Director, Green Hall Mews

APPENDIX 6

COILN TOMS & PARTNERS LLP

HIGHWAY ENGINEERING PLANS

NOTES
DO NOT SCALE THIS DRAWING
 All dimensions are in millimeters (mm) unless noted otherwise.
 1. Work to agreed dimensions only.
 2. This drawing is to be read in conjunction with all other drawings and their respective specifications.
 3. All work to comply with the relevant British Standards, Codes of Practice and the Building Regulations.
 4. Any discrepancies between all working drawings, specifications and schedules of all materials to be used shall be referred to the relevant information prior to construction of relevant structures.



CDM 2007 RESIDUAL RISKS

- 1.
- 2.
- 3.
- 4.

The above residual risks are for non-quantified hazards. The construction of this project will be completed with all the items of the identified hazards.

CIP Design Review
 Reviewed by: [Signature]
 Date Reviewed: [Date]



030
 JMH
 CIVIL
 12/09/11
A2164-SK1600
 P6

Project: **Roundwell Park, Crosskeys, Bearsted**

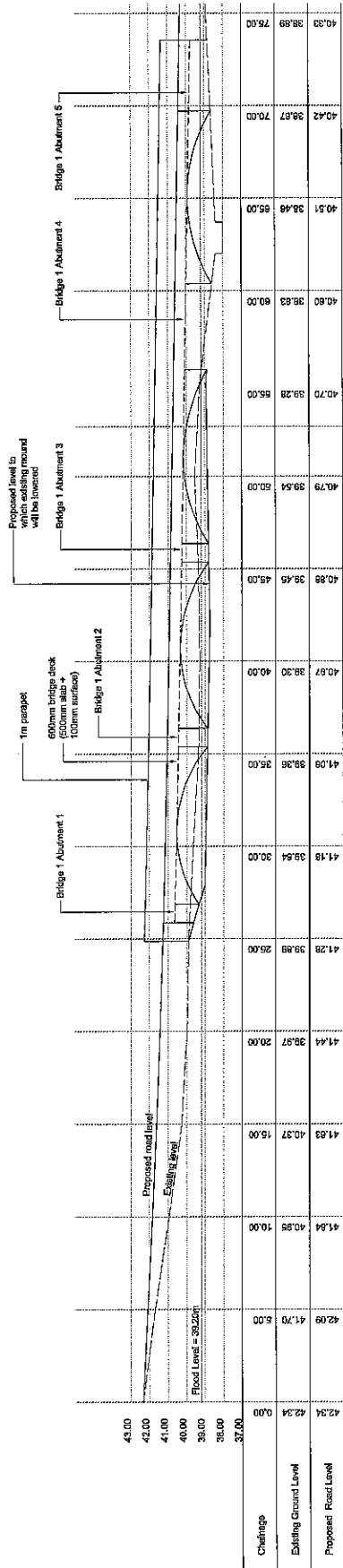
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01	Final design layout	13.05.11	AJD				
02	Final design layout	13.05.11	AJD				
03	Final design layout	13.05.11	AJD				
04	Final design layout	13.05.11	AJD				

APPENDIX 7

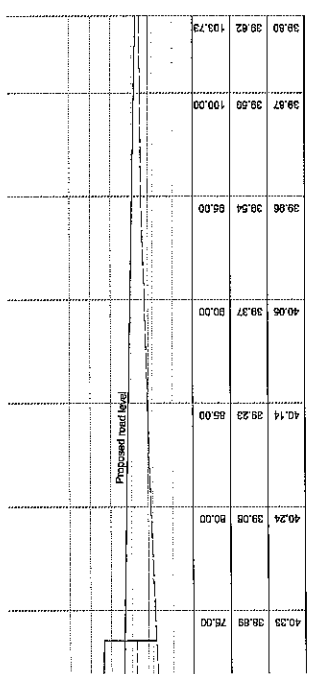
COLIN TOMS & PARTNERS LLP

BRIDGE DESIGN DRAWINGS

- NOTES**
DO NOT SCALE DIMENSIONS
 All dimensions are in millimetres (mm) unless noted otherwise.
- Work to general dimensions only.
 - This drawing is to read in conjunction with all other drawings and their respective Specifications.
 - All work to comply with the relevant British Standards, Codes of Practice and the Building Regulations.
 - Any discrepancies between all working drawings, specifications and schedules or all drawings to be issued shall be referred to the appropriate person prior to construction of relevant structures.



1 longitudinal Section



Longitudinal Section of 675m Engineering Road

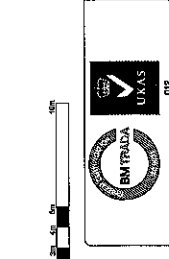
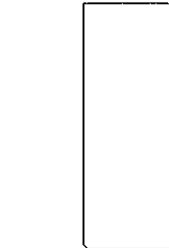
Scale 1:100

CTP Design Review
 Reviewed by: _____
 Date Reviewed: _____
 Approved by: _____
 Date: JUN 14
 CTPA

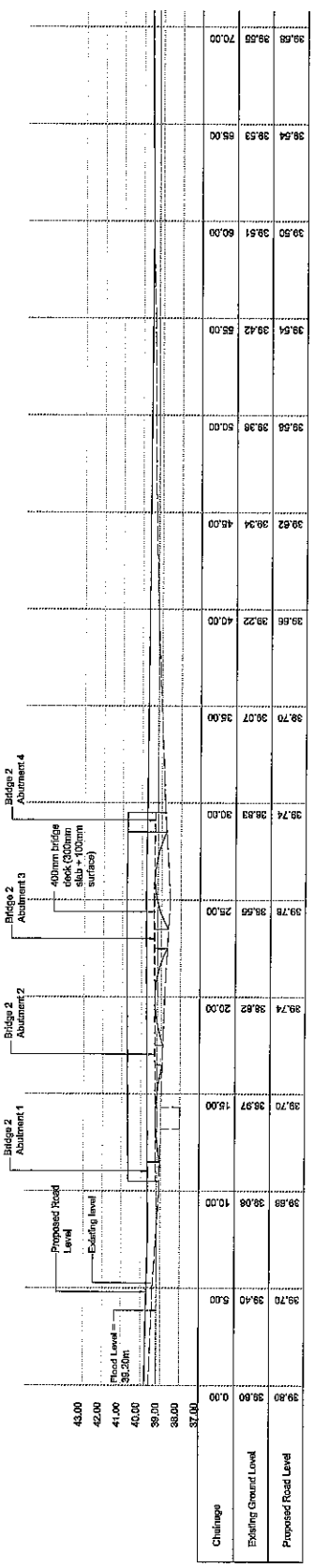
CPA
 25000, Level 15, 150 St. George's Road, St. George's, Barbados
 Tel: +1 (868) 437-7415
 Fax: +1 (868) 437-7416
 Email: info@cpa.com.bb

Roundwell Park, Crosskeys, Barbados
 Bridge Longsections
 Sheet 1 of 2

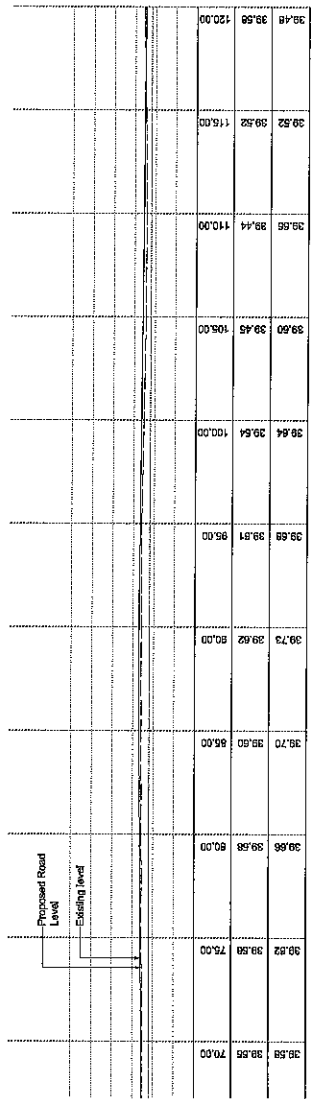
REV	DESCRIPTION	DATE	CHK
R1	Final	15.10.14	AJC
R2	Final	25.07.14	CC
R3	Final	27.07.14	CC



- NOTES**
DO NOT SCALE DIMENSIONS
- All dimensions and relationships (r/o) shall be noted dimensionally.
 - Work to square dimensions only.
 - The drawing is to be read in conjunction with all specifications and standards (r/o) and the respective design and trade respective Specifications.
 - All work to comply with the relevant British Standards, Codes of Practice and the Building Regulations.
 - Any discrepancies between the working drawings, specifications and schedules of all disciplines to be identified and resolved at the design team's convenience prior to construction of relevant sections.



Longitudinal Section
Access Road 2740 and Bridge
Scale 1:25



Longitudinal Section of Access Road 744
Scale 1:25

CTP Design Review

Reviewed by: _____
Date Reviewed: _____

CTP

CTP Design Review
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Project: Roundwell Park, Crosskeys, Beartsted

Sheet 2 of 2

Bridge Longsections

REV	DESCRIPTION	DATE	CHK
P3	Preliminary	18.10.14	AS
P2	Preliminary	06.07.14	CC
P1	Preliminary	07.07.14	CC

Scale 1:25

0m 5m 10m 15m 20m 25m 30m 35m 40m 45m 50m

052

BK TRS 2014

CTP

CTP Design Review

APPENDIX 8

COLIN TOMS & PARTNERS LLP

STORM WATER DRAINAGE DESIGN

- NOTES**
1. **DO NOT SCALE DIMENSIONS**
All dimensions are to minimum (per) unless noted otherwise.
 2. Work to signed dimensions only.
 3. This drawing is to be read in conjunction with all other drawings in this set, including site plan, drainage and final inspection specifications.
 4. All work to comply with the relevant City of San Francisco, Code of Ordinances and all Building Regulations.
 5. Any discrepancies between all working drawings, specifications and schedules of all materials to be used shall be resolved by the Designer prior to construction of proposed structures.

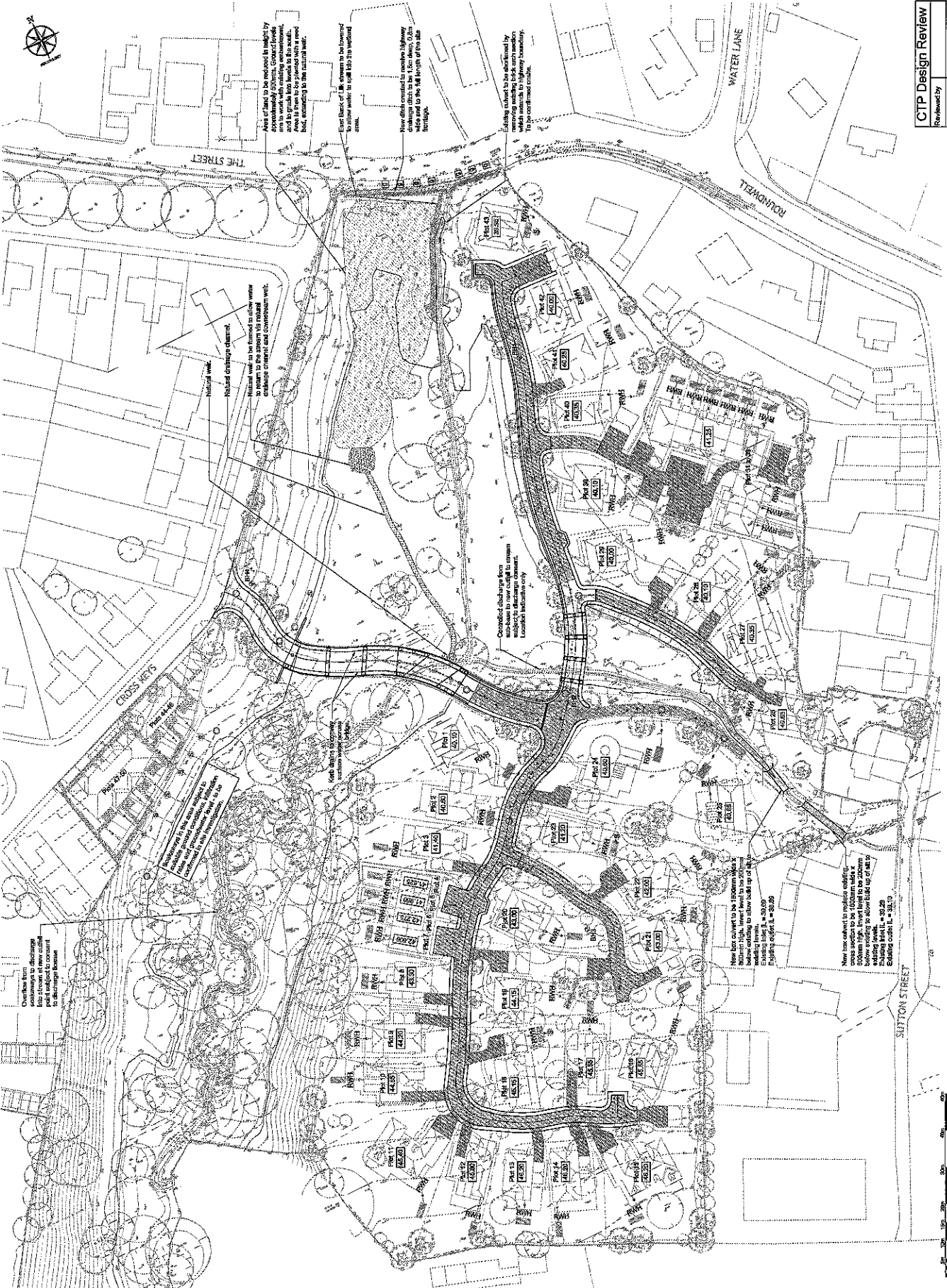
LEGEND

- Finished floor level as per workbooks, drawings
- Proposed Permeable Cured Driveways
- Proposed Permeable Pavement Construction with sub-base storage
- Proposed Rain garden
- Proposed Rain garden storage and discharge to PCC roadway
- Proposed PCC roadway
- Subsidence trapping tank (min. cap. 25000)
- Proposed sub-structure with collector storage and controlled surface discharge to storm
- Proposed sub-base storage
- Proposed surface water drainage pipe
- Proposed perforated pipe
- Proposed surface water inlets
- Approximate location of the investigation boundaries
- Proposed Center
- Proposed new road path (Location Inductive only)
- Area of wetland to be reduced to levels by 500mm & planted with street trees
- Area of stream bank to be reduced to permit complete line wetland
- Area of stream bank to be reduced to permit complete line wetland
- Area of stream bank to be reduced to permit complete line wetland

MATERIALS SPECIFICATIONS:

1. All masonry structures to be kept at least 2 meters from buildings
2. The level of masonry structures shall be kept at least 150mm above the ground level. The level of the water table to be confirmed on site by ground water monitoring.
3. The use of rockwork is dependent on adequate saturation rains being confirmed on site.

ALL DRAINAGE IS SUBJECT TO DETAILED DESIGNER



CIP Design Review
Reviewed by: [Signature]
Date: [Date]



Project: **Roundwell Park, Crosskeys, Bearsted**

REV	DESCRIPTION	DATE	CHK
P5	Revised Layout	13.10.14	AC
P4	Issued for Prior Review Assessment	06.01.14	AC
P3	Final Review	10.01.14	AC
P2	Prior Review Assessment	10.01.14	AC
P1	Preliminary	21.07.14	AC

Scale: 1:500

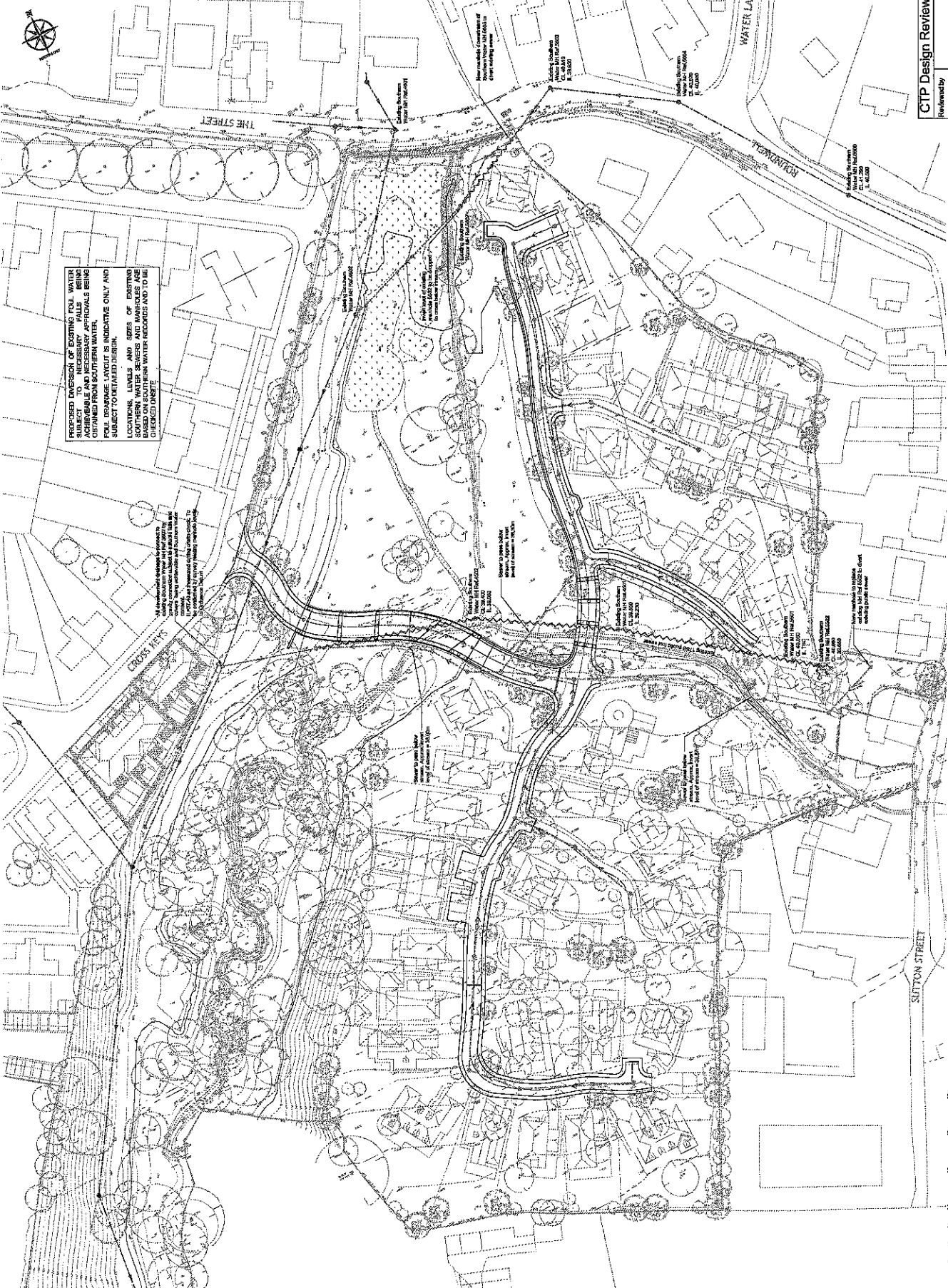
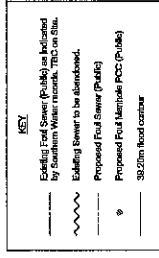


APPENDIX 9

COLIN TOMS & PARTNERS LLP

FOUL WATER DRAINAGE DESIGN

- NOTES**
DO NOT SCALE DRAWINGS
- All dimensions are in millimeters (mm) unless noted otherwise.
 - Work to figure dimensions only.
 - This drawing is to be used in conjunction with all other drawings in the project including but not limited to site plan, landscape and the respective Specifications.
 - Make any changes to the drawings in the following order: Stationing, Grades of Pavement and the Building Footprints.
 - Any discrepancies between all existing drawings, specifications and schedules of all disciplines to be immediately notified to CTP as a condition precedent to the construction of proposed structures.
 - All current levels and elevations are based on datum. Southern Water records used to be mentioned on site.



PROPOSED DIVERSION OF EXISTING FOUL WATER SUBJECT TO NECESSARY FALLS BEING OBTAINED FROM SOUTHERN WATER. PROPOSED FOUL SEWER LAYOUT IS INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN.

LOCATIONS, LEVELS AND SIZES OF EXISTING SOUTHERN WATER SEWERS AND MANHOLES ARE BASED ON SOUTHERN WATER RECORDS AND TO BE CHECKED ON SITE.

All dimensions are in millimeters (mm) unless noted otherwise.

Work to figure dimensions only.

This drawing is to be used in conjunction with all other drawings in the project including but not limited to site plan, landscape and the respective Specifications.

Make any changes to the drawings in the following order: Stationing, Grades of Pavement and the Building Footprints.

Any discrepancies between all existing drawings, specifications and schedules of all disciplines to be immediately notified to CTP as a condition precedent to the construction of proposed structures.

All current levels and elevations are based on datum. Southern Water records used to be mentioned on site.

CTP Design Review
Reviewed by: [Signature]
Date: [Date]



Project: Roundwell Park, Crosskeys, Bearsted
Drawing Title: Proposed Foul Drainage Concept

NO	REVISIONS	DATE	CHK
P2	For comment	14.03.14	AJC
P1	For comment	03.03.14	AJC

NO	REVISIONS	DATE	CHK
P2	For comment	14.03.14	AJC
P1	For comment	03.03.14	AJC

NO	REVISIONS	DATE	CHK
P2	For comment	14.03.14	AJC
P1	For comment	03.03.14	AJC



NO	REVISIONS	DATE	CHK
P2	For comment	14.03.14	AJC
P1	For comment	03.03.14	AJC

