

Barratts – live maintenance guide



(●) Anything outside of the orange boundary drawn within this plan is not currently being maintained by the CMO.

(SA) The maintenance for the shared accessways are only paid for by the plots with direct access to these.

1. Entrance off Coulter Road onto Parkland Drive. The open green to the left, shrubs, the path, bench and litter bin are maintained by **the CMO**.
2. In the right-hand corner of the open green there is a gate. The alley from this gate through to the gate on Coppice Drive is maintained by **the CMO**.
3. The verges on both sides of Parkland Drive will be maintained by **KCC**. Currently **the CMO** maintain these verges via funds supplied by the **developer, Barratt Homes**.
4. On the left of Parkland Drive, outside houses, the two visitor bays are maintained by **the CMO**.
5. On Parkland Crescent, the visitor bay, shared accessway and SUD are maintained by **the CMO**.
6. The open green at the end of Parkland Drive, on the corner of Discovery Drive, is maintained by **the CMO**. The noticeboard on the edge of the open green is maintained by the **Parish Council**.
7. The ditch line along Discovery Drive is maintained by **the CMO**. The visitor parking bays running parallel to the ditch will be maintained by **KCC**.
8. Glen View, shared accessway, is maintained by **the CMO**. This includes visitor bays and the hedge at the back. Anything within property boundary lines will be maintained by the property owner.
9. Coppice Drive entrance, including visitor bays, will be maintained by **KCC**.
10. After the gate the verge and hedge on the left of Coppice Drive is maintained by **the CMO**.
11. The verge along Marsh Drive, in front of the planned allotment space, is maintained by **the CMO**. The allotment space (not currently visible on this plan) will be maintained by **the CMO** but currently sits with **the landowner, the administrator**.
12. Verges along the open green on Kettle Lane are maintained by **the CMO**.
13. Half of the open green space up to the Pylon, containing the Christmas tree, is maintained by **the CMO**. This includes the footpaths, the benches and the play equipment. Once handover is complete **the CMO** will maintain the rest of the open green space, currently this sits with the **developer, Barratt Homes**.
14. The shared accessway, Kettle Lane, is maintained by **the CMO**. Anything within property boundary lines will be maintained by the property owner.
15. The SUD area by the entrance to Oxbow Court and the verges are maintained by **the CMO**. The visitor bays will be maintained by **KCC**.
16. The Electric substation is owned by the **Electricity company**. The area behind the gate we are currently awaiting confirmation on ownership.

**** a large proportion of this site is yet to be handed over or adopted. All areas that have not been specified within this guide currently sit with the developer, Barratt Homes. ****

***** all highway roads throughout the development will be maintained by **KCC** post adoption. This includes visitor parking bays, excluding those that fall within an RCD3 SCH2. Any visitor parking bays that fall within an RCD3 SCH2 will be maintained by **the CMO**, once handed over by the developer *****

updates will be made to this guide as and when maintenance changes occur