

APPENDIX 1

Features to be maintained and managed by the Estate Management Company in Perpetuity in accordance with the Estate Management Plan

- (i) Open Space; in accordance with the Council's standard management and maintenance requirements for Open Space attached as Schedule 14 (as may be amended from time to time by the Council with the agreement of the Owner and/or Developer);
- (ii) Play Areas; in accordance with the Council's standard inspection management and maintenance requirements for Play Areas attached as Schedule 12 (as may be amended from time to time by the Council with the agreement of the Owner and/or the Developer) including where necessary replacing Play Area 1 and Play Area 2;
- (iii) LLAPs; in accordance with the Council's standard inspection management and maintenance requirements for LLAPs attached as Schedule 12 (as may be amended from time to time by the Council with the agreement of the Owner and/or Developer);
- (iv) Woodland; in accordance with the condition and maintenance plan for the Woodland approved by the Council pursuant to paragraph 6 of this Schedule;
- (v) Public Art; including insuring (and where appropriate in agreement with the Council) repairing or replacing the Public Art if stolen or damaged;
- (vi) Monuments and Memorials; including (and where appropriate in agreement with the Council) repairing or replacing any Monument and Memorial if stolen or damaged;
- (vii) Roads streets footpaths cycleways and associated landscaping until adoption;
- (viii) Street lighting and signage until adoption;
- (ix) Street furniture until adoption;
- (x) Water features forming part of the public realm;
- (xi) SuDs (in the event any SuDs are provided by the Owner and/or Developer as part of the drainage requirements for the Development) and any other drainage systems until adoption;

- (xii) any other land that does not form part of the Residential Units or Commercial Units and has not been publicly adopted;
- (xiii) SANGS; which shall be managed and maintained in perpetuity in accordance with paragraph 10 of this Schedule;
- (xiv) Trees; which shall be managed and maintained in accordance with the Arboricultural Constraints Assessment Report;
- (xv) Allotments;
- (xvi) Private footpaths;
- (xvii) Stanhope Lines; and
- (xviii) Heritage Trail;