

Wood Grange, Henfield Road, Cowfold, West Sussex RH13 8DT

Communal amenity area management strategy

The application proposes amendments to the landscaping and garden layouts of the new dwellings.

The approved plans included for gardens to the south of the new dwellings separated by close board fencing from each other and from Wood Grange to the west.

The amended proposal adopts a different approach with private amenity space provided for both dwellings to the south but separated by natural hedging curving around the garden space so as to soften its impact.

Beyond this will be a communal garden area shared by both dwellings as well as Wood Grange which will incorporate Native tree, shrub and wildflower planting and a natural pond.

The private gardens retain their own private amenity space but with a small shared area around the pond used by all properties.

The shared amenity land, including the pond, will remain within the ownership of Wood Grange (the existing main dwelling). The new dwellings will be granted rights of access over the shared areas in accordance with the approved site layout, ensuring that all properties can benefit from the communal landscape.

A management company will be established and controlled by the owner of Wood Grange to ensure the ongoing maintenance, upkeep and proper management of all shared external areas. This will include regular landscape maintenance, pond management, and general stewardship of the communal environment to ensure it remains safe, attractive and fully functional.

The cost of maintaining the shared amenity space will be apportioned equally between Wood Grange and the two new dwellings. The management company will be responsible for organising maintenance and issuing annual statements to each property, setting out the proportioned costs.

The shared amenity areas, including the pond, are intended for communal leisure use by all properties. To ensure the space is appropriately managed and maintained for the benefit of all residents, the following principles will apply:

- No structures, sheds, hot tubs or other private installations will be permitted within the shared amenity space without the prior agreement of Wood Grange and the management company (noting that planning permission would also be necessary)
- Use of the shared leisure areas will be restricted to between 06:00 and 23:00 to protect residential amenity

Full details of legal rights and management arrangements will be secured through private legal agreements between the relevant parties.

This approach ensures that, while each dwelling benefits from its own private garden space, the wider landscape and shared facilities are properly managed, maintained and available for the long-term benefit of all residents.