

9 Implementation of Development

Phasing

- 9.1 The phasing of development will be co-ordinated with the District and County Councils, the developers and other relevant agencies. Development will occur in line with an agreed programme for the provision of social, educational retail and community facilities, open space and landscaping, highways, public transport and pedestrian and cycling facilities and all supporting infrastructure.
- 9.2 It is expected that development will take place in three broad phases comprising some 210 dwellings (approximately). The approximate extent of each residential phase is shown in Fig 9.1. Phase one will include the provision of the facilities including the local shop, primary school, community building and doctor's surgery, the main area of open space and the first phase of the business park. The residential phasing will help provide a mix of housing types throughout the development at all times.

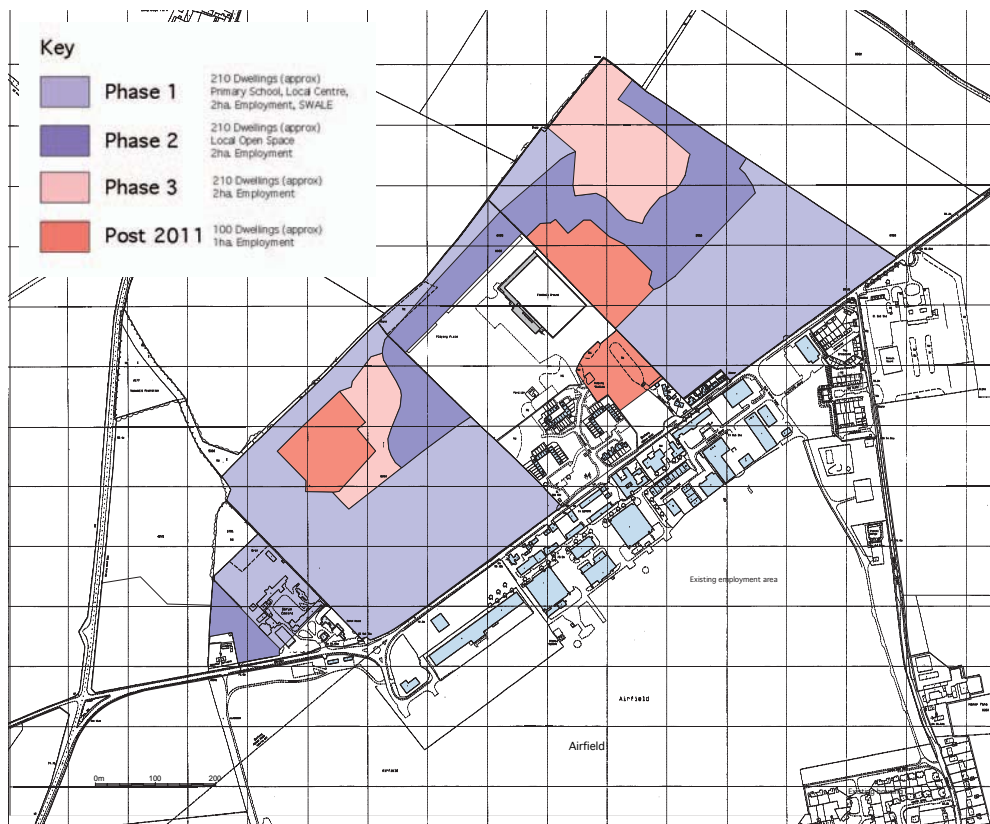


FIG 9.1 PHASING PLAN

Note: Post 2011 development subject to planning policy requirement indicative capacity only.

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- Necessary Legal Agreements**
- 9.3 The scale of development permitted within each phase will be controlled so that facilities and infrastructure are provided in step with occupations. This will be secured by legal agreements. These agreements will;
- i) Determine the trigger points at which each of the component parts of the development is to be provided or handed over to a managing body, such as the school and community building.
 - ii) Specify the parties that are responsible for managing or maintaining facilities once they have been developed.
 - iii) Identify the level and nature of any fair and reasonable planning obligations to be provided as part of the development.
- 9.4 The issues outlined below will need to be covered within legal agreements most likely to be under the terms of either Section 106 of the Town & Country Planning Act 1990 or Section 278 of the Highways Act 1980;
- Primary school provision, specification and timing.
 - Secondary school contributions and timing.
 - Provision of a range of local facilities, including funding and timing and management.
 - Affordable housing provision including definition of range of housing types and categories, means of provision and timing.
 - Public transport provision including services to be provided, routes and new facilities.
 - Pedestrian and cycle facilities including any connections off site which may be found to be necessary including Green Lane and their timing, funding.
 - Green Travel Plan, its scope and monitoring provisions.
 - Open space, both formal and informal including the level of provision, timing and future management.
 - Highway improvements of land held to be necessary or reasonably related such as along the Portway in association with site entrance provisions and possibly "gateway" features and carriageway improvements.
 - Infrastructure required to serve the development.
 - Public art.
 - Community recycling facilities.
 - The adoption and ongoing maintenance of the SuDS.

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