

Princess Royal Barracks, Deepcut

Phasing Plan - Schedule of Approved Development Works and s106 Contributions

Read in conjunction with Phasing Plan DCX-NPA-LX-000-00-PL-01-110, this schedule identifies the Approved Development Works and s106 Works and Contributions being provided per development Phase. The Approved Development Works and s106 Works / Contributions are as approved in 12/0546.

Phase	Development Works	S106 Obligations
1	<ul style="list-style-type: none"> • Spine Road • Northern Access Roundabout • Village Green (an area of 2ha) • Central SANGS (in accordance with the approved ES – 13ha of 35ha total provision) • SANGS Hut • Other Open Space 	<p>Schedule 4 Part 1 and Part 2 - Primary School and Nursery School</p> <ul style="list-style-type: none"> • Notice and Specification to be served no later than 6 months prior to commencement • Written approval to be required prior to commencement <p>Schedule 5 Part 2 - Provision of SANGS Land</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Southern SANGS or the Central SANGS; a Landscaping Scheme relating to the Southern SANGS or Central SANGS; and a Maintenance and Management Plan relating to the Southern SANGS or the Central SANGS shall be submitted. • SANGS Transfer. • the Central SANG shall be laid out, Practically Completed and made available for use by the public prior to first occupation of any dwelling on the site save for the part of the Central SANG hatched in black on Plan A within the s106 (as amended)). <p>Schedule 5, Part 3 - the SANGS Site Hut</p> <ul style="list-style-type: none"> • The SANGS Site Hut shall be provided prior to the issue of the Practical Completion Certificate relating to the Central SANGS. <p>Schedule 5, Part 4 – SAMP Contribution</p> <ul style="list-style-type: none"> • The SAMP Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. <p>Schedule 5 Part 6 - Provision of Village Green and combined LEAP/NEAP</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Village Green and the Combined NEAP/LEAP as well as a Maintenance and Management Plan relating to the Village Green and the Combined NEAP/LEAP shall be submitted. <p>Schedule 5 Part 8 - Provision of Other Open Space</p> <ul style="list-style-type: none"> • A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted. <p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> • A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted. <p>Schedule 6 Part 1 – Deepcut Bridge Road/Blackdown Road Access</p>



Roundabout

- A Highways Agreement for these works to be entered into prior to Commencement

Schedule 6, Part 1 - Internal Spine Road/Spine Road Infrastructure

- The Internal Spine Road shall be substantially completed prior to the occupation of the 230th dwelling, the opening of the primary school, nursery school or supermarket.

Schedule 7 Part 1 – Shared Pedestrian / Cycle Infrastructure

- Cycle Network Strategy submitted prior to Commencement
- Provision of Shared Pedestrian / Cycle Route between Spine Road and Deepcut Bridge Road prior to occupation of 230th Dwelling, Primary School or Supermarket
- No commencement until the draft implementation programme has been agreed with the County Council

Schedule 7 Part 1 – The Frith Hill Cycle Route

- Frith Hill Cycle Route details submitted to the County Council prior to commencement

Schedule 7 Part 3 – Travel Planning

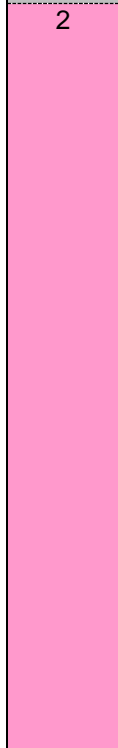
- Appointment of Travel Plan co-ordinator prior to Commencement
- Travel Plan submitted prior to commencement

Schedule 8 Part 5 – Class A3/A4 Land

- Submit a Marketing Strategy for A3/A4 Land with reserved matters application
- Reserve A3/A4 land at Phase 1, and market for 8 years.

Schedule 8 Part 6 – Healthcare Facility

- Serve notice to relevant healthcare commissioning body prior to commencement to determine if a Healthcare Facility is needed on the site



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- 325-390 residential units (of 1,119 units)

Schedule 3 - Affordable Housing

- Scheme to be in accordance with approved Affordable Housing Strategy and conditions as set out at Paragraph 3 of Schedule 3 of the Agreement.
- Condition 9 – Affordable Housing Strategy

Schedule 4 Part 1 and Part 2 -Primary School and Nursery School

- Primary School and Nursery School to be transferred by no later than the first occupation of the 200th dwelling. No more than 199 dwellings shall be occupied until the Primary School site has been transferred to the County Council and 1 Form Entry Constructed.
- The Nursery School shall be constructed on the Primary School Site on or before the first occupation of the 200th dwelling. No more than 199 dwellings shall be occupied until the Nursery School has been constructed.

Schedule 4 Part 3 – Secondary School Education Contribution

- Secondary School Education Contribution to be paid prior to the occupation of the first dwelling to be occupied pursuant to each phase.

Schedule 5 Part 1 – Sport England Contribution

- Sport England Contribution to be paid prior to the full occupation of the second phase or first occupation of the 750th dwelling on Site (whichever is the earlier). The second phase or more than 749 dwellings (whichever is earlier) shall not be occupied until the Sport England Contribution has been paid.

Schedule 5, Part 4 – SMM Contribution

- The SMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase.

Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)

- A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted.

Schedule 6 Part 1 – Internal Spine Road / Spine Road Infrastructure

- Highway Agreement to be entered into before construction of more than 230 dwellings, the Primary School, Nursery or the supermarket

Schedule 6 Part 1 – Red Road / The Maultway / Upper Chobham Road

- Highway Agreement to be entered into before construction of more than 230 dwellings
- Works substantially complete prior to occupation of 230th dwelling, or within 24 months of Commencement

Schedule 6 Part 1 – Deepcut Bridge Road Railway Bridge

- Highway Agreement to be entered into before commencing the construction of more than 230 dwellings.
- Works substantially complete prior to occupation of 230th dwelling, or within 24 months of Commencement

Schedule 6 Part 1 – Environmental Improvements to Deepcut Bridge Road

- Agreement of scheme of environmental approvals to Deepcut Bridge Road prior to occupation of 230th Dwelling.

Schedule 6 Part 3 – Highway Safety Contribution

- Pay Highway Safety Contribution prior to occupation of 230th Dwelling or within 24 months of commencement

Schedule 6 Part 4 – Bellew Road Closure Contribution

- Payment of Bellew Road Closure Contribution prior to commencement of residential development on site east of Deepcut Bridge Road

Schedule 7 Part 1 – Shared Pedestrian / Cycle Infrastructure

- Provision of Shared Pedestrian / Cycle Route between Site east of Deepcut Bridge Road and Deepcut Bridge Road prior to occupation of any dwelling
- Provision of Shared Pedestrian / Cycle Route between Site east of Deepcut Bridge Road and Blackdown Road prior to occupation of any dwelling
- Provision of Shared Pedestrian / Cycle Route between Spine Road and Deepcut Bridge Road prior to occupation of 230th dwelling, Primary School or Supermarket
- Upgrade of Shared Pedestrian / Cycle Route between Deepcut Bridge Road and Frimley Green prior to occupation of 230th dwelling or within 24 months of Commencement
- Provision of Shared Pedestrian / Cycle Route from Deepcut Bridge Road bridge to towpath prior to occupation of 230th dwelling or within 24 months of commencement

Schedule 7 Part 1 – The Frith Hill Cycle Route

- Frith Hill Cycle Route implemented prior to occupation of 230th dwelling
- Council costs paid prior to occupation of 230th unit or within 24 months of commencement

- Primary School/Nursery School (site of up to 2ha)
- New Public House (maximum GFA of 220sqm)
- Local Parade – maximum combined GFA of 180 sqm (no more than 60 sqm of A5 use at any one time))
- New Church Hall (maximum GFA of 125 sqm)
- Formal Park and Cemetery (a minimum of 1.3ha but not more than 2.54ha Formal Park and Gardens site wide)
- Other Open Space

Schedule 7 Part 1 – Brookwood Cycle Parking

- Brookwood Cycle Parking Contribution paid prior to occupation of 230th dwelling

Schedule 7 Part 2 – Bus Infrastructure and Support

- Approve and implement Bus Infrastructure Scheme prior to occupation of 230th dwelling

Schedule 7 Part 4 – Basingstoke Canal Towpath

- Basingstoke Canal Towpath Contribution paid prior to occupation of 230th dwelling

Schedule 8 Part 2 – Information Packs (SANGS / Thames Basin Heaths SPA)

- Submit Information Packs to Council 3 months prior to 1st occupation
- Information Packs ready to distribute prior to 1st occupation, with approved documents distrusted to new residents within 5 working days

Schedule 8 Part 4 – Public Art

- Public Art strategy submitted, related to public art provision within each phase
- Not to commence construction of dwellings until the Public Art Strategy is approved

Schedule 8 Part 7 – Waste and Recycling Contribution

- Not to occupy any dwelling in this phase until the Waste and Recycling Contribution has been paid

Schedule 4 Part 1 and Part 2 - Primary and Nursery School

- Construct the Primary School on the Primary School Site and in accordance with the Primary School 1 Form Entry Specification and shall construct the Nursery on the Primary School Site in accordance with the Nursery Specification

Schedule 5, Part 4 – SAMM Contribution

- The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase.

Schedule 5 Part 8 - Provision of Other Open Space

- A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted.

Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)

- A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted.

Schedule 5 Part 10 – Provision of the Formal Park

- Submission of plan identifying the boundaries of the formal park and a Maintenance and Management Plan for the formal park

Schedule 6 Part 1 – Internal Spine Road / Spine Road Infrastructure

- Highway Agreement to be entered into before construction of more than 230 dwellings, the Primary School, Nursery or the supermarket

Schedule 8 Part 2 – Information Packs (SANGS / Thames Basin Heaths SPA)

- Approved Information Packs provided to all employers, with all

new staff issued one within 5 working days

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- 185 residential units

Schedule 3 - Affordable Housing

- Scheme to be in accordance with approved Affordable Housing Strategy and conditions as set out at Paragraph 3 of Schedule 3 of the Agreement.

Schedule 4 Part 3 – Secondary School Education Contribution

- Secondary School Education Contribution to be paid prior to the occupation of the first dwelling to be occupied pursuant to each phase.

Schedule 5, Part 4 – SMM Contribution

- The SMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase.

Schedule 5 Part 9 Provision of LEAPS and LPAs

- A plan identifying the number, location and boundaries of the LEAPs and/or LPAs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LPAs in the relevant Phase; and full details of the LEAPs and/or LPAs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted.
- No First Occupation of more than 449 dwellings on site unless or until the LEAPs/LAPs of the first Phase have been laid out and completed and made available for public use.

Schedule 5 Part 10 – Provision of the Formal Park

- The dwellings of the first Phase shall not be Fully Occupied or no more than 449 dwellings shall be first occupied on site unless or until the Formal Park has been laid out and completed and made available for public use.

Schedule 5 Part 11 – Provision of Allotments

- The dwellings of the first Phase shall not be Fully Occupied or no more than 449 dwellings shall be first occupied on site unless or until the Allotments has been laid out and completed and made available for public use.

Schedule 6 Part 1 – Frimley Green / Sturt Road / Wharf Road

- Highway Agreement to be entered into before construction of more than 450 dwellings
- Works substantially complete prior to occupation of 450th dwelling or within 42 months of Commencement

Schedule 6 Part 1 – Environmental Improvements to Deepcut Bridge Road

- Work substantially complete prior to occupation prior to occupation of 400th dwelling or within 37 Months of Commencement

Schedule 7 Part 2 – Bus Infrastructure and Support

- Contribution payment prior to occupation of 325th dwelling

Schedule 8 Part 1 – Library Facility

- Library Facility Offer submitted to council prior to occupation of 300th dwelling

Schedule 8 Part 3 – Financial Contribution to Existing Community Hall

		<ul style="list-style-type: none"> Community Hall contribution paid to council prior to occupation of 450th dwelling <p>Schedule 8 Part 7 – Waste and Recycling Contribution</p> <ul style="list-style-type: none"> Not to occupy any dwelling in this phase until the Waste and Recycling Contribution has been paid
5	<ul style="list-style-type: none"> ANGST Land (maximum 19.85ha) Sports Hub (a site of 7ha) Allotments (a maximum of 1.16ha) Residual Retail (Foodstore – no more than 2,000 sqm (1,400 sqm net tradable area) Southern SANGS (in accordance with the approved ES – 22ha of 35ha total provision) SANGS Link (1.07ha) Formal Park and Cemetery (a minimum of 1.3ha but not more than 2.54ha Formal Park and Gardens site wide) Library Facility (maximum GFA of 150 sqm) Healthcare Facility (a maximum of 380 sqm) 	<p>Schedule 5 Part 2 - Provision of SANGS Land</p> <ul style="list-style-type: none"> A plan identifying the location and boundaries of the Southern SANGS or the Central SANGS; a Landscaping Scheme relating to the Southern SANGS or Central SANGS; and a Maintenance and Management Plan relating to the Southern SANGS or the Central SANGS shall be submitted. SANGS Transfer SANGS Link The Southern SANG will be laid out, Practically Completed and made available for use by the public prior to First Occupation of the 500th Dwelling. <p>Schedule 5, Part 4 – SAMM Contribution</p> <ul style="list-style-type: none"> The SAMM Contribution in relation to each Phase to be paid to the Council prior to Commencement of each Phase. <p>Schedule 5 Part 5 - Provision of ANGST Land</p> <ul style="list-style-type: none"> A plan identifying the location and boundaries of the ANGST Land in the relevant Phase and a Maintenance and Management Plan shall be submitted. ANGST land shall be laid out, Practically Completed and made available for public use in the relevant phase prior to the first occupation of any dwelling in the relevant phase. ANGST Transfer. No more that 75% of dwellings in the relevant phase shall be first occupied unless or until the ANGST Land in the relevant Phase has been transferred to the Council together with the relevant proportion of the ANGST Maintenance Contribution. <p>Schedule 5 Part 7 – Provision of the Sports Hub</p> <ul style="list-style-type: none"> A plan identifying the location and boundaries of the Sports Hub; a plan identifying the boundaries of each of the Combined NEAP/LEAP, MUGA, Outdoor Adult Gym, Sports Pavilion, Sports Pitches and associated landscaping with the Sports Hub; a Maintenance and Management Plan relating to the Sports Hub and full details of the Combined NEAP/LEAP, the MUGA, Outdoor Adult Gym, Sports Pavilion, Sports Pitches and associated landscaping (complying with each Specification) to be submitted with the Reserved Matters Application for the relevant Phase. The Sports Hub shall be laid out, Practically Completed and made available for public use prior to Full Occupation of the Dwellings in the first Phase or the First Occupation of the 450th dwelling. <p>Schedule 5 Part 8 - Provision of Other Open Space</p> <ul style="list-style-type: none"> A plan identifying the location and boundaries of the Other Open Space in the relevant Phase; and a Maintenance and Management Plan relating to the Other Open Space shall be submitted. <p>Schedule 5 Part 9 - Provision of LEAPs and NEAPs (outside Sports Hub)</p> <ul style="list-style-type: none"> A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and



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- 625-690 residential units (capped to 1200 overall at end of this phase – 1119 new build and 81 conversion dwellings)
- Care home (up to 1.2 ha)

Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted.

Schedule 5 Part 10 – Provision of the Formal Park

- Submission of plan identifying the boundaries of the formal park and a Maintenance and Management Plan for the formal park

Schedule 5 Part 11 – Provision of Allotments

- A plan identifying the number, location and boundaries of the Allotments; and a Maintenance and Management Plan relating to the Allotments shall be submitted.

Schedule 7 Part 1 – Shared Pedestrian / Cycle Infrastructure

- Provision of Shared Pedestrian / Cycle Route between Deepcut Bridge Road and site north of Dettingen Park prior to first occupation or use of this site.
- Provision of Shared Pedestrian / Cycle Route to Deepcut Bridge Road via Aisne Road and Minorca Road prior to first occupation or use of this site.

Schedule 8 Part 6 – Healthcare Facility

- Submit Reserved Matters for Healthcare Facility, or pay Healthcare Contribution, prior to occupation of 750th dwelling

Schedule 3 - Affordable Housing

- Scheme to be in accordance with approved Affordable Housing Strategy and conditions as set out at Paragraph 3 of Schedule 3 of the Agreement.

Schedule 4 Part 1 and Part 2 -Primary and Nursery School

- No more than 749 dwellings shall be occupied until the 7no.additional classrooms necessary for the Primary School to become 2 Form Entry have been constructed.

Schedule 4 Part 3 – Secondary School Education Contribution

- Secondary School Education Contribution to be paid prior to the occupation of the first dwelling to be occupied pursuant to each phase.

Schedule 5 Part 2 - Provision of SANGS Land

- Former Vehicle Maintenance Depot to be reinstated as part of the Southern SANGs and made available for public use prior to the occupation of the 500th dwelling. No more than 499 dwellings to be occupied prior to the reinstatement and availability of the Former Vehicle Maintenance Depot within the Southern SANGs.
- No First Occupation of more than 1,000 Dwellings on the Site unless or until the SANGS Land has been transferred to the Council and all of the Southern and Central SANGS Maintenance Contribution has been paid.

Schedule 5 Part 9 - Provision of LEAPs and LAPs

- A plan identifying the number, location and boundaries of the LEAPs and/or LAPs to be provided in the relevant Phase; a delivery plan to determine the construction, completion and transfer of each LEAP/LAP in each Phase; a Maintenance and Management Plan relating to the LEAPs and/or LAPs in the relevant Phase; and full details of the LEAPs and/or LAPs in each Phase complying with the general requirements of the LEAP Specification and the LAP Specification shall be submitted.
- Not to Fully Occupy the dwellings of the second Phase or not to First Occupy more than 749 dwellings on site unless or until the

LEAPs/LAPs of the second Phase have been laid out and completed and made available for public use.

- Not to Fully Occupy the dwellings of the third Phase or not to First Occupy more than 1,199 dwellings on site unless or until the LEAPs/LAPs of the first Phase have been laid out and completed and made available for public use.

Schedule 5 Part 12 – Blackdown Road Playing Field and Upgrade to Blackdown Road Play Area

- Financial Contribution and transfer the Blackdown Road Play Area/Playing Fields to be made to SHBC prior to First Occupation of the 500th Dwelling on the Site for the total consideration of £1.

Schedule 6 Part 1 – Red Road / A322

- Highway Agreement to be entered into before construction of more than 600 dwellings
- Works substantially complete prior to occupation of 600th dwelling or within 42 months of Commencement

Schedule 6 Part 1 – Junction 3 / M3

- Highway Agreement to be entered into before construction of more than 600 dwellings
- Works substantially complete prior to occupation of 600th dwelling or within 54 months of Commencement

Schedule 6 Part 1 – Gole Road / Dawney Hill Traffic Signal Works

- Highway Agreement to be entered into before construction of more than 800 dwellings
- Works substantially complete prior to occupation of 800th dwelling or within 72 months of Commencement

Schedule 7 Part 2 – Bus Infrastructure and Support

- Contribution payments prior to occupation of 490, 615, 745, 980, 1090 and 1200 dwellings
- Bus Revenue Sharing Report submitted

Schedule 8 Part 1 – Library Facility

- Library Facility provided between 500th and 900th occupation

Schedule 8 Part 7 – Waste and Recycling Contribution

- Not to occupy any dwelling in this phase until the Waste and Recycling Contribution has been paid

Schedule 9 – Care Home Obligations

- Care Home only to be occupied in accordance with Class C2 of the Use Classes Order

Schedule 10 – Basingstoke Canal Water Supply

- Basingstoke Canal Water Supply Contribution paid to County Council prior to occupation of 750th dwellings