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S106 Definitions

Term & Meaning (Existing)	Term & Meaning (Proposed)	Page
Biodiversity Objective Date means the date 25 years from Commencement of Development.	Biodiversity Objective Date means the date 27 years from Commencement of Development.	6
Centre for Outdoor Sport Maintenance Contribution means the financial contribution of nine hundred and fifty thousand and sixteen pounds and nineteen pence (£956,016.19) Index Linked to be applied towards the future maintenance of the Centre for Community Sport and the new facilities to be provided at the triangle	Centre for Outdoor Sport Maintenance Contribution means the financial contribution of nine hundred and fifty thousand and sixteen pounds and nineteen pence (£956,016.19) Index Linked to be applied towards the future maintenance of the Centre for Community Sport and the new facilities to be provided at the triangle and/or towards the delivery of the Sports Facilities.	
Planning Application Boundary Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Planning Application Boundary 001 Rev 02	Planning Application Boundary Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Planning Application Boundary 001 Rev 03	DoV Dec 22 p.9
Land Use Parameter Plan means the plan appended to the Agreement at Appendix B and with reference: Parameter Plan Land Use 002 Rev 02	Land Use Parameter Plan means the plan appended to the Agreement at Appendix B and with reference: Parameter Plan Land Use 02 Rev 05	DoV Dec 22 p.7
Green Infrastructure Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Green Infrastructure 003 Rev 05	Green Infrastructure Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Green Infrastructure 003 Rev 08	DoV Dec 22 p.7
Access and Movement Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Access and Movement 004 Rev 04	Access and Movement Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Access and Movement 004 Rev 11	DoV Dec 22 p.7
Density Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Density 005 Rev 03	Density Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Density 005 Rev 04	DoV Dec 22 p.7
Building Height Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Building Heights 006 Rev 03	Building Height Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Building Heights 006 Rev 06	DoV Dec 22 p.7

Commented [CK1]: Can the changes be colour coded or have these in italics so its clear? Or suggest that the bold text in the first column is changed so its just changed in the second column that are in bold.

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Demolition and Retention Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Demolition and Retention 007 Rev 02	Demolition and Retention Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Demolition and Retention 007 Rev 04	DoV Dec 22 p.7
Phasing Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Phasing 008 Rev 02	Phasing Parameter Plan means the plan appended to this Agreement at Appendix B and with reference: Parameter Plan Phasing 008 Rev 05	DoV Dec 22 p.7
Mobility Corridor 1 means a pedestrian and cycle route and surrounding areas between A273 Sussex Way at the junction with Marchants Way and Wolstonbury Way, as well as pedestrian and cycle improvements on routes from Freeks Lane to Farm to Wivelsfield station and to Burgess Hill station.	Mobility Corridor 1 means a pedestrian and cycle route and surrounding areas between A273 Sussex Way at the junction with Marchants Way and Wolstonbury Way, as well as pedestrian and cycle improvements on routes from Freeks Lane to Farm to Wivelsfield station and to Burgess Hill station.	DoV Dec 22 p.7
Mobility Corridor 2 means a pedestrian and cycle route between Gatehouse Lane from A273 Jane Murray Way and Wolstonbury Way, as well as pedestrian and cycle improvements linking Mobility Corridor 1 at the junction between London Road and Maple Drive.	Mobility Corridor 2 means a pedestrian and cycle route between Gatehouse Lane from A273 Jane Murray Way and Wolstonbury Way, as well as pedestrian and cycle improvements linking Mobility Corridor 1 at the junction between London Road and Maple Drive to Wivelsfield Station.	19
OS1.14a - new definition	OS1.14a means the land identified on the Open Space Transfer Plan comprising not less than 0.1 hectares of semi-natural green space	DoV Dec 22 p.9
OS1.14b - new definition	OS1.14b means the land identified on the Open Space Transfer Plan comprising not less than 0.04 hectares of semi-natural green space	
Planning Permission means the planning permission granted by the District Council pursuant to the Application substantially in the draft form annexed at Appendix A.	Planning Permission means the planning permission granted by the District Council pursuant to the Application substantially in the draft form annexed at Appendix A and/or the Section 73 Planning Permission (as appropriate).	DoV Dec 22 p.10
Community Building 1 means	Community Building 1 means	

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Term & Meaning (Existing)	Term & Meaning (Proposed)	Page
(a) a stand-alone multi-use flexible community building of not less than 500 sqm (GEA); and (b) associated car parking and outdoor amenity space, to be provided within Sub-Phase P1.4 as shown on the Land Use Parameter Plan and in accordance with the Community Building 1 Specification	(a) a stand-alone multi-use flexible community building of not less than 500 sqm (GEA); and (b) associated car parking and outdoor amenity space, to be provided within Sub-Phase P1.4 as shown on the Land Use Parameter Plan and in accordance with the Community Building 1 Specification	
Community Building 2 means: (a) A stand-alone multi-use flexible community building of not less than 1,0 900 sqm (GEA); and (b) Associated car parking and outdoor amenity space	Community Building 2 means: (a) A stand-alone multi-use flexible community building of not less than 900 sqm (GEA); and (b) Associated car parking and outdoor amenity space.	
Community Engagement Worker Funding - new definition	Community Engagement Worker funding refers to funding being widened to allow any money not spent on the community engagement worker to be spent on wider community engagement activities.	
Green circle maintenance contribution - new definition	Green circle maintenance contribution relates to the maintenance contribution to be paid to WSCC for all of the Green Circle as PROW (bridleway)	

Schedule 1, Phasing

Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
Phasing	The Owner shall submit to the District Council for approval in writing the Specification for the Green Superhighway Eastern Link and Bridge prior to the	The Owner shall submit to the District Council for approval in writing the Specification for the Green Superhighway Eastern Link and Bridge prior to the commencement of Sub-Phase 1.2 (Eastern Primary School)	Schedule 1	1.3	DoV Jan 21 p.14

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Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
	commencement of Sub-Phase OS1.2S				

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Schedule 2, Open Space

Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
Open Space	Green Circle Maintenance Contribution	*To be discussed with MSDC and WSCC (Countryside team) in relation to areas that fall inside and outside the designated OS.*			

Schedule 2, Open Space triggers

Open Space	Approval of Specification Trigger	Transfer to MSDC Trigger (Existing)	Transfer to MSDC Trigger (Proposed)	S106 Reference
Western Parkland	Sub-Phase WP	Occupation of 90% of the Dwellings within Sub-Phase P1.4	Prior to occupation of 25% of dwellings within Sub-Phase 2.1 and Sub-Phase 2.3 combined.	DoV Jan 2021 (P.17)
OS1.10	Sub-Phase OS1.10	Occupation of 90% of the Dwellings within Sub-Phase P1.4	Prior to occupation of 65% of dwellings within Sub-Phase 2.1 and Sub-Phase 2.3 combined, the Green Circle within Open Space Area OS.1.10 is constructed. Prior to occupation of 90% of dwellings within Sub-Phase 4.1 OS1.10 is transferred to the MSDC.	DoV Jan 2021 (P.17)
OS1.14a	Sub-Phase OS1.14	Occupation of 90% of the Dwellings within Sub-Phase P1.9	Occupation of 90% of the Dwellings within Sub-Phase P1.9.	DoV Jan 2021 (P.18)
OS.1.14b		Occupation of 90% of the Dwellings within Sub-Phase P1.10	Occupation of 90% of the Dwellings within Sub-Phase P1.10.	

Commented [CK2]: As above comment, should be consistent with the changes and how these are presented.

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Schedule 4, Sports Leisure Community

Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Reference for previous DoV amendments
Community Buildings	Prior to the Occupation of 201 Dwellings to Transfer Community Building 2 to the District Council or its nominee and not to Occupy 201 Dwellings unless and until Community Building 2 has been Transferred to the District Council.	Prior to the Occupation of 90% of the dwellings in sub phases P1.7 and P1.8, P1.5, P1.6 and P1.3 combined and prior to any occupations of other residential parcels to the east of Cuckfield Road to Transfer Community Building 2 to the District Council or its nominee and not to Occupy more than 90% Dwellings in sub phases P1.3,P1.5, P1.6, P1.7 and P1.8 combined and prior to any occupations of other residential parcels to the east of Cuckfield Road unless and until Community Building 2 has been Transferred to the District Council.	Schedule 4 Part 2	2.19	DoV Jan 21 p.25
Community Buildings	Not to Occupy more than 201 dwellings or 50% dwellings in sub phases P1.7 and P1.8 combined, unless and until a Certificate of Practical Completion has been issued in respect of Community Building 2	Not to Occupy more than 90% of the dwellings in sub phases P1.7 and P1.8, P1.5, P1.6 and P1.3 combined , unless and until a Certificate of Practical Completion has been issued in respect of Community Building 2	Schedule 4 Part 2	2.16	DoV Jan 21 p.24
Community Buildings	To provide Community Building 2 in accordance with the Community Building 2 Specification and to secure a Certificate of Practical Completion and make available Community Building 2 for public use prior to Occupation of 201 of the Dwellings or 50% of the	To provide Community Building 2 in accordance with the Community Building 2 Specification and to secure a Certificate of Practical Completion and make available Community Building 2 for public use prior to Occupation 90% of the dwellings in sub phases P1.7 and P1.8, P1.5, P1.6 and P1.3 combined.	Schedule 4 Part 2	2.15	DoV Jan 21 p.24

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Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Reference for previous DoV amendments
	dwellings in sub phases P1.7 and P1.8 combined				
Community Buildings	To provide Community Building 1 in accordance with the Community Building 1 Specification and to secure a Certificate of Practical Completion and make available Community Building 1 for public use prior to Occupation of 884 of the Dwellings	To provide Community Building 1 in accordance with the Community Building 1 Specification and to secure a Certificate of Practical Completion and make available Community Building 1 for public use prior to Occupation of 75% dwellings in Sub-Phase P1.4 and P1.9 combined.	Schedule 4 Part 2	2.13	DoV Jan 21 p.23
Community Buildings	Not to Occupy 884 of the Dwellings unless and until a Certificate of Practical Completion has been issued in respect of Community Building 1	Not to Occupy more than 75% of Dwellings within Sub-Phase P1.4 and P1.9 combined unless and until a Certificate of Practical Completion has been issued in respect of Community Building 1	Schedule 4 Part 2	2.14	DoV Jan 21 p.23
Community Buildings	Prior to the Occupation of 1004 Dwellings to Transfer Community Building 1 to the District Council or its nominee and not to Occupy 1004 Dwellings unless and until Community Building 1 has been Transferred to the District Council.	Prior to the Occupation of <u>75% of Dwellings within Sub-Phase P1.4 and P1.9 combined, 25% of dwellings within sub-phase 2.1 and 2.3 and prior to any occupations of other residential parcels to the west of Cuckfield Road</u> to Transfer Community Building 1 to the District Council or its nominee and not to Occupy <u>more than 75% of Dwellings within Sub-Phase P1.4 and P1.9 combined, 25% of dwellings within sub-phase 2.1 and 2.3 and prior to any occupation of other residential parcels to the west of Cuckfield Road</u> unless and until Community Building 1 has been Transferred to the District Council.	Schedule 4 Part 2	2.18	DoV Jan 21 p.24

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Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Reference for previous DoV amendments
Sport & Leisure	Following completion of the Inspection and Certification Procedure set out in Schedule 3 above: (a) to Transfer the CfOS Phase 1 Land to the District Council or its nominee on or before 31 March 2023; and (b) to Transfer the CfOS Phase 2 Land to the District Council or its nominee on or before 31 March 2024.	Following completion of the Inspection and Certification Procedure set out in Schedule 3 above: (a) to Transfer the CfOS Phase 1 Land to the District Council or its nominee on or before 31 March 2023; and (b) to Transfer the CfOS Phase 2 Land to the District Council or its nominee on or before 1st September 2027 .	Schedule 4 Part 1	1.6	DoV Dec 22 p.18
Community Buildings	Not to Commence Sub-Phase P1.7 or Sub-Phase P1.8 unless and until the Community Building 2 Specification has been approved in writing by the District Council	Not to occupy Sub-Phase P1.7 or Sub-Phase P1.8 unless and until the Community Building 2 Specification has been approved in writing by the District Council and prior to commencement of the Community Centre development .	Schedule 4 Part 2	2.11	DoV Jan 21 p.23

Schedule 5, Community Engagement

Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
Community Engagement Worker Funding	N/A - New Obligation.	Funding to be widened to allow any money not spent on the community engagement worker to be spent on community engagement activities.			

Schedule 6, Local Centres Employment

Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
Employment Land	To submit for the written approval of the District Council the Employment Land Scheme prior to Occupation of more than 99 Dwellings.	To submit for the written approval of the District Council the Employment Land Scheme prior to Occupation of more than 200 Dwellings .	Schedule 6 Part 5	5.1	62
Employment Land	Not to Occupy more than 99 Dwellings until the Employment Land Scheme has been approved by the District Council	Not to Occupy more than 200 Dwellings until the Employment Land Scheme has been approved by the District Council	Schedule 6 Part 5	5.2	62

Schedule 8, Affordable Housing

Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
Affordable Housing	To provide the Affordable Extra Care Housing within Phase 1 and not to Commence Phase 2 unless and until: (a) the Affordable Extra Care Facility has been constructed and made ready for use (and all the Affordable Extra Care Units within it have been made ready for residential occupation) in accordance with the Planning Permission and relevant Approved Affordable Housing Scheme; and (b) all of the Affordable Housing Land upon which the Affordable Extra Care Facility is to be provided and the Affordable Extra Care Units has been Transferred to the Registered Provider.	To provide the Affordable Extra Care Housing within Phase 1 and not to occupy Phase 2 unless and until: (a) the Affordable Extra Care Facility has been constructed and made ready for use (and all the Affordable Extra Care Units within it have been made ready for residential occupation) in accordance with the Planning Permission and relevant Approved Affordable Housing Scheme; and (b) all of the Affordable Housing Land upon which the Affordable Extra Care Facility is to be provided and the Affordable Extra Care Units has been Transferred to the Registered Provider.	Schedule 8 Part 2	2.2	65

Schedule 9, Gypsy and Traveller

Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
Gypsy Traveller	To submit for the written approval of the District Council the Gypsy and Traveller Phase 1 Site Specification prior to Occupation of any Dwelling;	To submit for the written approval of the District Council the Gypsy and Traveller Phase 1 Site Specification prior to Occupation of 250 dwellings .	Schedule 9	1.1	70
Gypsy Traveller	Not to Occupy any Dwelling until the Gypsy and Traveller Phase 1 Site Specification has been approved by the District Council	Not to Occupy the 300th dwelling until the Gypsy and Traveller Phase 1 Site Specification has been approved by the District Council.	Schedule 9	1.2	70

Schedule 12 Part 6, Transport

Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
On Site Highways	Prior to the Commencement of Development of each Phase of the Development to submit to the County Council for approval in writing a plan showing the intended status of the estate roads and associated footways, footpaths and cycleways (for the avoidance of doubt those roads, footways, footpaths and cycleways that will be offered for adoption under S38 of the Highways Act 1980 and those to remain private). Any plan should also include details of surfacing,	Proposed to delete clause.	Schedule 12, Part 6	1	94

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Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
	materials and construction of the Estate Roads.				

Schedule 12 Part 8, Off-site Highways

Works	Development Threshold and Conditions	Proposed Development Threshold and Conditions	Reference	Schedule	Page
Mobility Corridor 1	Prior to commencement of development on Plots 1.1, 1.2, 1.5, 1.6, 1.7 or 1.8, details of Mobility Corridor 1 shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Not to commence development on Plots 1.1, 1.2, 1.5, 1.6, 1.7 or 1.8 unless and until details of Mobility Corridor 1 have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of any land use on Plots 1.1, 1.2, 1.5, 1.6, 1.7 or 1.8, Mobility Corridor 1 shall be constructed. Not to occupy any land use on Plots 1.1, 1.2, 1.5, 1.6, 1.7 or 1.8	Prior to occupation of 175 dwellings in P1.5, P1.6, P1.7 & P1.8 and prior to occupation of P1.1 and P1.2 details of Mobility Corridor 1 shall be submitted for approval to the local planning authority. Development shall be carried out in accordance with the approved details. Prior to occupation of 300 dwellings in P1.5, P1.6, P1.7 & P1.8 and prior to occupation of P1.1 and P1.2 , Mobility Corridor 1 shall be constructed. Not to occupy more than 300 dwellings in P1.5, P1.6, P1.7 & P1.8 and prior to occupation of P1.1 and P1.2 unless and until Mobility Corridor 1 has been constructed.	OPA Drawing: 60578790_MC_001	Schedule 12, Part 8	DoV Dec 22 p.22 & 23

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Works	Development Threshold and Conditions	Proposed Development Threshold and Conditions	Reference	Schedule	Page
	unless and until Mobility Corridor 1 has been constructed.				
Leylands Road/Leylands Park Improvement Scheme	Prior to occupation of any dwelling on Plots 1.5, 1.6, 1.7 or 1.8, the Leylands Road/Leylands Park improvements shall be implemented. Not to occupy any dwellings on Plots P1.5, 1.6, 1.7 or 1.8 unless and until the Leylands Road/Leylands Park improvements have been implemented.	Prior to occupation of the 200th dwelling on Plots 1.5, 1.6, the Leylands Road/Leylands Park improvements shall be implemented. Not to occupy the 200th dwelling on Plots P1.5, 1.6, unless and until the Leylands Road/Leylands Park improvements have been implemented.	Drawing from Transport Assessment Addendum: 60578790-ACM-XX-XX-DR-CE-000145	Schedule 12, Part 8	97
Leylands Park Parking Management Scheme	Prior to occupation of any dwelling on Plots 1.5, 1.6, 1.7 or 1.8, the Leylands Park Parking Management Scheme shall be implemented. Not to occupy any dwellings on Plots 1.5, 1.6, 1.7 or 1.8 unless and until the Leylands Park Parking Management Scheme have been implemented.	Prior to occupation of the 50th dwelling on Plots 1.7 or 1.8, the Leylands Park Parking Management Scheme shall be implemented. Not to occupy the 50th dwelling on Plots 1.7 or 1.8, unless and until the Leylands Park Parking Management Scheme have been implemented.	Drawing from Transport Assessment Addendum: 60578790_DP_LPP C	Schedule 12, Part 8	98
Fairbridge Way Pedestrian Cycle Access	Prior to commencement of development on Plots 1.7 and 1.8, details of the Fairbridge Way Pedestrian Cycle Access shall be submitted to and approved in writing by the local planning authority. Development shall be	Prior to commencement of above ground works of buildings on Plots 1.7 and 1.8, details of the Fairbridge Way Pedestrian Cycle Access shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.	Drawing from OPA: 60578790-ACM-XX-XX-DR-CE-000121	Schedule 12, Part 8	DoV Dec 22 p.21 & 22

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Works	Development Threshold and Conditions	Proposed Development Threshold and Conditions	Reference	Schedule	Page
	carried out in accordance with the approved details. Not to commence development on Plots 1. 7 or 1. 8 unless and until details of the Fairbridge Way Pedestrian Cycle Access have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of any development on Plots 1. 7 or 1. 8, the Fairbridge Way Pedestrian Cycle Access shall be constructed. Not to occupy any development on Plots 1. 7 or 1. 8 unless and until the Fairbridge Way Pedestrian Cycle Access has been constructed.	Not to commence above ground works of buildings on Plots 1.7 or 1.8 unless and until details of the Fairbridge Way Pedestrian Cycle Access have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to occupation of the 10th dwelling on Plots 1.7 or 1.8 the Fairbridge Way Pedestrian Cycle Access shall be constructed. Not to occupy the 10th dwelling on Plots 1.7 or 1.8, unless and until the Fairbridge Way Pedestrian Cycle Access has been constructed.			
A2300 Traffic Calming	Prior to commencement of development on Plot 1.4 details of a scheme to implement a toucan crossing on the western arm of the A2300/Northern Arc Avenue roundabout and associated works shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Not to commence development on Plot 1.4 unless and until details	Prior to commencement of development on Plot 1.4 details of a scheme to implement a toucan crossing on the eastern arm of the A2300/Northern Arc Avenue roundabout and associated works shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Not to commence development on Plot 1.4 unless and until details of the scheme to implement a toucan crossing on the eastern arm of the A2300/Northern Arc avenue roundabout and associated works have been submitted to and	Drawing from OPA: 60578790-ACM-XX-XX-DR-CE-000103	Schedule 12, Part 8	98

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Works	Development Threshold and Conditions	Proposed Development Threshold and Conditions	Reference	Schedule	Page
	of the scheme to implement a toucan crossing on the western arm of the A2300/Northern Arc avenue roundabout and associated works have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of any development on Plot 1.4, the A2300 Traffic Calming shall be constructed. Not to occupy any development on Plot 1.4 unless and until the A2300 Traffic Calming has been constructed.	approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of any development on Plot 1.4, the A2300 Traffic Calming shall be constructed. Not to occupy any development on Plot 1.4 unless and until the A2300 Traffic Calming has been constructed.			
Gatehouse Lane Pedestrian Cycle Access	Prior to commencement of development on Plot 1.4 details of the Gatehouse Lane Pedestrian Cycle Access shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Not to commence development on Plot 1.4 unless and until details of the Gatehouse Lane Pedestrian Cycle Access have been submitted to and approved in writing by the local planning	Prior to commencement of development on Plot 1.4 details of the Gatehouse Lane Pedestrian Cycle Access shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Not to commence development on Plot 1.4 unless and until details of the Gatehouse Lane Pedestrian Cycle Access have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.	60578790-ACM-XX-XX-DR-CE-000139	Schedule 12, Part 8	100

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Works	Development Threshold and Conditions	Proposed Development Threshold and Conditions	Reference	Schedule	Page
	authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of any dwellings on Plot 1.4 the Gatehouse Lane Pedestrian Cycle Access shall be constructed. Not to occupy any dwellings on Plot 1.4 until the Gatehouse Lane Pedestrian Cycle Access has been constructed.	Prior to the occupation of the 50th dwelling on Plot 1.4, the Gatehouse Lane Pedestrian Cycle Access shall be constructed. Not to occupy the 50th dwelling on Plot 1.4, until the Gatehouse Lane Pedestrian Cycle Access has been constructed.			
Mobility Corridor 2	Prior to commencement development on Plots 1.4, 1.9, 1.10 or 1.11, details of Mobility Corridor 2 shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Not to commence development on Plots 1.4, 1.9, 1.10 or 1.11 unless and until details of Mobility Corridor 2 have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of any land use on Plots 1.4, 1.9, 1.10 or	Prior to first occupation of dwellings on Plots 1.4 and 1.9 details of Mobility Corridor 2 shall be submitted for approval to the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of 150 dwellings on Plots 1.4 and 1.9 Mobility Corridor 2 shall be constructed.	OPA Drawing: 60578790_MC_002	Schedule 12, Part 8	101

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	1.11, Mobility Corridor 2 shall be constructed. Not to occupy land use on Plots 1.4, 1.9, 1.10 or 1.11 unless and until Mobility Corridor 2 has been constructed.				
Mobility Corridor 3	Prior to commencement development on Plots 1.4, 1.9, 1.10 or 1.11, details of Mobility Corridor 3 shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Not to commence development on Plots 1.4, 1.9, 1.10 or 1.11 unless and until details of Mobility Corridor 3 have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of any land use on Plots 1.4, 1.9, 1.10 or 1.11, Mobility Corridor 3 shall be constructed. Not to occupy land use on Plots 1.4, 1.9, 1.10 or 1.11 unless and until Mobility Corridor 3 has been constructed.	Prior to occupation of 250 dwellings site wide, details of Mobility Corridor 3 shall be submitted for approval to the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of 450 dwellings site-wide, Mobility Corridor 3 shall be constructed.		Schedule 12, Part 8	101

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Mobility Corridor 4	Prior to commencement development on Plots 1.4, 1.9, 1.10 or 1.11, details of Mobility Corridor 4 shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Not to commence development on Plots 1.4, 1.9, 1.10 or 1.11 unless and until details of Mobility Corridor 4 have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of any land use on Plots 1.4, 1.9, 1.10 or 1.11, Mobility Corridor 4 shall be constructed. Not to occupy land use on Plots 1.4, 1.9, 1.10 or 1.11 unless and until Mobility Corridor 4 has been constructed.	Prior to occupation of 350 dwellings site wide, details of Mobility Corridor 4 shall be submitted to for approval to the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of 550 dwellings site-wide, Mobility Corridor 4 shall be constructed.	OPA Drawing: 60578790_MC_003	Schedule 12, Part 8	101
Jane Murray Way Footway Improvements	Prior to commencement of development on Plots 1.4, 1.9, 1.10 or 1.11, details of the Jane Murray Footway Improvements shall be submitted to and approved in writing by the local	Prior to commencement development on Plots 1.4 and 1.9, details of Jane Murray Footway Improvement shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.	OPA Drawing: 60578790-ACM-XX-XX-DR-CE-000146-147	Schedule 12, Part 8	102

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Works	Development Threshold and Conditions	Proposed Development Threshold and Conditions	Reference	Schedule	Page
	planning authority. Development shall be carried out in accordance with the approved details. Not to commence development on Plots 1.4, 1.9, 1.10 or 1.11 unless and until details of the Jane Murray Footway Improvements have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of any land use on Plots 1.4, 1.9, 1.10 or 1.11, the Jane Murray Footway Improvements shall be constructed. Not to occupy land use on Plots 1.4, 1.9, 1.10 or 1.11 unless and until the Jane Murray Footway Improvements has been constructed.	Not to commence development on Plots Plots 1.4 and 1.9, unless and until details of Jane Murray Footway Improvement have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of the 50th dwelling on Plots 1.4 and 1.9 and prior to occupation of any dwelling on Plot P1.10, Jane Murray Footway Improvement shall be constructed. Not to occupy the 50th dwelling on Plots Plots 1.4 and 1.9 and any dwelling on Plot P1.10, unless and until Jane Murray Footway Improvement has been constructed.			
A2300 Footway Improvements	Prior to commencement of development on Plots 1.4, 1.9, 1.10 or 1.11, details of the A2300 Footway Improvements shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.	Prior to commencement development on Plots 1.4 and 1.9, details of A2300 Footway Improvements shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Not to commence development on Plots 1.4 and 1.9 unless and until details of A2300 Footway Improvements have been submitted to and	OPA Drawing: 60578790-ACM-XX-XX-DR-CE-000148-149	Schedule 12, Part 8	102

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Works	Development Threshold and Conditions	Proposed Development Threshold and Conditions	Reference	Schedule	Page
	Not to commence development on Plots 1.4, 1.9, 1.10 or 1.11 unless and until details of the A2300 Footway Improvements have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of any land use on Plots 1.4, 1.9, 1.10 or 1.11, the A2300 Footway Improvements shall be constructed. Not to occupy land use on Plots 1.4, 1.9, 1.10 or 1.11 unless and until the A2300 Footway Improvements has been constructed.	approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. Prior to the occupation of the 50th dwelling on Plots 1.4 and 1.9 combined, A2300 Footway Improvements shall be constructed. Not to occupy the 50th dwelling on Plots 1.4 and 1.9, combined unless and until A2300 Footway Improvements has been constructed.			
Fairbridge Way Improvement Scheme	Prior to the occupation of the 400th dwelling, the Fairbridge Way Works shall be implemented. Not to occupy more than 399 dwellings unless and until the Fairbridge Way Works have been implemented.	Prior to the 50th dwelling occupation on Plots 1.7 and 1.8 combined the Fairbridge Way Works shall be implemented. Not to occupy the 50th dwelling on Plots 1.7 and 1.8 combined, unless and until the Fairbridge Way Works have been implemented.	Drawing from Transport Assessment Addendum: SK0017	Schedule 12, Part 8	

Schedule 13 MSDC Obligations

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Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
Community Sports Delivery Contribution	The District Council shall apply the Centre for Community Sports Maintenance Contribution to secure the long term maintenance of the Centre for Community Sports PROVIDED THAT the District Council may with the written approval of the Review Group secure the reapplication of no more than 25% of any paid part of the Centre for Community Sport Maintenance Contribution to secure any reasonable enhancement to maintenance of the facilities at the Triangle subject to the District Council providing written confirmation to the Owners that any such reapplication of the funds will not in any way materially impact upon the function, operation and overall quality of the Centre for Community Sports.	The District Council shall apply the Community Sports Delivery Contribution and any of the Centre for Outdoor Sport Maintenance Contribution spent on the delivery of the Sports Facilities to secure that facility in a timely and efficient manner to ensure that it is readily available to serve the needs of the development PROVIDED THAT the District Council may secure the reapplication of no more than 25% of any paid part of the Community Sports Delivery Contribution to support the provision of a new sports pitch and the reconfiguration of the car park at the Triangle subject to the District Council providing written confirmation to the Owners that any such reapplication of the funds will not in any way materially impact upon the function, operation and overall quality of the Centre for Outdoor Sports.	Schedule 13 Part 3	3.1	226
Community Sports Maintenance Contribution	The District Council shall apply the Centre for Community Sports Maintenance Contribution to secure the long term maintenance of the Centre for Community Sports PROVIDED THAT the District Council may with the written approval of the Review Group secure the reapplication of no more than 25% of any paid part of the Centre for Community Sports Maintenance Contribution to secure any reasonable enhancement to	The District Council shall apply the Centre for Outdoor Sports Maintenance Contribution (excluding any money spent on the delivery of the Sports Facilities) to secure the long term maintenance of the Centre for Outdoor Sports provided that the District Council may with the written approval of the Review Group secure the reapplication of no more than 25% of any paid part of the Centre for Outdoor Sports Maintenance Contribution to secure any reasonable enhancement to maintenance of the facilities at the Triangle subject to the District Council providing written confirmation that any such	Schedule 13 Part 3	3.2	226

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Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
	maintenance of the facilities at the Triangle subject to the District Council providing written confirmation to the Owners that any such reapplication of the funds will not in any way materially impact upon the function, operation and overall quality of the Centre for Community Sports.	reapplication of the funds will not in any way materially impact upon the function, operation and overall quality of the Centre for Outdoor Sports.			

Schedule 15 Public Transport Strategy

Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
Public Transport Strategy	The County Council covenants as follows: 2.1. To only apply the Public Transport Contribution for the purposes specified in this Deed and the Public Transport Strategy, in accordance with terms of the Public Transport Strategy. 2. 2. To bring the Bus Service into operation in accordance with the terms of the Public Transport Strategy such that it is available for use by the public prior to April 2023 and thereafter to use all reasonable endeavours to ensure that the Bus Service remains in operation and available for use by the public in accordance with the Public Transport Strategy. 2.3. To prepare and provide to the Owner a Public Transport Spending Report within 2 months of the date which is 12 months following the date on which the Public Transport Initial Contribution is received by the County Council. 2.4. Thereafter to prepare and provide to the Owner a Public Transport Spending Report within 2 months of the date which is 12 months following the date of the	The County Council covenants as follows: 2.1. To only apply the Public Transport Contribution for the purposes specified in this Deed and the Public Transport Strategy, in accordance with terms of the Public Transport Strategy. 2. 2. To bring the Bus Service into operation, in accordance with the terms of the Revised Public Transport Strategy (January 2026) or any amendment to the Public Transport Strategy agreed with WSCC & MSDC such that it is available for use by the public prior to April 2023 and thereafter to use all reasonable endeavours to ensure that the Bus Service remains in operation and available for use by the public in accordance with the Public Transport Strategy. 2.3. To prepare and provide to the Owner a Public Transport Spending Report within 2 months of the date which is 12 months following the date on which the Public Transport Initial Contribution is received by the County Council. 2.4. Thereafter to prepare and provide to the Owner a Public Transport Spending Report within 2 months of the date which is 12 months following the date of the previous Public Transport Strategy Spending Report, until such time as the final Public Transport Phase Contribution has either been:	Schedule 15	2	DoV Dec 22 p.28 &29

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Obligation Topic	Obligation wording	Proposed Obligation wording	Schedule	Reference (Paragraph No)	Page
	previous Public Transport Strategy Spending Report, until such time as the final Public Transport Phase Contribution has either been: 2.4.1. Spent (in its entirety) for the purposes identified in this Deed and the subject of a Public Transport Spending Report; or 2.4.2. Returned to the Owner pursuant to paragraph 2.5 of this Schedule 15. 2. 5. Where any part of the Public Transport Contribution remains unspent or uncommitted on the date which is three (3) years following the date on which the final Public Transport Phase Contribution is received by the County Council, to return such parts of the Public Transport Contribution. to the Owner.	2.4.1. Spent (in its entirety) for the purposes identified in this Deed and the subject of a Public Transport Spending Report; or 2.4.2. Returned to the Owner pursuant to paragraph 2.5 of this Schedule 15. 2. 5. Where any part of the Public Transport Contribution remains unspent or uncommitted on the date which is three (3) years following the date on which the final Public Transport Phase Contribution is received by the County Council, to return such parts of the Public Transport Contribution. to the Owner.			