Deed of Variation

under Section 106 and Section 106A of the Town & Country Planning Act 1990

relating to land at Brookleigh, north and north west of Burgess Hill, West Sussex

(1) Mid Sussex District Council
(2) West Sussex County Council
(3) Homes and Communities Agency (trading as Homes England)

Dated 28 May 2026

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This Deed of Variation is made the 28th day of May 2026

Between:

(1) **Mid Sussex District Council** of 'Oaklands' Oaklands Road Haywards Heath West Sussex RH16 1SS (District **Council**)

(2) **West Sussex County Council** of County Hall, West Street, Chichester, West Sussex, PO19 1RQ (**County Council**)

(3) **Homes and Communities Agency (trading as Homes England)** of The Lumen, 2nd Floor, St, James Boulevard, Newcastle Helix, Newcastle upon Tyne, NE4 5BZ (**Owner**)

Now this deed witnesses as follows:

1 Definitions and interpretation

1.1 Terms and expressions defined in the Principal Agreement as varied by the First Deed of Variation and the Second Deed of Variation shall unless the context otherwise requires have the same meaning when used in this Deed of Variation.

2 Legal effect

2.1 The covenants conditions and other provisions contained in the Principal Agreement save as varied and supplemented by this Deed of Variation are hereby ratified and confirmed and shall continue to have full force and effect.

2.2 This Deed shall come into effect immediately on the date hereof.

3 Background

3.1 This Deed of Variation is made by agreement under Section 106A of the Act and is supplemental to a Section 106 Agreement dated 4 October 2019 made between the District Council (1) the County Council (2) and the Owner (3) (the **Principal Agreement**) and as varied by a Deed of Variation dated 18 January 2021 and made between the District Council (1) the County Council (2) and the Owner (3) (the **First Deed of Variation**) and a Deed of Variation dated 5 December 2022 and made between the District Council (1) the County Council (2) and the Owner (3) (the **Second Deed of Variation**)

3.2 The District Council is a Local Planning Authority as defined in the Act and the Local Planning Authority for the purposes of planning obligations imposed pursuant to the provisions of the Principal Agreement as varied by the First Deed of Variation and the Second Deed of Variation.

3.3 The County Council is the local authority responsible for education, libraries and highways infrastructure for the purposes of planning obligations imposed pursuant to the provisions of the Principal Agreement as varied by the First Deed of Variation and the Second Deed of Variation.

3.4 The Owner is the owner in fee simple in possession of the Application Site with title absolute registered at HM Land Registry under title numbers WSX399147, WSX341591, WSX312247, WSX298625, WSX23979, WSX336711, SX11445, WSX407833 and WSX407830.

3.5 The District Council is the owner in fee simple in possession of that part of the Application Site with title absolute registered at HM Land Registry under title number WSX232138.

3.6 The Owner has submitted an application to vary the Principal Agreement which has been given a planning application reference number of DM/26/0174 for "modifications to the Section 106 Legal Agreement relating to Planning Application DM/18/5114 (as amended by applications DM/21/3279 & DM/23/0747)"

3.7 The parties wish to vary the Principal Agreement as varied by the First Deed of Variation and the Second Deed of Variation as set out below

4 Variation of terms of the Principal Agreement

4.1 The Principal Agreement shall be varied by the terms of this Deed of Variation as set out in Schedule 1 (and where new Plans are inserted by Schedule 1 these are incorporated at Appendix A of this Deed of Variation) and as follows:

4.2 Clause 16 (g) of the Principal Agreement shall have the following words added after the word "mortgagee":

4.3 "nor any other mortgagee or chargee of any Dwellings (but not where that mortgagee or chargee enters into possession, in which case they shall be bound)" .

5 Obligations

5.1 The Owner hereby agrees to pay the District Council on completion of this Deed the District Council's reasonable legal costs in connection with the negotiation and completion of this Deed.

5.2 The Owner hereby agrees to pay the County Council on completion of this Deed the County Council's reasonable legal costs in connection with the negotiation and completion of this Deed.

5.2 This Deed of Variation shall be registered in the Register of Local Land Charges on completion.

6 Miscellaneous

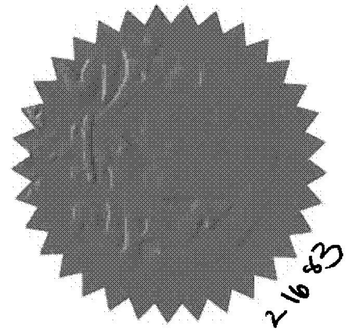
6.1 It is hereby agreed between the parties hereto that the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Deed and no person other than the parties to this Deed (and any successors in title or assigns or successor bodies) shall have the rights under or be able to enforce the provisions of this Deed.

6.2 Except as varied by this Deed, the terms of the Principal Agreement as already varied are confirmed and continue in full force and effect.

In witness whereof this Deed of Variation has been duly executed by the parties the day and year appearing at the top of page 2.

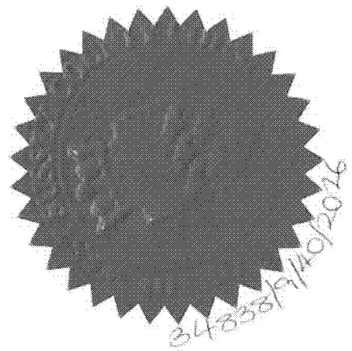
Executed as a deed)
(but not delivered until dated) by)
MID SUSSEX DISTRICT COUNCIL)
whose Common Seal was affixed)
in the presence of)

[redacted]



Executed as a deed)
(but not delivered until dated) by)
WEST SUSSEX COUNTY COUNCIL)
whose Common Seal was affixed)

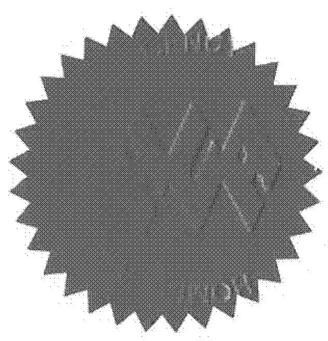
[redacted]



Executed as a deed by)
(but not delivered until dated) by) 21/3/26
HOMES AND COMMUNITIES AGENCY)
whose Common Seal was affixed in the)
presence of

[redacted]

Authorised Signatory



Schedule 1

The Variations

Original agreement S106 Definitions

Term & Meaning (Existing)	Term & Meaning (Agreed)	Page
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
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
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
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-six 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.	7
Community Building 1 means (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 1 means (a) a 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:	Community Building 2 means:	

Term & Meaning (Existing)	Term & Meaning (Agreed)
(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	(a) A stand-alone multi-use flexible community b than 900 sqm (GEA); and (b) Associated car parking and outdoor amenity
Community Engagement Worker Funding - new definition	Community Engagement Worker Funding refers Engagement Worker Contribution not spent on th Engagement Worker to be spent on wider comm activities.
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 appended to this Agreement at Appendix B and Parameter Plan Demolition and Retention 007 R
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 append Agreement at Appendix B and with reference: Pa Density 005 Rev 04
Green Circle Bridleway – new definition	means the proposed new bridleway public right c to as the Green Circle and shown indicatively as on the Open Space Transfer Plan
Green Circle Bridleway (Non Freeks Lane) Plan – new definition	means the plan with reference: Green Circle rou sections in Phase 1B and Arc (Centre for Outdoc
Green Circle Bridleway Works - new definition	means the works to be carried out by the Owner proposed new Green Circle Bridleway
Green Circle Maintenance Contribution - new definition	Green Circle Maintenance Contribution means a sum of up to three hundred and fifty thousand pc towards the ongoing maintenance of the Green (

Term & Meaning (Existing)	Term & Meaning (Agreed)
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 p this Agreement at Appendix B and with reference: Green Infrastructure 003 Rev 08
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 appen Agreement at Appendix B and with reference: Par Use 02 Rev 05
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 surrounding areas between A273 Sussex Way at Marchants Way and Wolstonbury Way, as well as cycle improvements on routes from Freeks Lane t Burgess Hill station as shown on drawing 606108 SK-CE-0006 P02.
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 Gatehouse Lane from A273 Jane Murray Way an Way, as well as pedestrian and cycle improvemer Corridor 1 at the junction between London Road a Wivelsfield Station as shown on drawing 6061080 SK-CE-0006 P02.
Open Space Transfer Plan means the plan entitled "Open Space Transfer Land Phase 1, 2, 3 and 4 dated 22.08.2022 and appended to this Deed at Appendix B"	Open Space Transfer Plan means the plan entitle Transfer Land Phase 1, 2, 3 and 4 dated 19.08.2(to this Deed at Appendix B"
OS1.14 means the land identified on the Open Space Transfer Plan comprising not less than 0.15 hectares of semi-natural green space	Deleted

Term & Meaning (Existing)	Term & Meaning (Agreed)
OS1.14a - new definition	OS1.14a means the land identified on the Open Plan comprising not less than 0.1 hectares of ser space
OS1.14b - new definition	OS1.14b means the land identified on the Open Plan comprising not less than 0.04 hectares of s space
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 append Agreement at Appendix B and with reference: Pa Phasing 008 Rev 05
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 p this Agreement at Appendix B and with reference Planning Application Boundary 001 Rev 03
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 permis District Council pursuant to the Application subst form annexed at Appendix A and/or the Section Permission (as appropriate).

Schedule 1, Phasing

Obligation Topic	Obligation wording	Agreed Obligation wording	Schedule
Phasing	The Owner shall submit to the District Council for approval in writing the Specification for the Green Superhighway Eastern Link	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	Schedule 1

Obligation Topic	Obligation wording	Agreed Obligation wording	Schedule
	and Bridge prior to the commencement of Sub-Phase OS1.2S	commencement of Sub-Phase 1.2 (Eastern Primary School)	

Schedule 2, Open Space

Obligation Topic	Obligation wording	Agreed Obligation wording	Sched
Open Space	Green Circle Bridleway Works	Prior to undertaking any section of that part of the Green Circle Bridleway Works shown on the Green Circle Bridleway (Non Freeks Lane) Plan the Owner shall enter into an agreement under Section 25 of the Highways Act 1980 (only where that section is not already covered by an existing agreement under Section 25 of the Highways Act 1980) with the County Council to dedicate Green Circle Bridleway If required, enter into an agreement or agreements under Section 278 of the Highways Act 1980 with the County Council to undertake the Green Circle Bridleway Works. The Owner covenants with the County Council to pay the Green Circle Maintenance Contribution as follows: (a) a sum of seventy pounds (£70) per metre of new bridleway dedicated pursuant to this Agreement; (b) a sum of thirty-five pounds (£35) per metre towards maintaining existing public right of way	

Obligation Topic	Obligation wording	Agreed Obligation wording	Schedu
		to bridleway standards pursuant to this Agreement; (c) each payment shall be made within 60 days of the dedication of the relevant section of bridleway being adopted by WSCC; and (d) the total amount payable pursuant to this clause shall not exceed three hundred and fifty thousand pounds (£350,000).	

Schedule 2, Open Space triggers

Open Space	Approval of Specification Trigger	Transfer to MSDC Trigger (Existing)	Transfer to MSDC Trigger (Proposed)
Western Parkland and Green Circle within OS1.10	Commencement of Sub-Phase WP	Occupation of 90% of the Dwellings within Sub-Phase P1.4	Prior to Occupation of 25% of dwellings within Sub-Phase 2.3 combined.
OS1.10	Commencement of 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 2.3 combined, the Green Circle wi Area OS.1.10 is constructed in accordance wi Specification.

Open Space	Approval of Specification Trigger	Transfer to MSDC Trigger (Existing)	Transfer to MSDC Trigger (Proposed)
			Prior to Occupation of 90% of dwellings within S OS1.10 is transferred to the MSDC.
OS1.14a	Commencement of Sub-Phase OS1.14a	Occupation of 90% of the Dwellings within Sub-Phase P1.9	Occupation of 90% of the Dwellings within Sub-I
OS.1.14b	Commencement of Sub-Phase OS1.14b	Occupation of 90% of the Dwellings within Sub-Phase P1.10	Occupation of 90% of the Dwellings within Sub-I

Schedule 4, Sports Leisure Community

Obligation Topic	Obligation wording	Agreed Obligation wording	Schedule
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	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	Schedule Part 2

Obligation Topic	Obligation wording	Agreed Obligation wording	Schedul
	until Community Building 2 has been Transferred to the District Council.	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.	
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 Part 2
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 dwellings in sub phases P1.7 and P1.8 combined	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.	Schedul Part 2
Community Buildings	To provide Community Building 1 in accordance with the Community Building 1 Specification and to secure a Certificate of Practical	To provide Community Building 1 in accordance with the Community Building 1 Specification and to secure a Certificate of Practical Completion and make available	Schedul Part 2

Obligation Topic	Obligation wording	Agreed Obligation wording	Schedul
	Completion and make available Community Building 1 for public use prior to Occupation of 884 of the Dwellings	Community Building 1 for public use prior to Occupation of 75% dwellings in Sub-Phase P1.4 and P1.9 combined.	
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 Part 2
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 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 to Transfer Community Building 1 to the District Council or its nominee and not to Occupy 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 unless and until Community Building 1 has been Transferred to the District Council.	Schedule Part 2
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	Following completion of the Inspection and Certification Procedure set out in Schedule 3 above: (a) to Transfer the CfOS Phase 1 Land as shown on the Centre for Outdoor Sport Land Transfer Plan to the District Council or its nominee on or before 31 March 2023; and	Schedule Part 1

Obligation Topic	Obligation wording	Agreed Obligation wording	Schedul
	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.	(b) to Transfer the CfOS Phase 2 Land as shown on the Centre for Outdoor Sport Land Transfer Plan to the District Council or its nominee on or before 1st September 2027.	
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 commence the development of Community Building 2 and 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.	Schedul Part 2

Schedule 6, Local Centres Employment

Obligation Topic	Obligation wording	Agreed Obligation wording	Sc
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 250 Dwellings.	Sc Pa
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 250 Dwellings until the Employment Land Scheme has been approved by the District Council	Sc Pa

Schedule 8, Affordable Housing

Obligation Topic	Obligation wording	Agreed Obligation wording
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 9, Gypsy and Traveller

Obligation Topic	Obligation wording	Agreed Obligation wording
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.
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 12 Part 1, Education

Obligation Topic	Obligation wording	Agreed Obligation wording
Primary School Two	The Owner covenants with the County Council not to Occupy or permit the Occupation of more than one thousand four hundred and seventy nine (1479) Dwellings or not to carry out any further development on the Site forming part of the Development after two years six month anniversary of Commencement of Development whichever is earlier until the completion of the construction of	The Owner covenants with the County Council not to Occupy or permit the Occupation of more than one thousand four hundred and seventy nine (1479) Dwellings or not to carry out any further development on the Site forming part of the Development after two years six month anniversary of Commencement of Development of the Phase containing Primary School Two whichever is earlier until the completion of the construction of the Primary School Two substantially in accordance with the Detailed Primary School Two Design.

Obligation Topic	Obligation wording	Agreed Obligation wording
	the Primary School Two substantially in accordance with the Detailed Primary School Two Design.	

Schedule 12 Part 6, Transport

Obligation Topic	Obligation wording	Agreed Obligation wording
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, materials and construction of the Estate Roads.	Proposed to delete clause.

Schedule 12 Part 8, Off-site Highways

Works	Development Threshold and Conditions	Agreed Development Threshold and Conditions	Referei
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 unless and until Mobility Corridor 1 has been constructed.	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. Not to occupy more than 175 dwellings in P1.5, P1.6, P1.7 & P1.8 and not to occupy P1.1 and P1.2 unless and until the plans for Mobility Corridor 1 have been submitted to the local planning authority. Prior to commencement of construction of Mobility Corridor 1 approval shall be received from the local planning authority. Not to commence construction of Mobility Corridor 1 until approval of the plans has been received from the local planning authority. 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 and completed in accordance with the approved details. 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 construction of Mobility Corridor 1 has been completed in accordance with the approved details.	OPA Dr 605787
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.	Prior to Occupation of the 200th dwelling on Plots 1.5, 1.6, the Leylands Road/Leylands Park improvements shall be implemented.	Drawing Transpo Assessi Addend

Works	Development Threshold and Conditions	Agreed Development Threshold and Conditions	Refere
	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.	Not to Occupy the 200th dwelling on Plots P1.5, 1.6, unless and until the Leylands Road/Leylands Park improvements have been implemented.	60578 XX-DR
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.	Drawir Transp Asses Adden 60578 C
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 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	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. 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.	Drawir 60578 XX-DR

Works	Development Threshold and Conditions	Agreed Development Threshold and Conditions	Referer
	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.	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 of the scheme to implement a toucan crossing on the western arm of the A2300/Northern Arc Avenue roundabout and associated works have been	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 approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.	Drawing 605787 XX-DR-

Works	Development Threshold and Conditions	Agreed Development Threshold and Conditions	Refere
	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.	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 authority. Development shall be	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. Prior to the Occupation of the 50th dwelling on Plot 1.4, the Gatehouse Lane Pedestrian Cycle Access shall be constructed.	60578 XX-DR

Works	Development Threshold and Conditions	Agreed Development Threshold and Conditions	Refere
	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.	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 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. Not to Occupy dwellings on Plots 1.4 and 1.9 unless and until the plans for Mobility Corridor 2 have been submitted to the local planning authority. Prior to commencement of construction of Mobility Corridor 2 approval shall be received from the local planning authority. Not to commence construction of Mobility Corridor 2 until approval of the plans has been received from the local planning authority. Prior to the Occupation of 150 dwellings on Plots 1.4 and 1.9 Mobility Corridor 2 shall be constructed in accordance with the approved details. Not to Occupy more than 150 dwellings on plots 1.4 and 1.9 unless and until construction	OPA Dr 605787

Works	Development Threshold and Conditions	Agreed Development Threshold and Conditions	Refere
	Prior to the Occupation of any land use on Plots 1.4, 1.9, 1.10 or 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.	of Mobility Corridor 2 has been completed in accordance with the approved details.	
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.	Prior to Occupation of 250 dwellings site wide, details of Mobility Corridor 3 shall be submitted for approval to the local planning authority. Not to Occupy 250 dwellings site wide unless and until details of Mobility Corridor 3 have been submitted to the Local Planning Authority. Prior to commencement of construction of Mobility Corridor 3 approval shall be received from the local planning authority. Not to commence construction of Mobility Corridor 3 unless and until approval of the plans has been received from the local planning authority. Prior to the Occupation of 450 dwellings site-wide, Mobility Corridor 3 shall be constructed in accordance with the approved details. Not to Occupy 450 dwellings site wide unless and until Mobility Corridor 3 has been constructed in accordance with the approved details.	

Works	Development Threshold and Conditions	Agreed Development Threshold and Conditions	Referer
	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.		
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. Not to Occupy more than 350 dwellings site wide unless and until Mobility Corridor 4 has been submitted to the local planning authority Prior to commencement of construction of Mobility Corridor 4 approval shall be received from the local planning authority. Not to commence construction of Mobility Corridor 4 unless and until approval of the plans has been received from the local planning authority. Prior to Occupation of 550 dwellings site-wide, Mobility Corridor 4 shall be constructed in accordance with the approved details. Not to Occupy 550 dwellings site wide unless and until Mobility Corridor 4 has been constructed in accordance with the approved details. Not to Occupy 550 dwellings site wide unless and until Mobility Corridor 4 has been constructed in accordance with the approved details	OPA Dr 605787

Works	Development Threshold and Conditions	Agreed Development Threshold and Conditions	Refere
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 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.	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. Not to commence development on 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 1.4 and 1.9 and any dwelling on Plot P1.10, unless and until Jane Murray Footway Improvement has been constructed.	OPA D 605787 XX-DR 147

Works	Development Threshold and Conditions	Agreed Development Threshold and Conditions	Referen
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. 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.	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 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.	OPA Dr 605787 XX-DR- 149

Works	Development Threshold and Conditions	Agreed Development Threshold and Conditions	Refere
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.	Drawin Transp Assess Adden

Schedule 13 MSDC Obligations

Obligation Topic	Obligation wording	Agreed Obligation wording	Sched
Community Sports Delivery Contribution	The District Council shall apply the Community Sports Delivery Contribution to secure the Centre for Outdoor Sports and shall use reasonable endeavours to secure that facility in a timely and effective manner to ensure that it is readily available to serve the needs of the development 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	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 effective 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	Schedu

Obligation Topic	Obligation wording	Agreed Obligation wording	Schedu
	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.	and overall quality of the Centre for Outdoor Sports.	
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 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 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 reapplication of the funds will not in any way materially impact upon the function, operation and overall quality of the Centre for Outdoor Sports.	Schedul

Schedule 15 Public Transport Strategy

Obligation Topic	Obligation wording	Agreed Obligation wording	Schedu
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	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 May 2026 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:	Schedul

Obligation Topic	Obligation wording	Agreed Obligation wording	Schedu
	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: 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.	

Appendix A

Plans

Project Management Initials: Designed: JS Checked: N Approved: . ISO A1 (594mm x 841mm



Application Site Boundary

JUNCTIONS AND ACCESS PROPOSALS SUBJECT TO RESERVE MATTERS:

- Primary point of access (all modes)
- Highway access to Lowlands Farm
- Pedestrian and cycle access point
- Potential pedestrian, cycle and bus connection to the Hub Employment site

ACCESS ELEMENTS TO BE CONFIRMED THROUGH DETAILED DESIGN

- Northern Arc avenue centre-line alignment within 10m of identified corridor centre-line except where constrained by bridges, junction locations and Tree Retention/Removal plan (all modes)
- Indicative other Highway connections (all modes)
- Green Circle: pedestrian, cycle & equestrian route
- Green Superhighway: Cycle and pedestrian route
- Shared pedestrian and cycle route
- Diverted Public Right of Way (footpath)
- Existing Public Right of Way (footpath) to be improved
- Existing Public Right of Way (footpath) to become Green Circle, pedestrian, cycle and equestrian route
- All modes bridges
- Pedestrian and cycle bridges

FOR CONTEXT

- Existing Public Right of Way (footpath) to be retained
- Highway
- Indicative Primary Vehicular Access within Development
- Existing Bridleways
- Existing Green Circle
- Green Circle beyond planning boundary
- Green Superhighway beyond planning boundary
- Newly built shared pedestrian and cycle route
- New access to business (Oak Barn) Separate planning application
- Pedestrian and cycle route beyond planning boundary

Freeks Farm planning permission (Ref: DM/18/0509) parameters are shown in greyscale, as follows:

- Development Area
- Landscape and Open Space

INFORMATIVE

Primary points of access specified below:

1. A new roundabout on A2300;
2. A273 Jane Murray Way roundabout;
3. B2026 Northern priority junction with main access street;
4. B2036 Southern priority junction with main access street;
5. A273 Sussex Way pedestrian/cycle access
6. A273 Isaac's Lane signalised junction with main access street.

21683

AUTHORISED OFFICER

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AECOM

PROJECT

BROOKLEIGH (/NORTHERN ARC)

CLIENT

HOMES ENGLAND

CONSULTANT

AECOM
Aldgate Tow
2 Leman Str
London,
tel +44
www.ae

GEN

Disclaimer

ISSUE/REVISION

I/R	DATE	DESCRIPTION
11	08.02.2024	WBLR: GSH extended & PRoW diverted
10	23.01.2024	Removal of Primary point of access
09	11.12.2023	Update to WBLR active travel routes
08	13.10.2023	Update to WBLR active travel routes
07	26.04.2023	Correction to GSH annotation
06	20.04.2023	Change to GSH and change to GC
05	09.03.2023	Removal of Small area west of Isaac's Lane & realignment of GSH
04	22.04.2022	Change to Green Circle Alignment
03	16.12.2021	Section 73 updates
02	13.09.2021	Section 73 updates
01	24.07.2019	
00	26.11.2018	first issue

SCALE 1:5000@A1 (1:10000@A3)

PROJ
60578790

SHEET TITLE

REVISED PARAMETER PLAN: ACCESS AND MOVEMENT STATUS: FOR APPROVAL

SHEET NUMBER

004

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Project Management Initials | Designer: SP | Checked: NS | Approved: PC | ISO A1 594mm x 841mm



Application Site Boundary

BUILDING HEIGHT PROPOSALS

- Predominately to 2/2.5 residential storeys (10.0m maximum building height to ridge line) with discrete elements at 3 storeys (13.0m maximum building heights).
- Predominately to 2/2.5 to 3 residential storeys (13.0m maximum building height to ridge line) with discrete elements at 4 storeys (15.0m maximum building heights).
- Predominately 3 to 5 residential storeys (18.0m maximum building height to ridge line).
- Predominately 4 to 5 residential storeys (18.0m maximum building height to ridge line) with discrete elements at 6 storeys (20.0m maximum building heights).
- Zone for transmission mast up to 30 m
- Utilities up to 5m
- Zone for Secondary School Buildings up to 15m
- Zone for Employment Buildings up to 12m
- Zone for Centre for Community Sport Built Facility up to 11m
- Zone for Community Garden Facility up to 5m

FOR CONTEXT

- Proposed Northern Arc avenue

Freeks Farm planning permission (Ref: DM/18/0509) parameters are shown in greyscale, as follow:

- Development Area
- Landscape and Open Space
- Highway
- Indicative Primary Vehicular Access within Development

INFORMAT

Maximum building
commercial (Use C
plant. Plant may
roof height over u

Maximum building
secondary school)
rooftop plant. Pla
maximum roof hei
area.

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Project Management Initials: Designer SP Checked NS Approved PC ISO A1 594mm x 841mm



Application Site Boundary

RESIDENTIAL DENSITY PROPOSALS

- 30 to 40 dph
- 35 to 50 dph
- 45 to 65 dph
- 100 to 150 dph
- Western Neighbourhood Centre : 35 to 150 dph
- Central Neighbourhood Centre: 45 to 90 dph
- Eastern Neighbourhood Centre (North): 65 to 100 dph
- Eastern Neighbourhood Centre (South): 45 to 100 dph

FOR CONTEXT

- Proposed Northern Arc avenue

Freeks Farm planning permission (Ref: DM/18/0509) parameters are shown in greyscale, as follow:

- Development Area
- Landscape and Open Space
- Highway
- Indicative Primary Vehicular Access within Development

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Project Manager Initials Designer SF Checked NF Approved PM ISO A1 594mm x 841mm



Application Site Boundary

GREEN INFRASTRUCTURE PROPOSALS

- Semi Natural Greenspace (SNG)
- Outdoor Sport Pitches
- Parklands

GREEN INFRASTRUCTURE PROPOSALS TO BE CONFIRMED THROUGH DETAILED DESIGN

Precise locations and details of the following to be confirmed at detailed design at reserved matters stage

- NEAP
- LEAP
- MUGA
- Allotment
- Area to accommodate Secondary School Sport Pitches
- Zone for Green Circle within 15m Ancient Woodland buffer
- Zone for improvements to Public Right of Way within 15m Ancient Woodland buffer
- Zone for drainage infrastructure within Ancient Woodland
- Zone for drainage infrastructure within 15m Ancient Woodland buffer
- Zone for drainage infrastructure and highway embankment within 15m Ancient Woodland buffer

Location for temporary construction skills hub/compound

Indicative location of temporary construction skills hub/compound building

Temporary construction skills hub/compound building limit of deviation

FOR CONTEXT

Proposed Norther

Freeks Farm planning permissi
DM/18/0509) parameters are s
greyscale, as follow:

Development Are

Landscape and O

Highway

Indicative Priman
Access within De

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Application Site Boundary

LAND USE PROPOSALS

- Residential (use class C3)
- Employment (use classes B1, B2)
- Sports Facilities (use class D2)
- Secondary School (use class D1)
- Utilities (Substation Extension)
- Centre for Community Sport Built Facility (use class D2)
- Community Garden Facility (use class D1)
- New Transmission Pylon (indicative location)
- New Transmission Pylon location limit of deviation
- Gypsy & traveller facility, 13 permanent pitches (indicative location)
- Gypsy and traveller facility location limit of deviation

PERMITTED USES IN NEIGHBOURHOOD CENTRE

Western Neighbourhood Centre:
- Residential (use class C3)
- Retail/Food and Drink (use classes A1 - A5)
- Community Centre (use class D1)
- Primary Health Centre (use class D1)
- Employment (use class B1)

Central Neighbourhood Centre:
- Residential (use class C3)
- Retail/Food and Drink (use classes A1 - A5)
- Primary School (use class D1)
- Primary Healthcare Centre (D1)

Eastern Neighbourhood Centre (south):
- Residential (use class C3)
- Primary School (use class D1)
- Retail/Food and Drink (use classes A1 - A5)
- Community Centre (use class D1)
- Employment (use class B1)

Eastern Neighbourhood Centre (north):
- Residential (use class C3)
- Retail/Food and Drink (use classes A1 - A5)
- Community Centre (use class D1)
- Employment (use class B1)
- Primary Healthcare Centre (D1)

FOR CONTEXT

Proposed Northern Arc avenue

Freeks Farm planning permission (Ref: DM/18/0509) parameters are shown in greyscale, as follow:

Development Area

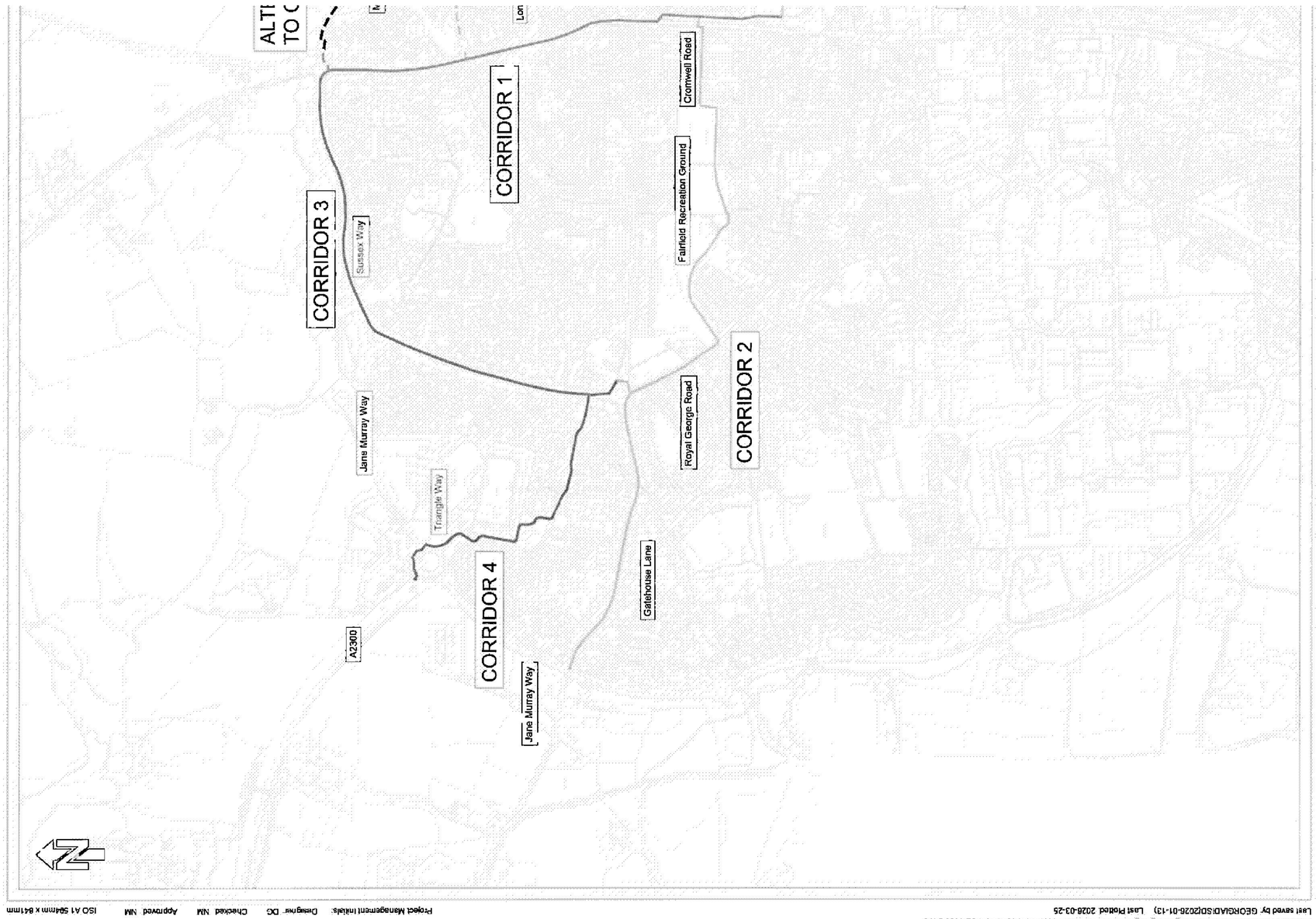
Landscape and Open Space

Highway

Indicative Primary Vehicular Access within Development

Indicative other Highway connections(all mode

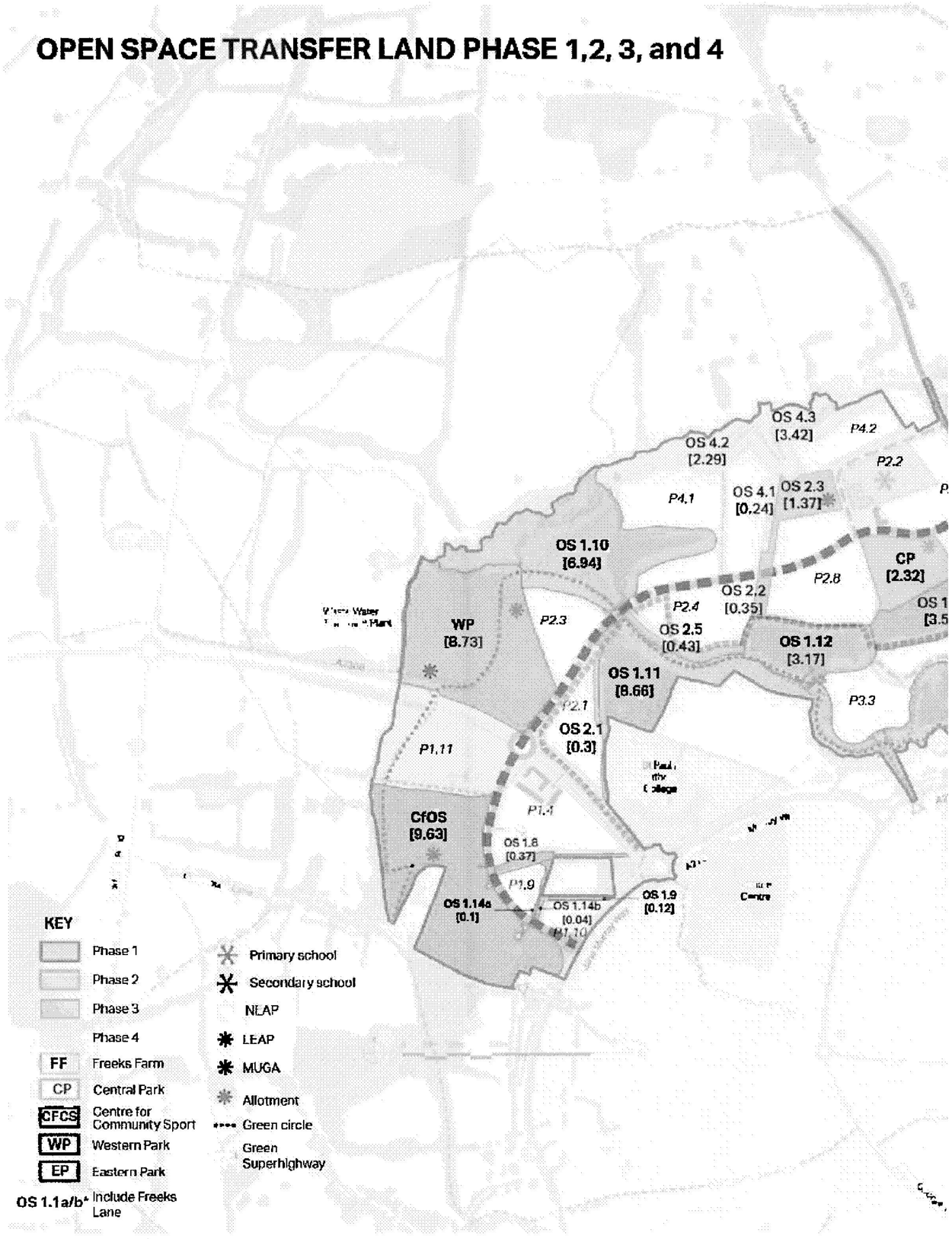
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OPEN SPACE TRANSFER LAND PHASE 1,2, 3, and 4



Project Management Initials: Designer: <P Checked: HS Approved: P ISO A1 594mm x 841mm



Application Site Boundary

Phase 1

Phase 2

Phase 3

Phase 4

Freeks Farm Planning Permission Boundary (Ref: DM/18/0509)

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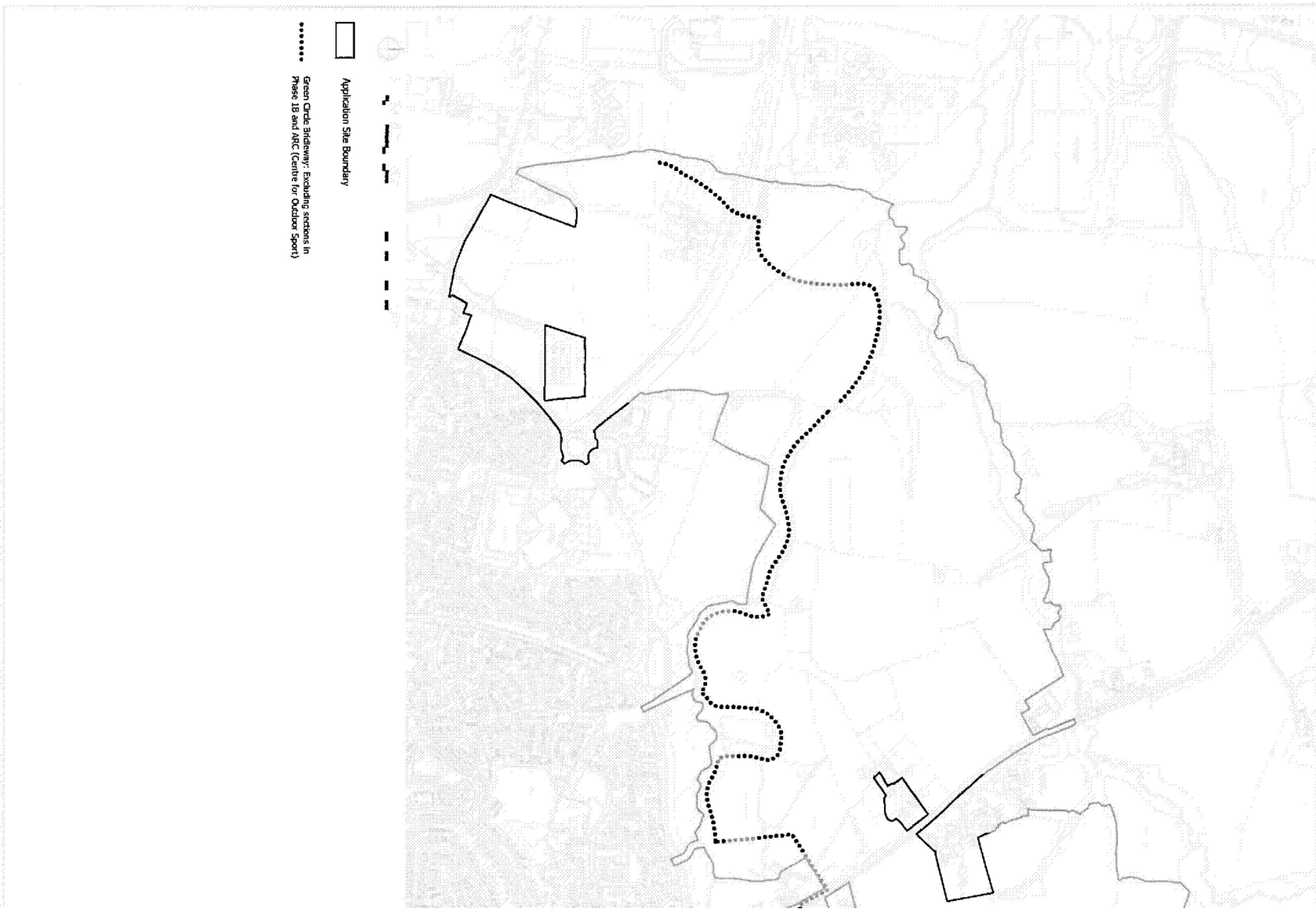
Project Management Initials: Designer: SP Checked: NS Approved: PC ISO A1 594mm x 841mm

Application Site Boundary



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DRG Path: C:\pwworking\aecom_dm\B_LA_2005\b62596227\[123 NA_CIDS RS.dwg User: Wemed Plot time: 12-07-22 @ 3:08pm