

South Wokingham

Condition 3 Phasing

PEGASUS
GROUP

On Behalf of Kier Ventures Ltd and Miller Homes
P19-0052_EN_118E | May 2025



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Revision	Date	Initials	Revision Note
First issue	27/01/2025	ASK	-
A	11/02/2025	ASK	Updated phasing mix
B	21/02/2025	ASK	Updated strategic infrastructure and movement network
C	24/02/2025	ASK	Updated to client comment
D	27/02/2025	ASK	Updated to client comment
E	23/05/2025	ASK	Updated to LPA Comment

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED

INTRODUCTION

- 1.1. In July 2024 permission was granted for a Hybrid planning application (part outline/part detailed ref. 191068) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/ D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914.
- 1.2. A number of conditions and Section 106 requirements were attached to the planning permission and this document is one of a suite of additional documents which has been produced to address specific conditions. This document sets out information solely related to Condition 3 (Phasing).
- 1.3. The following pages and plans indicates how and when the proposed development, including homes and infrastructure, such as SANG, public open space, drainage features, the Local Centre, and on and off-site highways works would be phased and delivered.
- 1.4. The information contained within this document is at a point in time and will be subject to review and amendment as the development phases progress.
- 1.5. The phasing strategy comprises development zone to align with the reserved matters parcels, which have been agreed at the hybrid stage (as shown in drawing P18-0963_191 Framework Plan) and these are known as Parcels R4, R5, R7, R8, R9, R10, R11 and R13. The development zones are then broken down into phases, which are prefixed as either O. relating to non-CIL triggering infrastructure works (public open space, drainage basins and rising mains), and those prefixed .1, .2, .3 etc. which comprises the built residential development.
- 1.6. It is agreed that works such as the construction of temporary construction accesses, haul roads and cut and fill/earthworks would not trigger CIL liability.
- 1.7. The following Phasing plan should be read in accordance with the following outline documents:
 - P18-0963_06Y-03 Indicative Masterplan (Phase 2b)
 - P18-0963_81K Indicative Phasing Plan
 - P18-0963_82P_2-02 Access & Movement Parameter Plan (Phase 2b)
 - P18-0963_82P_2-03 Open Space Parameter Plan (Phase 2b)
 - P18-0963_82P_2-04 Building Heights Parameter Plan (Phase 2b)
 - P18-0963_190 A Land Use Parameter Plan (Phase 2B)
 - P18-0963_191 Framework Plan (for purposes of identifying development parcels referenced in other conditions)
 - Phase 2 of the South Wokingham SDL Flood Risk Assessment, Ref No: 70001684-FRA-SDL-001 (August 2020) (Environmental Statement Phase 2 Addendum Volume 2 Appendix 12.1)
 - P19-0052_29J Green Infrastructure Provision with breakdown of provisions (found at Appendix 1)
 - P19-1525 SK64 Rev D Locations of Off-Site Pedestrian and Cycle Schemes (found at Appendix 2)
 - P19-1525 SK69 Rev B Locations of Off-Site Highways Junction Works (found at Appendix 3)
- 1.8. A comprehensive Public Transport Strategy for the South Wokingham Strategic Development Location was prepared between the highway's consultant and the public transport specialist on behalf of the applicants, and the local bus operators and Council's Highways Authority during the course of the outline application.
- 1.9. The Strategy included a preferred permanent bus route and a temporary route in the event that the route is brought into use prior to the SWDR being completed.
- 1.10. It has been agreed that a contribution (£1,925,601.00) will be made by the applicants through Section 106 obligations to fund the Council delivering the permanent and temporary bus links. It has been agreed in discussions with Officers that the Council will prepare its own Public Transport Strategy and implement accordingly.
- 1.11. The phasing strategy approach taken within this document demonstrates that the Council will be in receipt of CIL payments to meet the Homes England funding profile.
- 1.12. The information provided under discharge of condition application in respect of Condition 48 (Public Transport Strategy) has been approved on this basis (WBC ref. 242461).

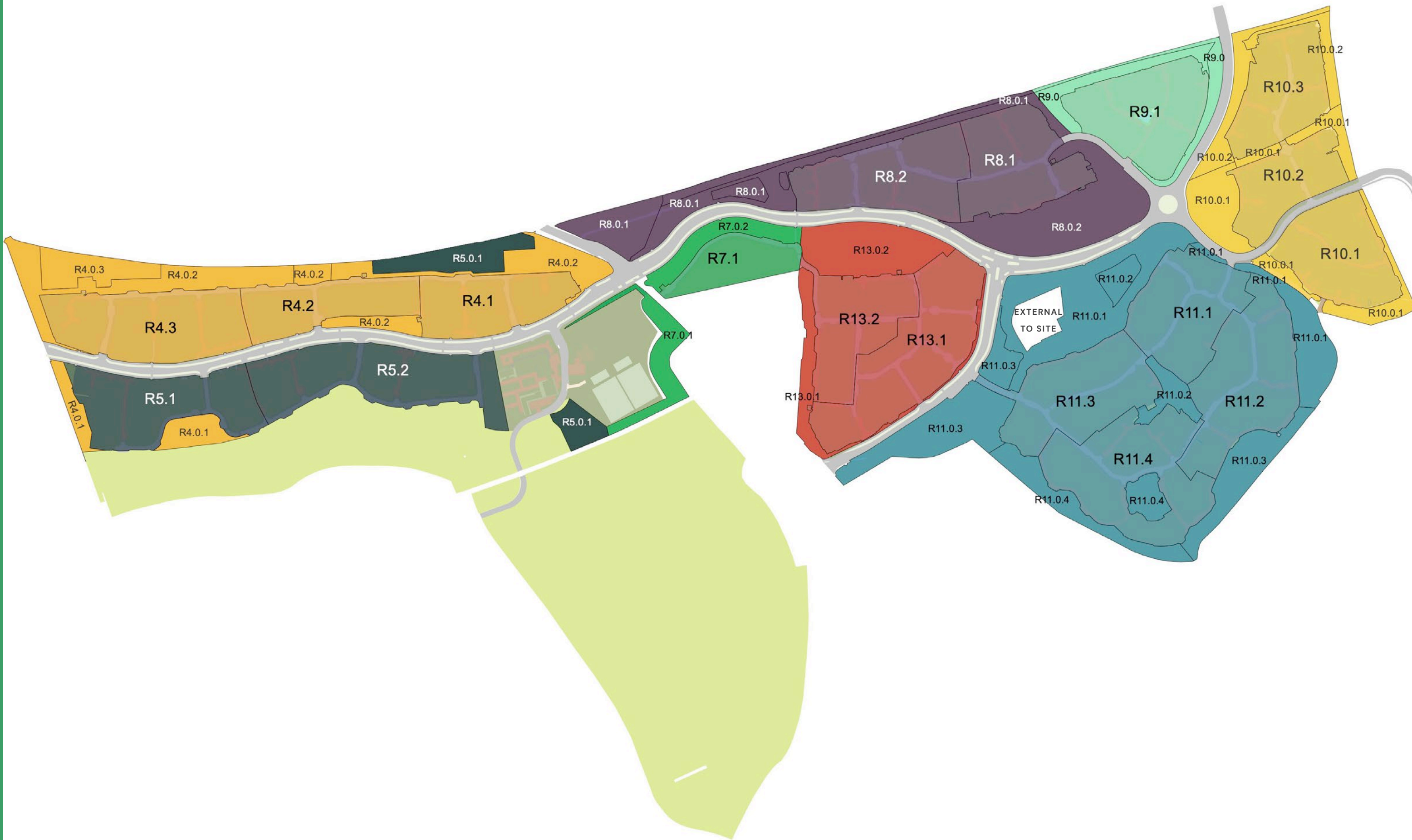
CONDITION 3 PHASING

PHASING

- 2.1. The table below sets out the condition wording and where in the document information can be found.
- 2.2. Before or concurrent with submission of the first application pursuant to reserved matters details of the phasing of development, including the coordinated delivery of the on and off-site infrastructure required to support it, shall be submitted to and approved in writing by the local planning authority and development shall be implemented in accordance with the approved details. The details shall define the development to be delivered in each phase including:

PHASING COMPONENT	PAGE NUMBERS
The number, size, type and tenure mix of affordable dwellings, demonstrating overall delivery of 35% affordable homes, appropriately distributed across the development;	06-07, 12-13, 28-81
The number and size of housing to be built to M4(2) standard (accessible and adaptable dwellings) or equivalent which should amount to at least 5% of the affordable housing, consisting of one and two-bedroom flats in clusters of 8 – 10 units and at least 5% of the market housing;	12-13
The size and type of market dwellings in general accordance with the Wokingham Borough Local Housing Needs Assessment 2019 Report of Findings (January 2020) or any policy and guidance that supersedes it;	12-13
On-site public open space;	28-81
The neighbourhood centre incorporating civic space;	82
Phasing of delivery of the movement network to facilitate sustainable access for residents to key on and off-site destinations, including SANG, play areas, schools and bus stops within the SDL;	18-27
Parking for SANG visitors prior to the permanent provision in the neighbourhood centre becoming operational;	82
Timing and delivery of the flood compensation works associated with the SWDR;	14
Timing of the delivery of the drainage and SuDS in relation to the development it is to serve;	14
Public art pursuant to condition 8;	83
Early delivery of landscaping required to mitigate the impact upon the listed buildings Britton’s Farmhouse (Grade II) and Barn (Grade II), Lock’s House (Grade II*) and Lock’s Barn (Grade II) and Wood’s Farm (Grade II);	84
Undergrounding of the overhead electricity apparatus;	14
On and off-site highway works necessary to mitigate the impact of the development pursuant to conditions 50, 51 & 52;	15-17
A car club pursuant to condition 49; and	82
Implementation of the public transport strategy pursuant to condition 48 including details of the bus route.	4





SUMMARY OF PHASING

3.1. The schedule below sets out the respective housing numbers for each masterphase and phase. The phasing below shows the intended sequence, however there will be concurrent development across several phases. Infrastructure requirements will be delivered to correspond with agreed triggers and may be in place ahead of adjacent housing.

DEVELOPMENT ZONE	PHASE	UNITS	DEVELOPER	YEAR OF DEVELOPMENT	CUMULATIVE PHASE	CUMULATIVE WHOLE SITE
R10	R10.1	74	MILLER	1	74	74
	R10.2	54	MILLER	1	128	128
	R10.3	87	MILLER	3	215	215
R11	R11.1	96	KIER	1	96	311
	R11.2	79	KIER	2	175	390
	R11.3	112	KIER	3	287	502
	R11.4	56	KIER	4	343	558
R13	R13.1	110	MILLER	4	110	668
	R13.2	67	MILLER	5	177	735
R8	R8.1	88	KIER	5	88	823
	R8.2	91	KIER	6	179	914
R7	R7.1	38	MILLER	6	38	952
R4	R4.1	69	KIER	7	69	1021
	R4.2	50	KIER	8	119	1071
	R4.3	96	MILLER	7	215	1167
R5	R5.1	90	MILLER	8	90	1257
	R5.2	87	MILLER	9	177	1344
R9	R9	90	MILLER	10	90	1434

CUMULATIVE WHOLE SITE TOTAL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
1434										R9.1
1344									R5.2	
1257								R4.2		
								R5.1		
1117							R4.1			
							R4.3			
952						R8.2				
						R7.1				
823					R8.1					
					R13.2					
668				R11.4						
				R13.1						
502			R11.3							
			R10.3							
303		R11.2								
224	R11.1									
	R10.2									
	R10.1									

YEARLY PHASING SUMMARY

- 3.2. The following pages summarise the residential, GI provision, on and off site infrastructure and public art timings and how they relate to each other.
- 3.3. Infrastructure that is under the control of WBC has been included within this breakdown to demonstrate how the elements related to Phase 2B work alongside this infrastructure delivery. However it should be noted that the consortium do not have control over the timings of the WBC works. A backstop date of 30th July 2027 has been agreed with WBC as the latest date when the SWDR Road can be completed.

YEAR 0 CUMULATIVE DWELLINGS: 0	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	
GI PROVISION	SANG2
INFRASTRUCTURE	FLOOD COMPENSATION WORKS COMPLETED BY WBC AS PART OF SWDR
	R10-R14 LINK ROAD INCLUDING BASINS R10A AND R14 STOPPING UP OF WATERLOO ROAD TO CARS
	COMMENCEMENT OF UNDERGROUND OF 132KV AND 33KV OVERHEAD LINES BY SSE
EARTHWORKS	CUT AND FILL WORKS ASSOCIATED WITH MOVING SOIL FROM R4.3 TO R11 IN ACCORDANCE WITH THE APPROVED SITE WIDE LEVELS STRATEGY LPA REF: 241972
WBC INFRASTRUCTURE	WORKS COMMENCE ON SWDR

YEAR 1 CUMULATIVE DWELLINGS: 224	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	R10.1
	R10.2
	R11.1
GI PROVISION	NGS10AI
	NGS11A (EARLY DELIVERY REQUIRED FOR MITIGATION ON LISTED BUILDING)
	NGS10AII
	NGS9II
	AOS7AII (SOUTHERN HALF)
	NGS9III
	NGS9IV (COMMENCED AROUND LOCK'S BARN AND LOCK'S HOUSE FOR MITIGATION ON LISTED BUILDING)
	PAG3 (COMMENCED AROUND BRITTONS FARM FOR MITIGATION ON LISTED BUILDINGS)
INFRASTRUCTURE	SANG1I PHASE 1 4.6HA OF LANDSCAPING PROPORTIONAL TO 239 HOUSES, CAR PARK OFF HEATHLANDS ROAD WITH 20 SPACES AND TEMP CIRCULAR ROUTE
	CONSTRUCTION OF FOUL GRAVITY NETWORK, FOUL PS1 AND RISING MAIN TO MONTAGUE PARK SPS
	R10.1 PLOT DRAINAGE
	R10.2 PLOT DRAINAGE
	R11.1 PLOT DRAINAGE CONSTRUCTION OF BASIN R11C EXTENSION TO FOUL GRAVITY DRAINAGE LINKING TO PS1
OFF SITE INFRASTRUCTURE	D WATERLOO ROAD
	H2 EASTHAMPSTEAD ROAD (HEATHLANDS ROAD)
PUBLIC ART	COMMUNITY ENGAGEMENT/WORKSHOPS, DESIGN & FABRICATION COMMENCES FOR 2NO. PUBLIC ART PIECES WITHIN SANG 1I AND SANGIII
WBC INFRASTRUCTURE	SWDR WORKS UP TO AND INCLUDING CROUDACE LINK ROAD OPEN
	WORKS COMMENCE ON PEACOCK LANE

YEAR 2 CUMULATIVE DWELLINGS: 303	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	R11.2
GI PROVISION	PAG3 (COMPLETION) AOS5 NGS9IV (COMPLETION) NGS9I P5 NGS6II (COMMENCED AROUND WOODS FARM FOR MITIGATIN ON LISTED BUILDING) SANG1I COMPLETED SANG3
INFRASTRUCTURE	R11.2 PLOT DRAINAGE BASIN R11B EXTENSION OF FOUL GRAVITY LINKING TO PS1
OFF SITE INFRASTRUCTURE	A1 PEACH STREET A2 EASTHAMPSTEAD ROAD F GOODCHILD ROAD H1 EASTHAMPSTEAD ROAD (STAR LANE CROSSING) J1 BARKHAM ROAD/BARKHAM STREET J2 BARKHAM ROAD/MOLLY MILLARS LANE J12 VIGAR WAY/PEACOCK LANE J14 BARKHAM ROAD/BEARWOOD ROAD
PUBLIC ART	INSTALLATION OF 2NO. PUBLIC ART PIECES WITHIN SANG1I
WBC INFRASTRUCTURE	SWDR WORKS COMPLETE
EDUCATION	WBC ABLE TO SERVE NOTICE ON THE REQUIREMET FOR THE PRIMARY SCHOOL FROM THE 300TH DWELLING

YEAR 3 CUMULATIVE DWELLINGS: 502	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	R11.3 R10.3
GI PROVISION	NGS10AIII AOS7AII (NORTHERN HALF) AOS4 NGS6I NGS8 NGS9V A3 NGS4 (TO PROVIDE ACCESS TO SANG) SANGIII (SOUTH OF EMM BROOK)
INFRASTRUCTURE	COMPLETION OF UNDEGROUNDING WORKS BY SSE R10.3 PLOT DRAINAGE BASIN 10B RESURFACING OF FOOTPATH 10
WBC INFRASTRUCTURE	PEACOCK LANE WORKS COMPLETE
PUBLIC ART	INSTALLATION OF 2NO. PUBLIC ART PIECES WITHIN SANG1II

YEAR 4 CUMULATIVE DWELLINGS: 668	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	11.4 13.1
GI PROVISION	NGS9VI AOS6 AOS6A P3 PAG1
	SANG1II (NORTH OF EMM BROOK) P1
INFRASTRUCTURE	11.4 PLOT DRAINAGE EXTENSION OF FOUL GRAVITY DRAINAGE TO PS1 R13.1 PLOT DRAINAGE BASIN R13 FOUL PS2
	GRAVITY STORM AND FOUL DRAINAGE ACROSS R13.2

YEAR 5 CUMULATIVE DWELLINGS: 823	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	R8.1
	R13.2
GI PROVISIONZ	C1
	AOS2II
	NGS7II
INFRASTRUCTURE	R8.1 PLOT DRAINAGE
	BASIN R8A
	R13.2 PLOT DRAINAGE
EDUCATION	EARLIEST YEAR SCHOOL TO COME FORWARD AS OPERATIONAL (IF NOTICED SERVED BY WBC IN YEAR 2)

YEAR 6 CUMULATIVE DWELLINGS: 952	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	R8.2
	R7.1
GI PROVISION	NGS5
	P4
	AOS3
	PAG2
INFRASTRUCTURE	R8.2 PLOT DRAINAGE
	BASIN R8-R9
	R7.1 PLOT DRAINAGE
PUBLIC ART	COMMUNITY ENGAGEMENT, DESIGN WORKSHOPS AND FABRICATION COMMENCES FOR 1NO. PUBLIC ART PIECES WITHIN PAG2

YEAR 7 CUMULATIVE DWELLINGS: 1117	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	R4.1
	R4.3
GI PROVISION	NGS1
	NGS3
	AOS1A
	AOS1
	NGS2 (COMMENCE)
INFRASTRUCTURE	R4.1 PLOT DRAINAGE
	BASIN R4B
	BASIN R4C-R5 WITH PIPED CONNECTION AND OUTFALL TO EXISTING WATERCOURSE
	R4.3 PLOT DRAINAGE
	BASIN R4A-R5A WITH PIPED CONNECTION FROM R4B TO R4C-R5 AND OUTFALL TO EXISTING WATER COURSE
PUBLIC ART	INSTALLATION OF 1NO. PUBLIC ART PIECES WITHIN PAG2

YEAR 8 CUMULATIVE DWELLINGS: 1257	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	R4.2
	R5.1
GI PROVISION	A1
	A2
	P2
	CHAPEL GREEN SANG
INFRASTRUCTURE	R4.2 PLOT DRAINAGE
	R5.1 PLOT DRAINAGE
	GRAVITY FOUL NETWORK ACROSS R5.2
	CONSTRUCTION OF FOUL PS3

YEAR 9 CUMULATIVE DWELLINGS: 1344	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	R5.2
GI PROVISION	
NEIGHBOURHOOD CENTRE	NEIGHBOURHOOD CENTRE (INCLUDING CAR CLUB)
INFRASTRUCTURE	R5.2 PLOT DRAINAGE
PUBLIC ART	COMMUNITY ENGAGEMENT, DESIGN WORKSHOPS AND FABRICATION COMMENCES FOR 1NO. PUBLIC ART PIECES WITHIN NEIGHBOURHOOD CENTRE
EDUCATION	LATEST WBC ARE ABLE TO SERVE NOTICE ON THE REQUIREMET FOR THE PRIMARY SCHOOL 1300TH DWELLING (WITH COMPLETION BY YEAR 12)

YEAR 10 CUMULATIVE DWELLINGS: 1434	
TYPE OF WORKS	SUMMARY OF WORKS
RESIDENTIAL	R9.1
GI PROVISION	AOS2I
	NGS7I
INFRASTRUCTURE	R9.1 PLOT DRAINAGE
	CONNECTION TO EXISTING WATERCOURSE
PUBLIC ART	INSTALLATION OF 1NO. PIECE OF PUBLIC ART WITHIN NEIGHBOURHOOD CENTRE

FRAMEWORK AFFORDABLE HOUSING SCHEME AND INDICATIVE HOUSING MIX

- 3.4. Table showing the target mix for the provision of affordable and market dwellings, and the number and size of M4(2) standard dwellings.
- 3.5. The market and affordable housing mix identified is high level to inform the phasing strategy and an appropriate distribution across the development. The market and affordable mix, and M4(2) standard dwellings on each parcel will be confirmed subject to individual reserved matters applications. This phasing strategy could be amended should the provisions materially change through the approval of reserved matters applications.
- 3.6. Clustering means that the Affordable Housing Dwellings shall be constructed in clusters throughout the Development as set out below unless it is agreed that a higher number of Affordable Housing Units may be clustered together than the figures set out below such agreement to be obtained from the Council (such agreement not to be unreasonably withheld or delayed) and/or as agreed otherwise through Reserved Matters approvals for any Development Zone:
- 3.7. (a) In the case of houses in clusters of no more than 20 houses together
- 3.8. (b) In the case of apartments or flats in clusters of no more than 20 units together
- 3.9. (c) In the case of clusters comprising both houses and apartments or flats of no more than 20 houses within the said cluster and 20 apartment units or flat units within the said cluster

	R10		R11		R13		R8		R7		R4		R5		R9		WHOLE SITE	
HOUSING TYPE																		
AFFORDABLE	76	35%	120	35%	62	35%	63	35%	13	34%	75	35%	62	35%	31	34%	502	
PRIVATE	139	65%	223	65%	115	65%	116	65%	25	66%	140	65%	115	65%	59	66%	932	
TOTAL	215	100%	343		177		179		38		215		177		90		1434	
AFFORDABLE RENT/ SOCIAL RENT																		
1-BED APT	17	32%	21	25%	24	56%	18	40%	0	0%	15	29%	9	21%	12	55%	116	
2-BED APT	14	26%	9	11%	1	2%	4	9%	2	20%	6	12%	0	0%	2	9%	38	
2-BED HOUSE	10	19%	35	42%	15	35%	17	38%	4	40%	27	52%	18	42%	1	5%	127	
3-BED HOUSE	10	19%	16	19%	2	5%	6	13%	4	40%	4	8%	16	37%	6	27%	64	
4-BED HOUSE	2	4%	3	4%	1	2%	0	0%	0	0%	0	0%	0	0%	1	5%	7	
TOTAL	53	100%	84	100%	43	100%	45	100%	10	100%	52	100%	43	100%	22	100%	352	25%
AFFORDABLE (SHARED)																		
1-BED APT	0	0%	9	25%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	9	
2-BED APT	0	0%	1	3%	0	0%	1	6%	0	0%	0	0%	0	0%	0	0%	2	
2-BED HOUSE	8	35%	16	44%	10	53%	8	44%	1	33%	16	70%	10	53%	4	44%	73	
3-BED HOUSE	15	65%	8	22%	7	37%	7	39%	0	0%	5	22%	7	37%	4	44%	53	
4-BED HOUSE	0	0%	2	6%	2	11%	2	11%	2	67%	2	9%	2	11%	1	11%	13	
TOTAL	23	100%	36	100%	19	100%	18	100%	3	100%	23	100%	19	100%	9	100%	150	10%
PRIVATE																		
1-BED APT	20	14%	20	9%	3	3%	18	16%	4	16%	6	12%	10	9%	3	5%	84	
2-BED APT	20	14%	11	5%	11	10%	14	12%	6	24%	21	40%	11	10%	10	17%	104	
2-BED HOUSE	21	15%	24	11%	15	13%	14	12%	0	0%	7	13%	12	10%	13	22%	106	
3-BED HOUSE	71	51%	116	52%	66	57%	69	59%	12	48%	93	179%	62	54%	26	44%	515	
4-BED HOUSE	7	5%	46	21%	20	17%	1	1%	3	12%	13	25%	20	17%	7	12%	117	
5-BED HOUSE	0	0%	6	3%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	6	
TOTAL	139	100%	223	100%	115	100%	116	100%	25	100%	140	269%	115	100%	59	100%	932	65%

- 3.10. Additionally – the decision notice sets out the M4(2) standard should be 5% of the affordable housing, consisting of one and two-bedroom flats in clusters of 8-10 units. Each Reserved Matter will provide the required number of M4(2) dwellings in line with this percentage.
- 3.11. There are 353 dwellings on site that are apartments which exceeds the requirement for 14% of the development (201 dwellings) to be flats.
- 3.12. The table below shows a summary of the affordable dwelling provision and the number of M4(2) dwellings.
- 3.13. M4(2) dwellings will be a mixture of 1 and 2 bed apartments.
- 3.14. The Affordable Housing mix required as part of the S106 is detailed below:

SUMMARY											
AFFORDABLE	R10	R11	R13	R8	R7	R4	R5	R9	WHOLE	S106 AUDIT	COUNT
1 BED FLAT	17	30	24	18	0	15	9	12	125	NO FEWER THAN 20%	25%
2 BED FLAT	14	10	1	5	2	6	0	2	40	NO MORE THAN 10%	8%
2 BED HOUSE	18	51	25	25	5	43	28	5	200	NO FEWER THAN 40%	40%
3 BED HOUSE	25	24	9	13	4	9	23	10	117	NO FEWER THAN 20%	24%
4 BED HOUSE	2	5	3	2	2	2	2	2	20	NO MORE THAN 10%	4%
M4(2) DWELLINGS	4	6	3	3	1	4	3	2	26		
TOTAL	76	120	62	63	13	75	62	31	502		

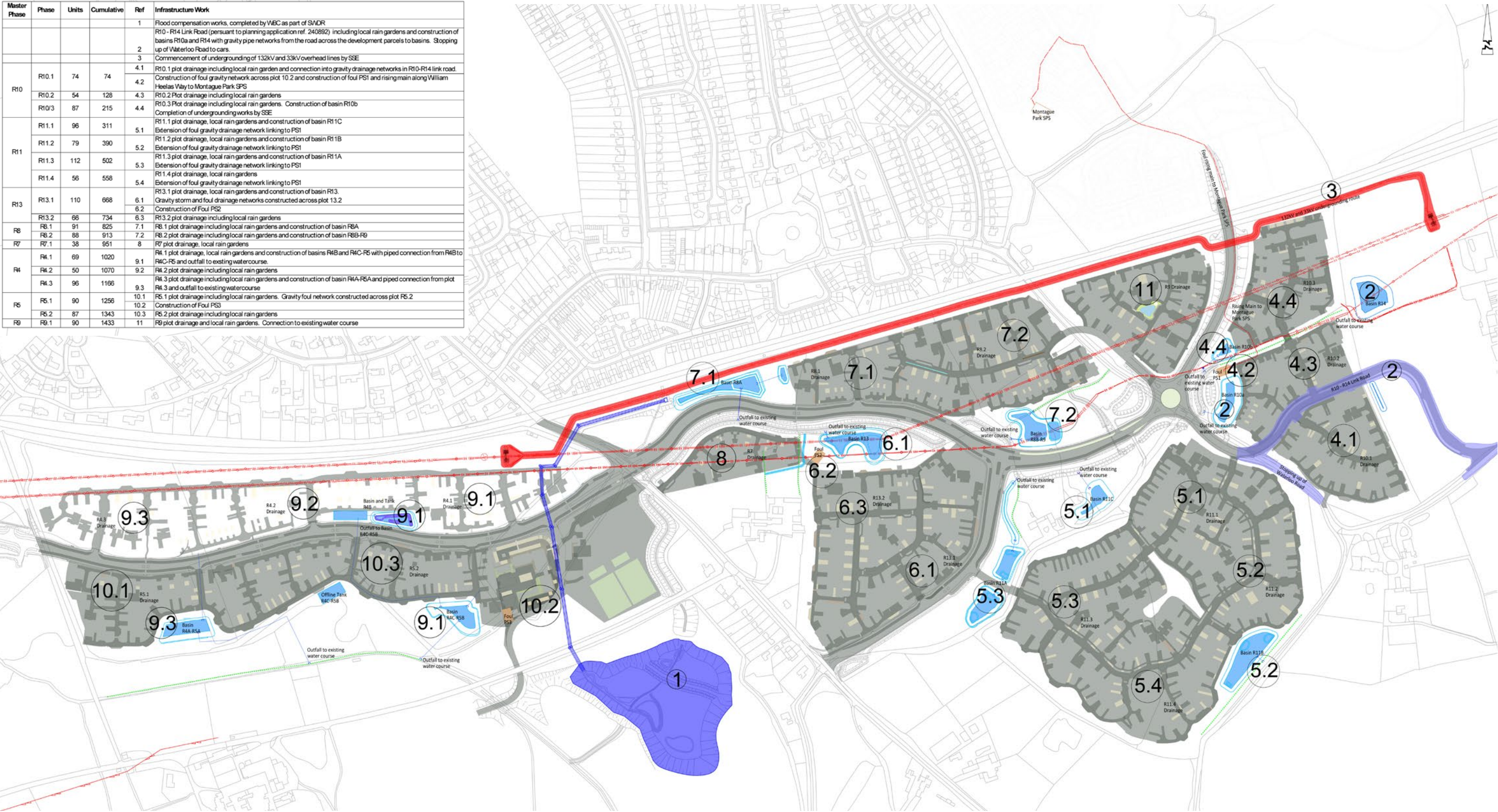
- 3.15. Affordable Housing Dwellings is defined in the S106 as:
“means 35% of the dwellings on the Application Site for use as Affordable Housing which:

	1 BED	2 BED	3 BED	4 BED
S106 MIX	NO FEWER THAN 20%	FLAT - NO MORE THAN 10%	NO FEWER THAN 20%	NO MORE THAN 10%
		HOUSE - NO FEWER THAN 40%		

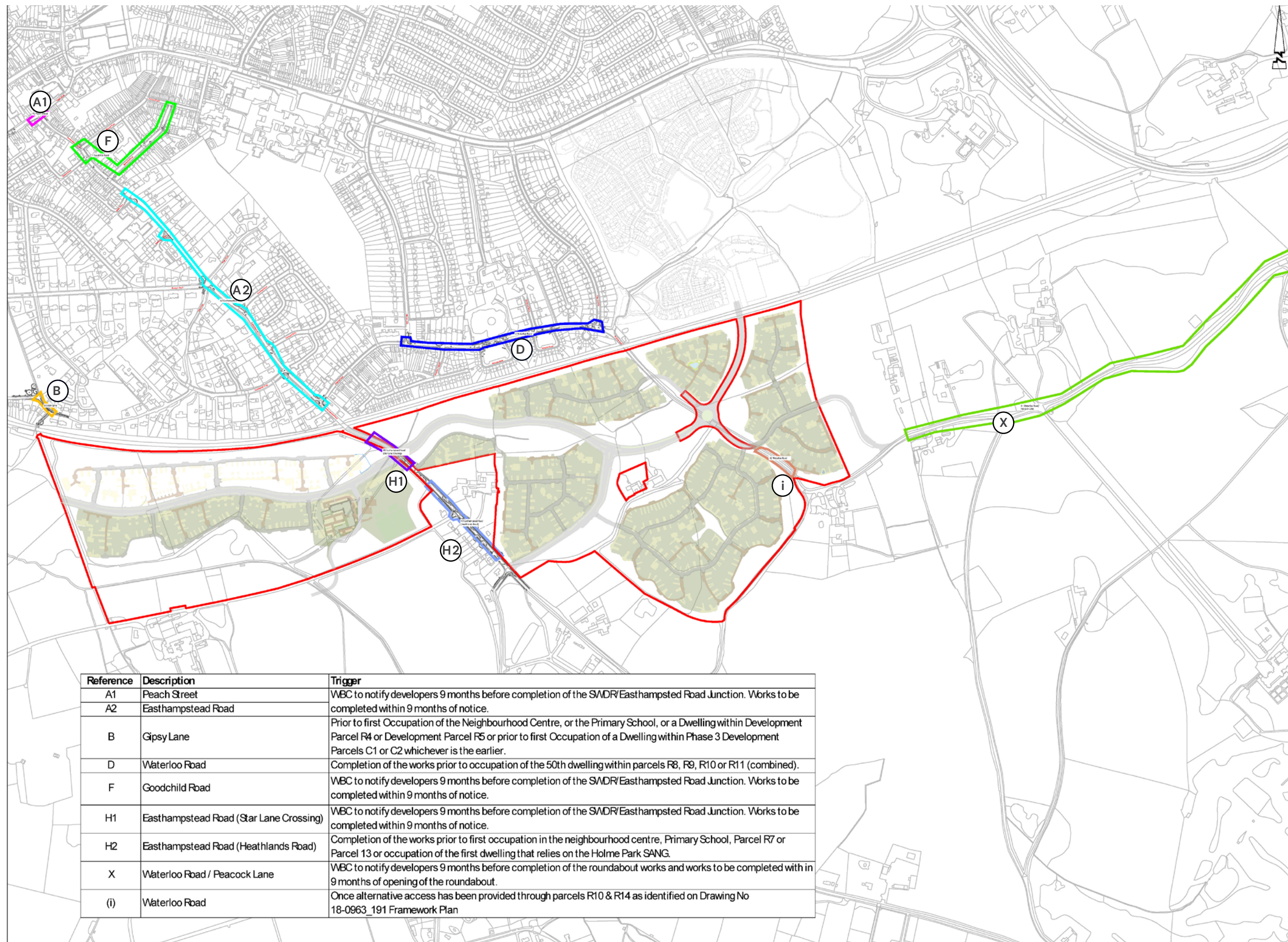
- shall include a minimum of 58% Social Rented Housing;
 - Shall include a minimum of 4% and maximum of 12% Affordable Rented Housing;
 - shall include a minimum of 70% Social Rented Housing and Affordable Rented Housing;
 - shall include a minimum of 5% and a maximum of 30% Shared Ownerhsip Housing; and
 - may (solely at the election of Owners/Developers subject to the Planning Permission being granted before 28 March 2022) include a maximum of 25% First Homes”
- 3.16. Across the development rented properties will constitute a minimum of 58% social rented, 4-12% affordable rented and 30% market rented. Each Reserved Matters application will meet this required mix.
- 3.17. The build route of the construction of R10 and R11 will mean the apartment blocks in close proximity to the R10/R14 Link Road will come forward first to meet the S106 requirement of 20% of dwellings occupied by 31st March 2026 to be flats.

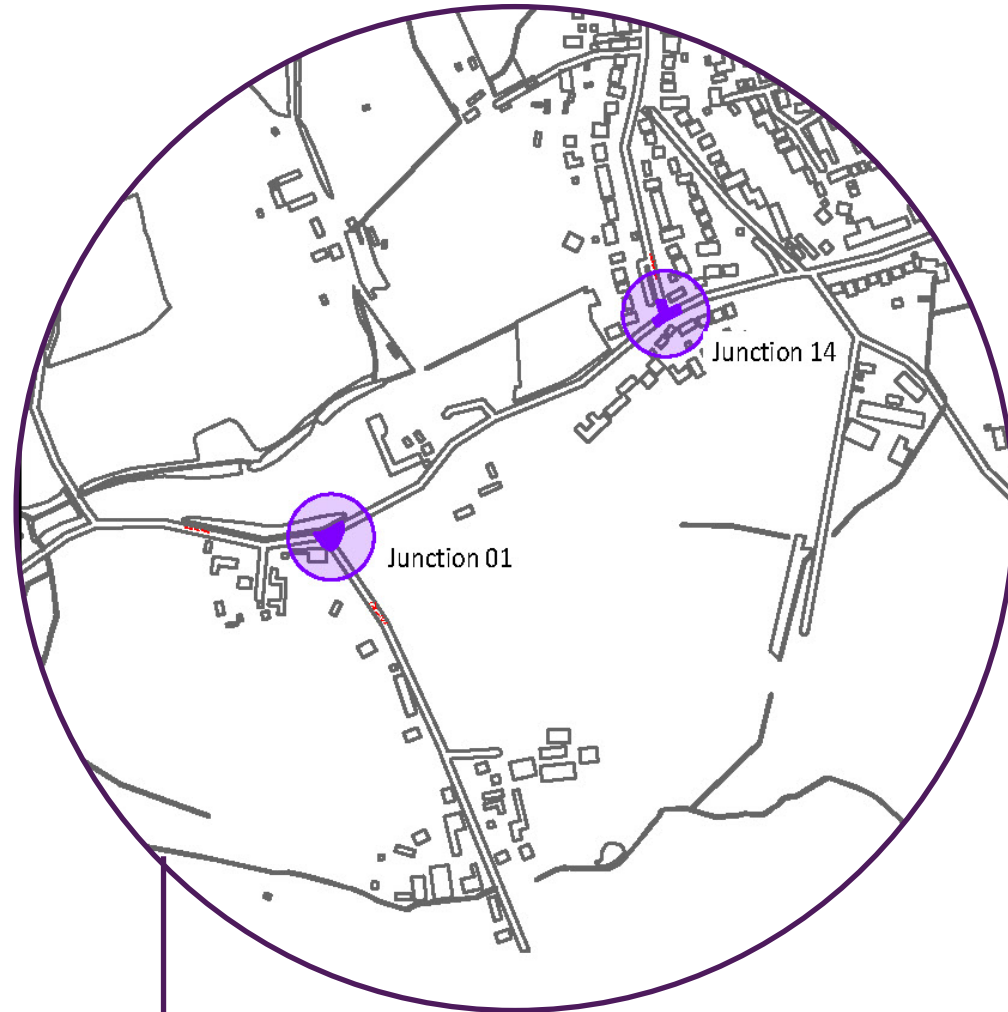
STRATEGIC INFRASTRUCTURE

Master Phase	Phase	Units	Cumulative	Ref	Infrastructure Work
				1	Flood compensation works, completed by WBC as part of S/MOR
				2	R10 - R14 Link Road (pursuant to planning application ref. 240892) including local rain gardens and construction of basins R10a and R14 with gravity pipe networks from the road across the development parcels to basins. Stopping up of Waterloo Road to cars.
				3	Commencement of undergrounding of 132kV and 33kV overhead lines by SSE
R10	R10.1	74	74	4.1	R10.1 plot drainage including local rain garden and connection into gravity drainage networks in R10-R14 link road.
				4.2	Construction of foul gravity network across plot 10.2 and construction of foul PSI and rising main along William Heelas Way to Montague Park SPS
	R10.2	54	128	4.3	R10.2 Plot drainage including local rain gardens
	R10.3	87	215	4.4	R10.3 Plot drainage including local rain gardens. Construction of basin R10b
					Completion of undergrounding works by SSE
R11	R11.1	96	311	5.1	R11.1 plot drainage, local rain gardens and construction of basin R11C
					Extension of foul gravity drainage network linking to PSI
	R11.2	79	390	5.2	R11.2 plot drainage, local rain gardens and construction of basin R11B
					Extension of foul gravity drainage network linking to PSI
	R11.3	112	502	5.3	R11.3 plot drainage, local rain gardens and construction of basin R11A
					Extension of foul gravity drainage network linking to PSI
	R11.4	56	558	5.4	R11.4 plot drainage, local rain gardens
					Extension of foul gravity drainage network linking to PSI
R13	R13.1	110	668	6.1	R13.1 plot drainage, local rain gardens and construction of basin R13
				6.2	Gravity storm and foul drainage networks constructed across plot 13.2
	R13.2	66	734	6.3	Construction of Foul PS2
					R13.2 plot drainage including local rain gardens
R8	R8.1	91	825	7.1	R8.1 plot drainage including local rain gardens and construction of basin R8A
	R8.2	88	913	7.2	R8.2 plot drainage including local rain gardens and construction of basin R8B-R9
R7	R7.1	38	951	8	R7 plot drainage, local rain gardens
R4	R4.1	69	1020	9.1	R4.1 plot drainage, local rain gardens and construction of basins R4B and R4C-R5 with piped connection from R4B to R4C-R5 and outfall to existing watercourse.
				9.2	R4.2 plot drainage including local rain gardens
	R4.3	96	1106	9.3	R4.3 plot drainage including local rain gardens and construction of basin R4A-R5A and piped connection from plot R4.3 and outfall to existing watercourse
R5	R5.1	90	1256	10.1	R5.1 plot drainage including local rain gardens. Gravity foul network constructed across plot R5.2
				10.2	Construction of Foul PS3
	R5.2	87	1343	10.3	R5.2 plot drainage including local rain gardens
R9	R9.1	90	1433	11	R9 plot drainage and local rain gardens. Connection to existing water course

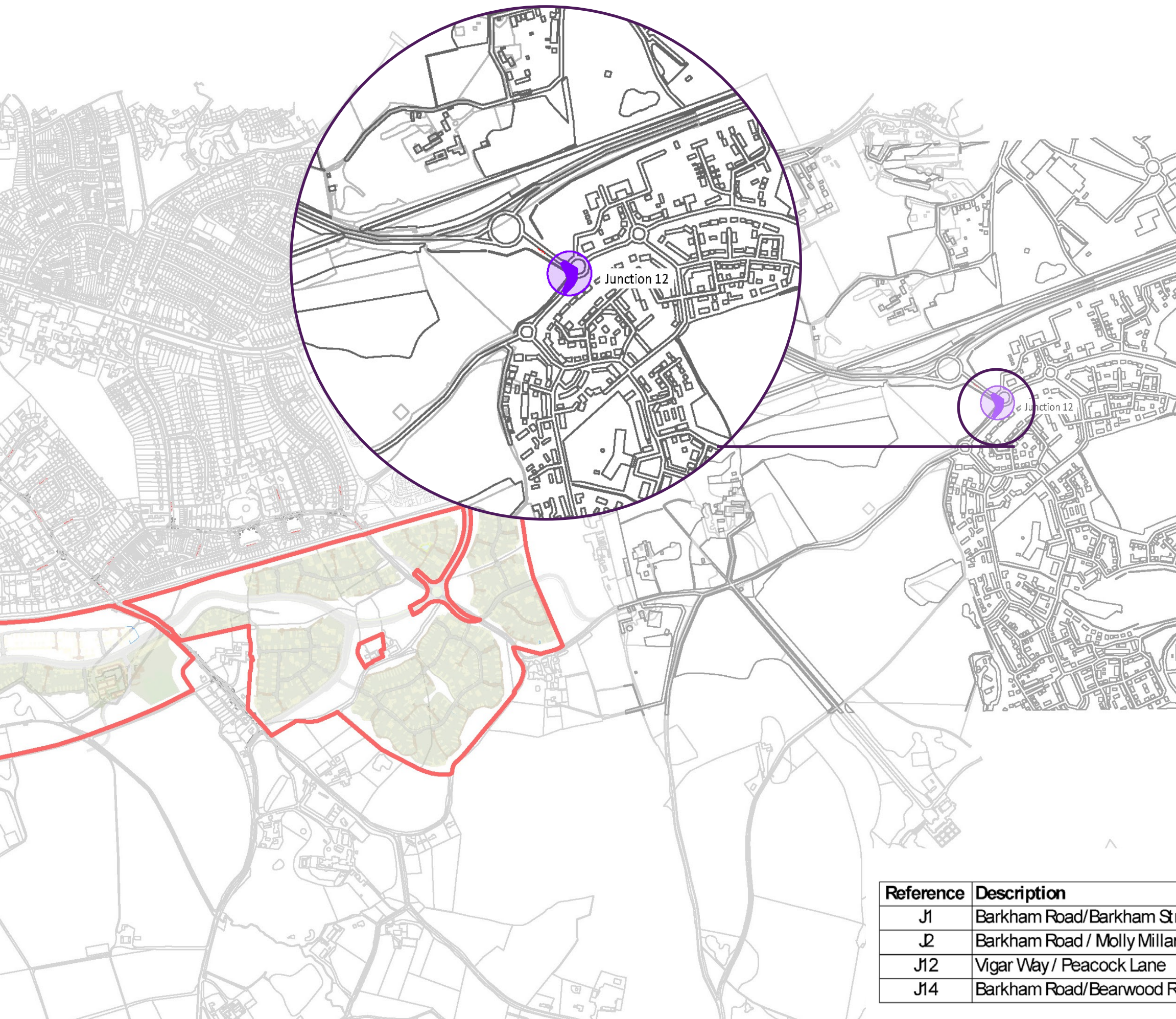


SITEWIDE INFRASTRUCTURE PHASING PLAN





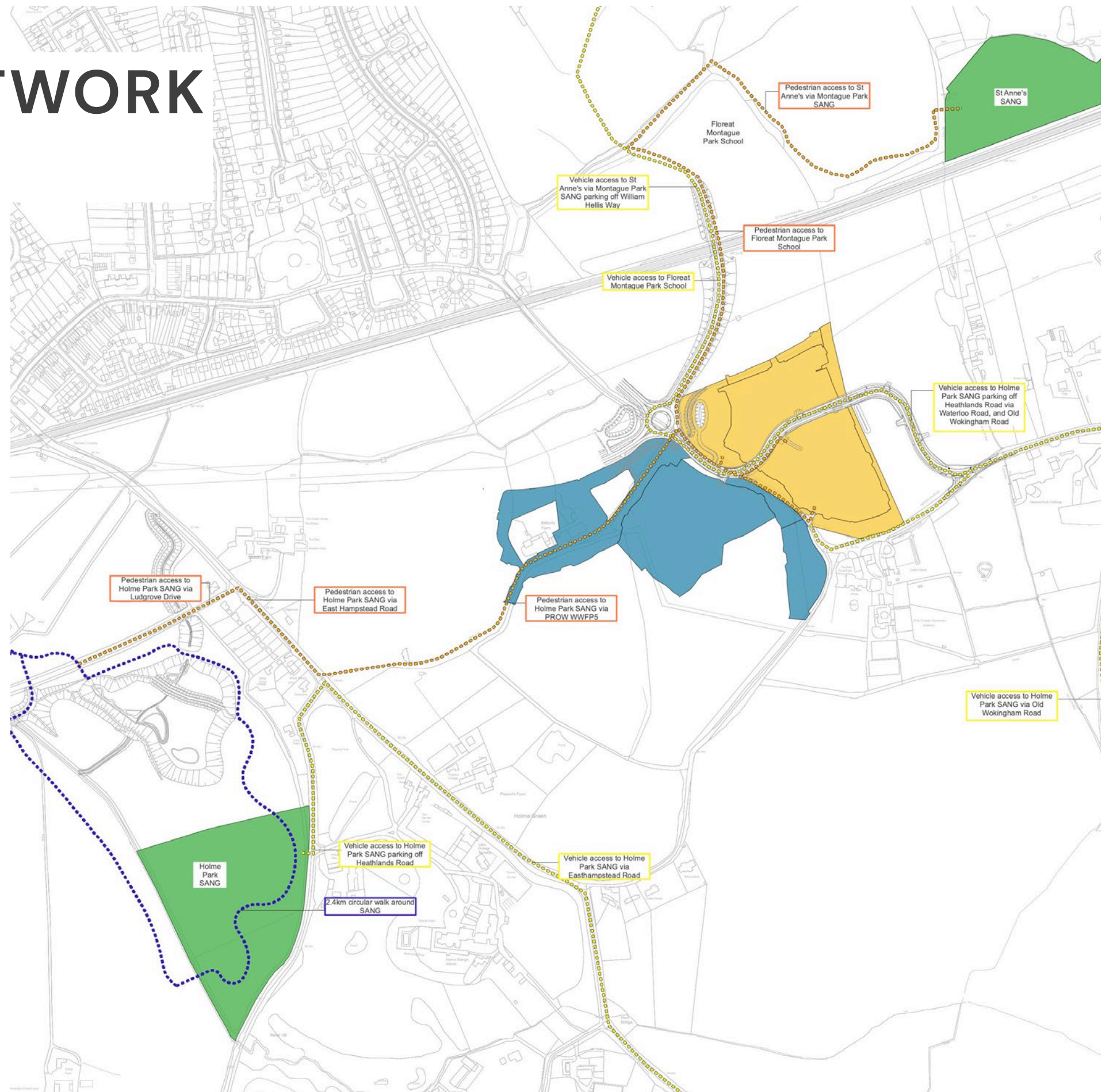
OFFSITE JUNCTIONS PLAN



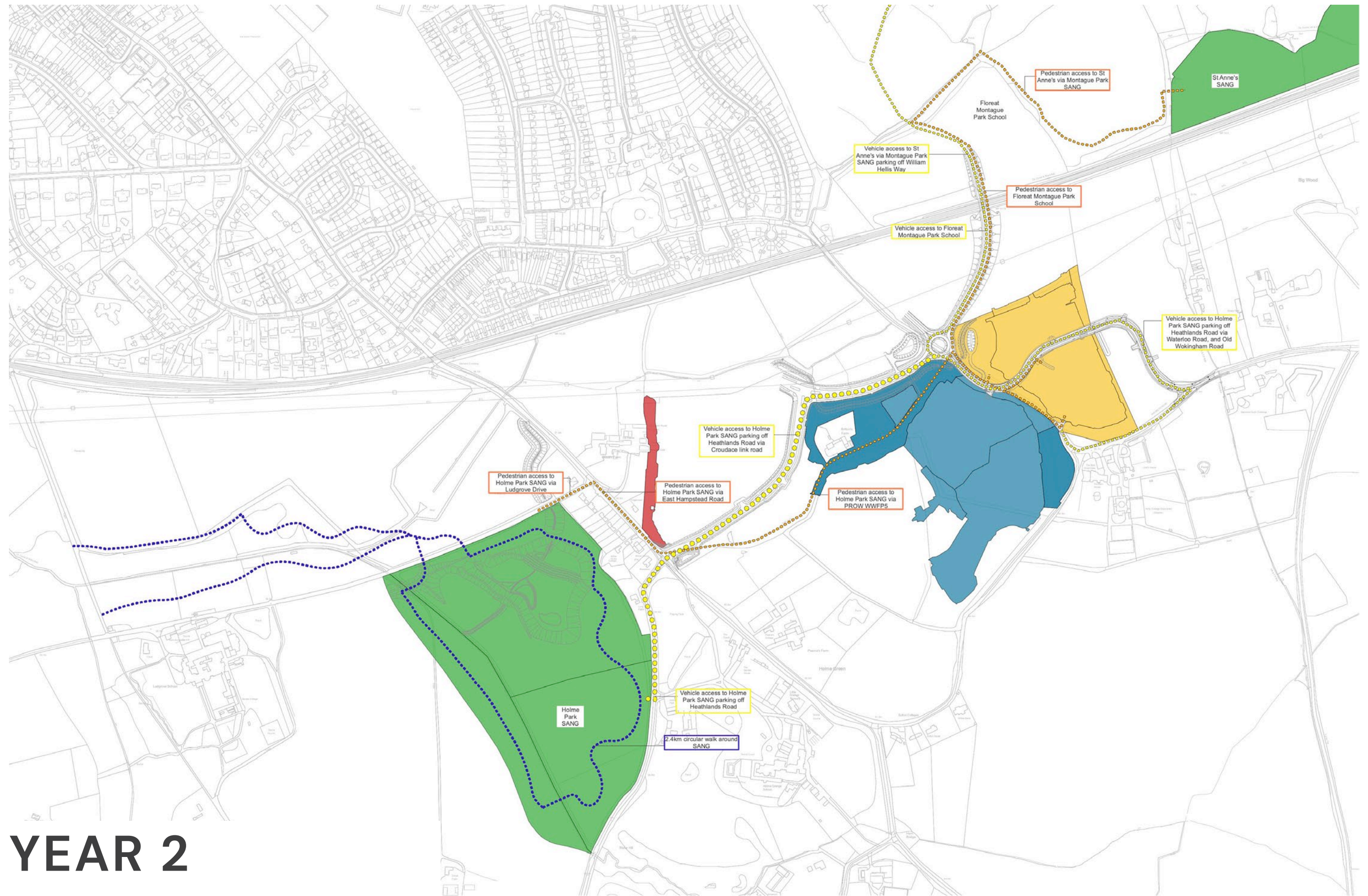
Reference	Description	Trigger
J1	Barkham Road/Barkham Street	Prior to 250th occupation
J2	Barkham Road / Molly Millars Lane	Prior to 250th occupation
J12	Vigar Way / Peacock Lane	Prior to 250th occupation
J14	Barkham Road/Bearwood Road	Prior to 250th occupation

MOVEMENT NETWORK PHASING

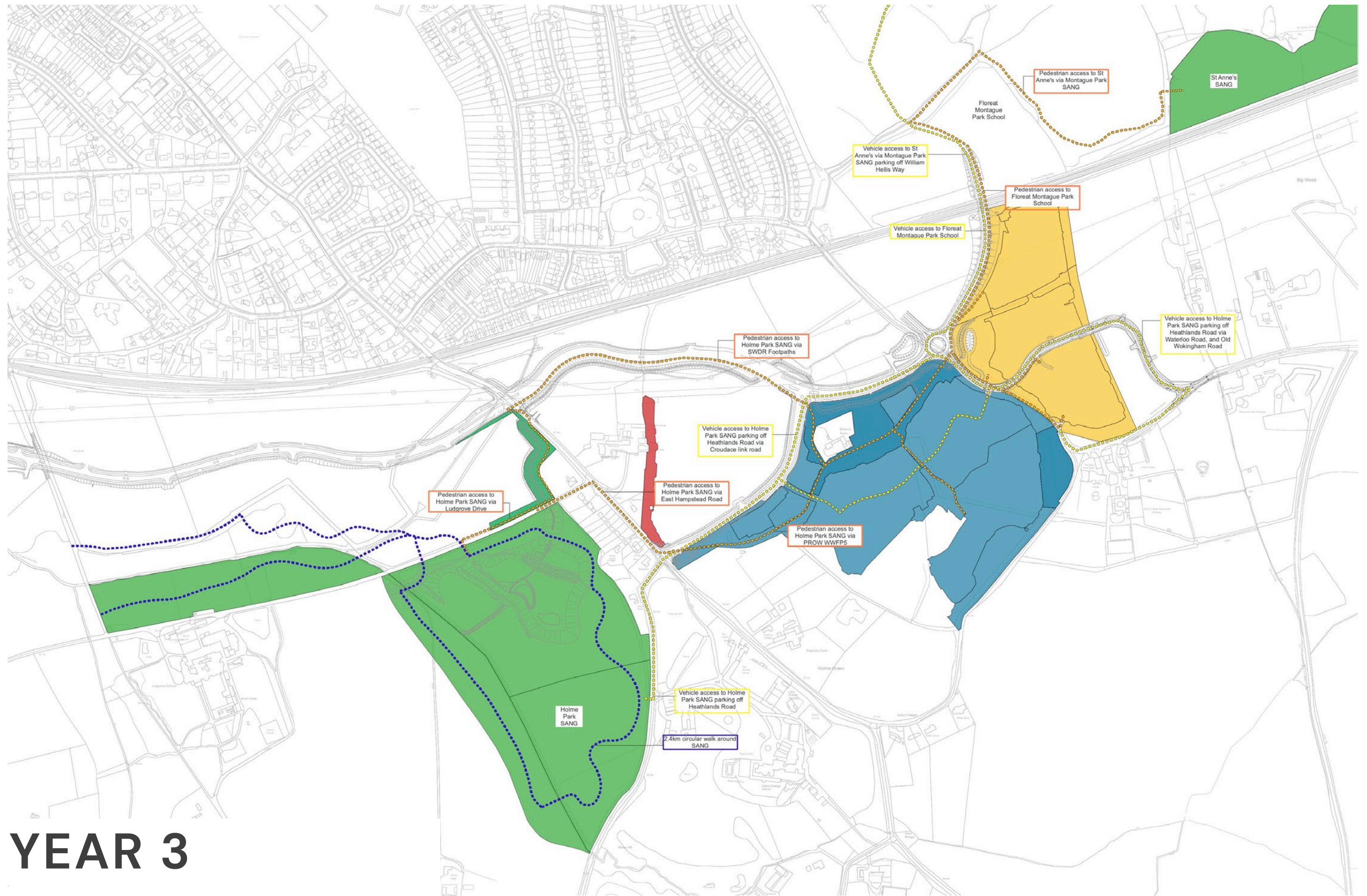
- 4.1. The following pages outline the phasing of the movement network on a year by year basis.
- 4.2. The plans outline pedestrian and vehicle movement to key points within the site including SANGs, Schools and Local centre and highlight which elements of infrastructure will be utilised to access these features.
- 4.3. These plans should be referred to alongside the pedestrian and cycle movement plan to consider the finer grain of detail of movement within the residential parcels themselves.
- 4.4. Within earlier years of development existing PROWs are utilised to provide sustainable travel routes to Holme Park SANG. These routes (or signposted diverted routes) will remain open during construction of the surrounding open space to enable continued access to Holme Park SANG.



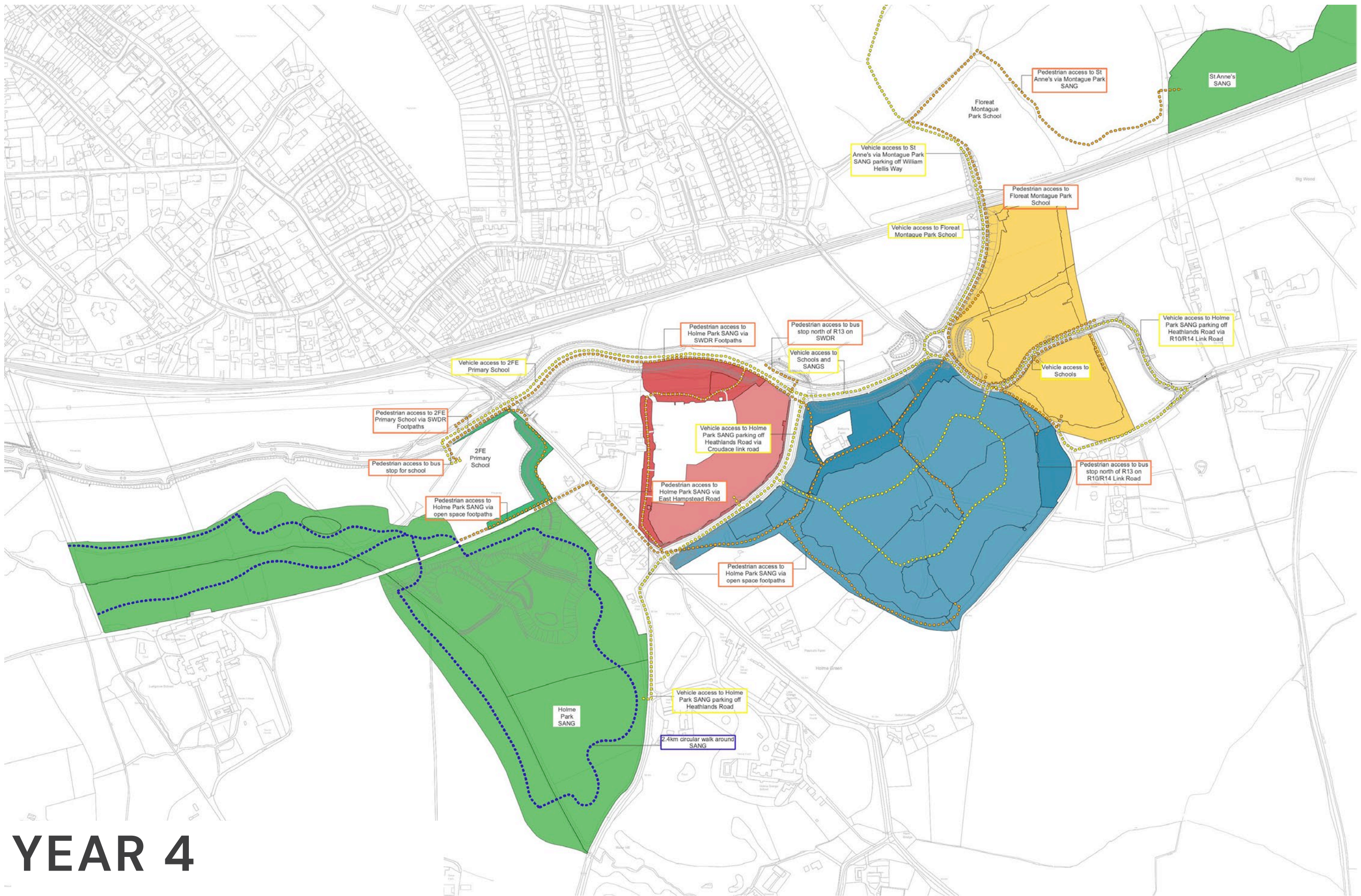
YEAR 1



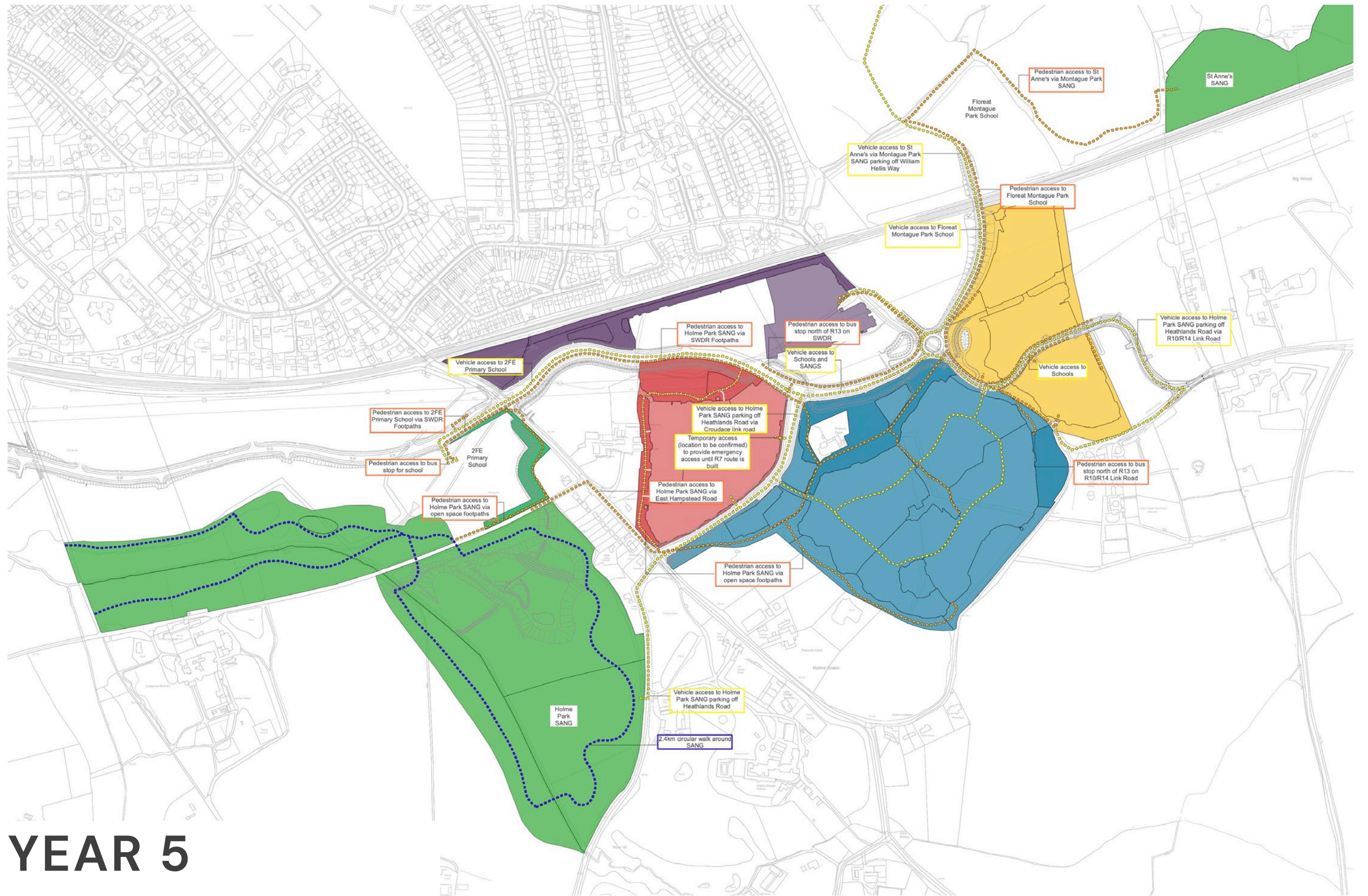
YEAR 2



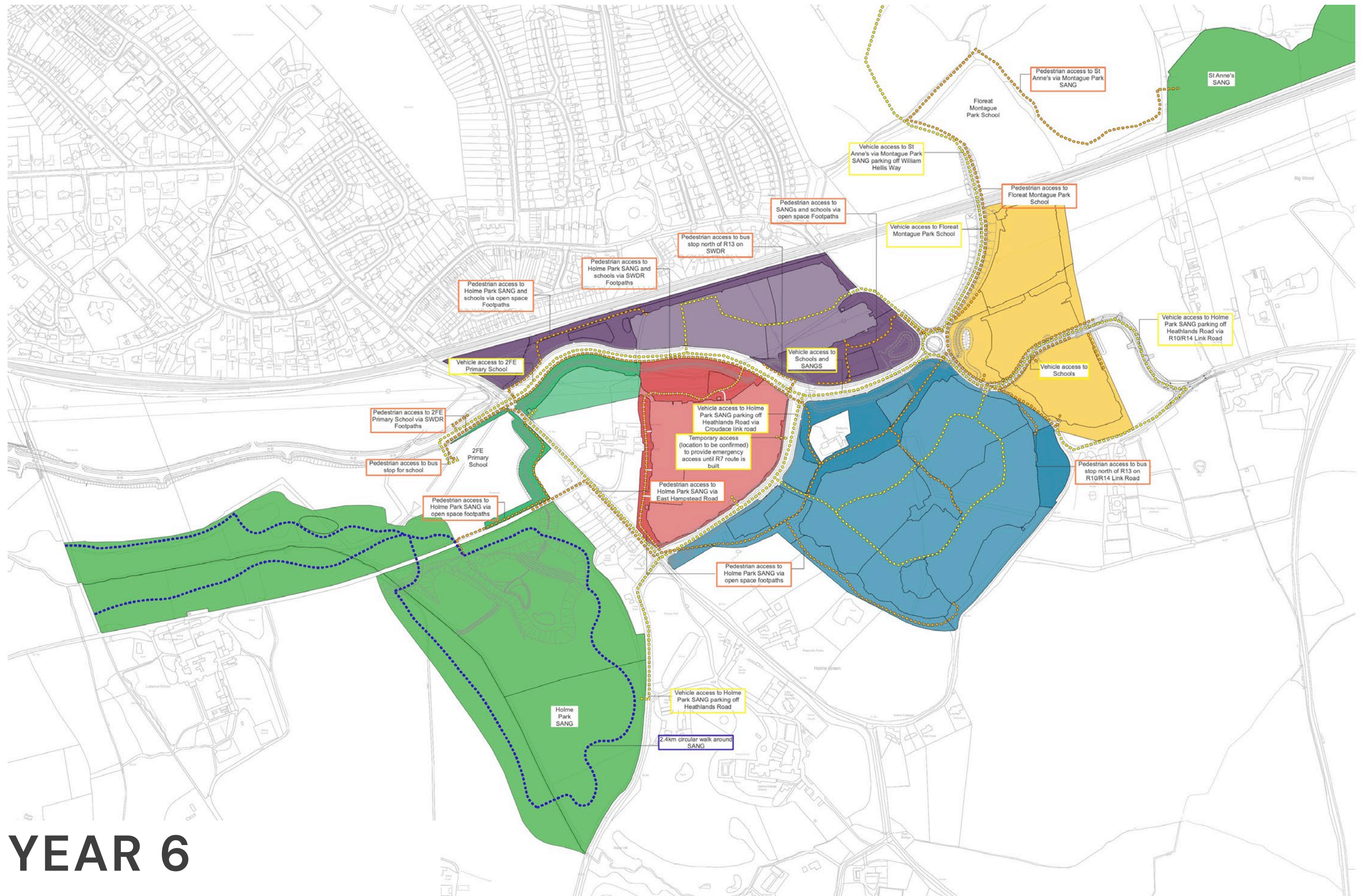
YEAR 3



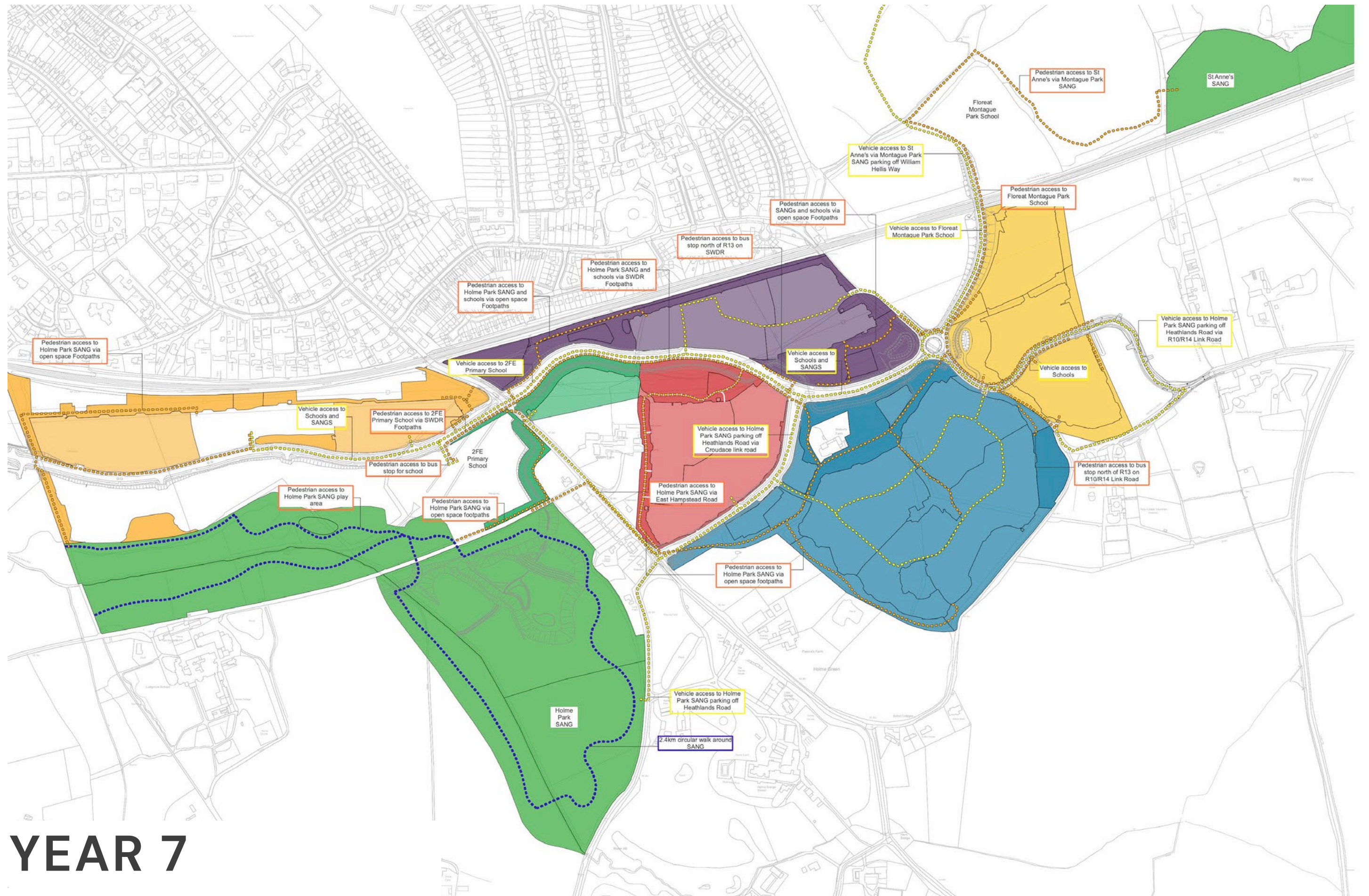
YEAR 4



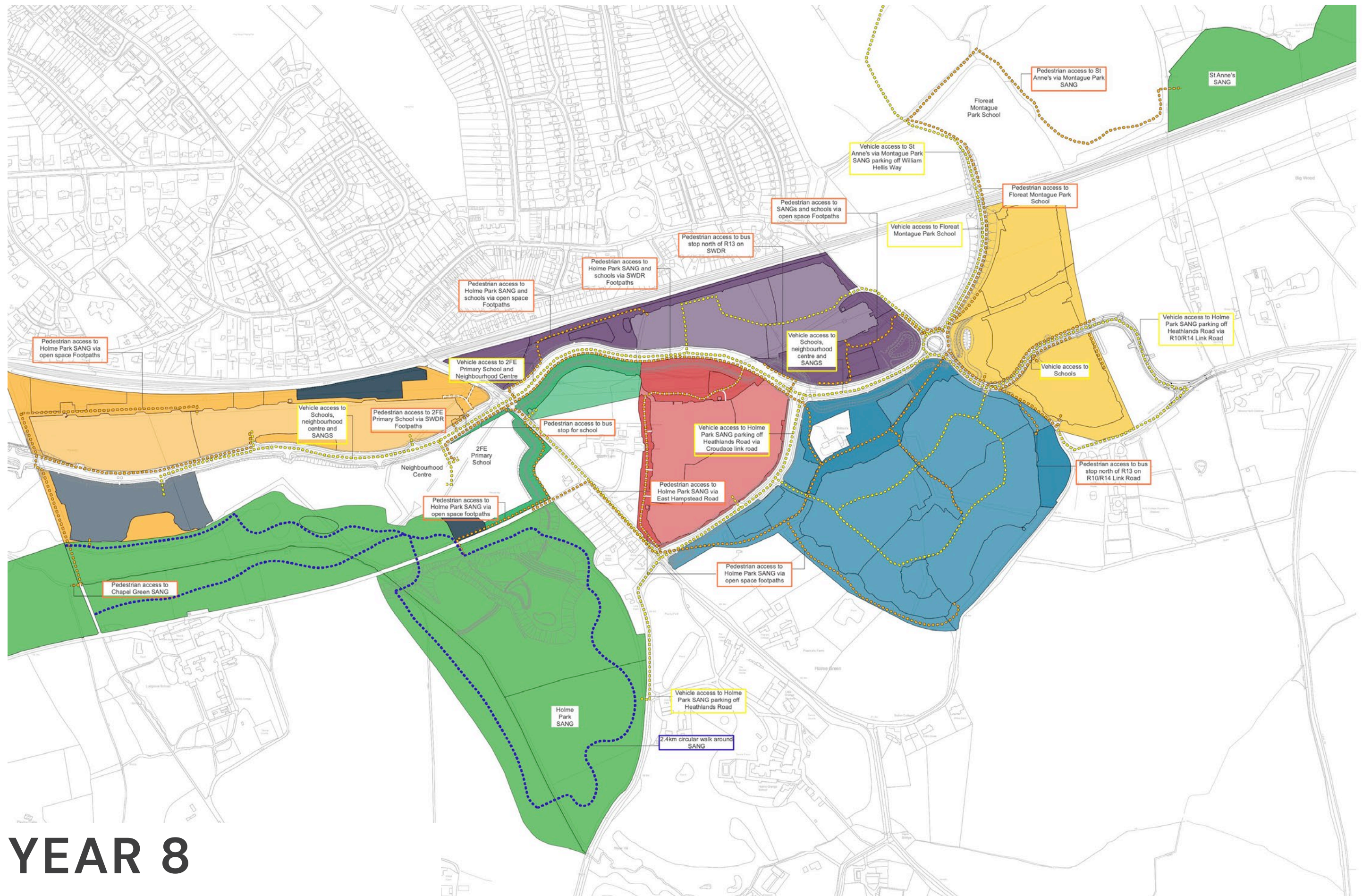
YEAR 5



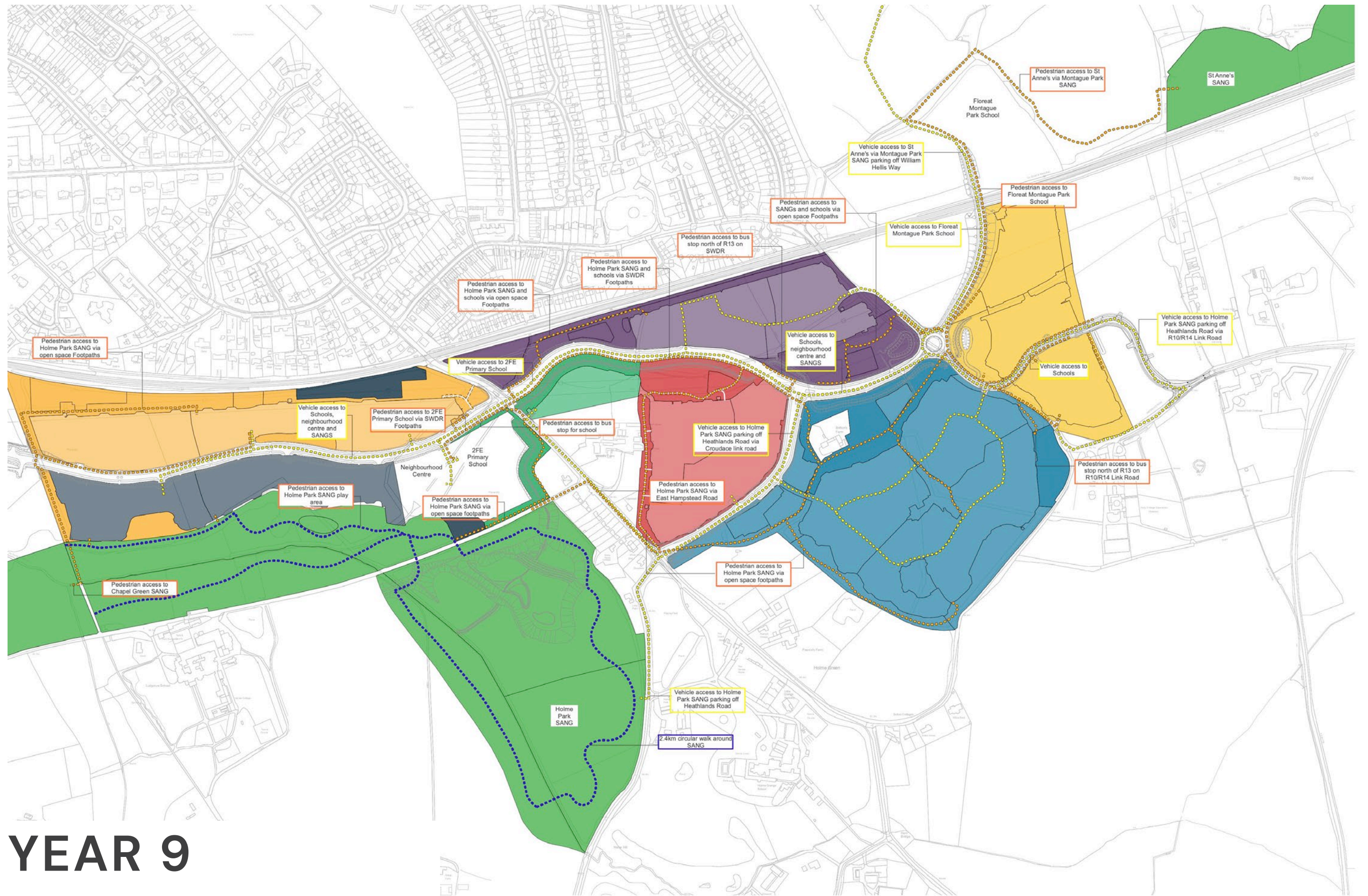
YEAR 6



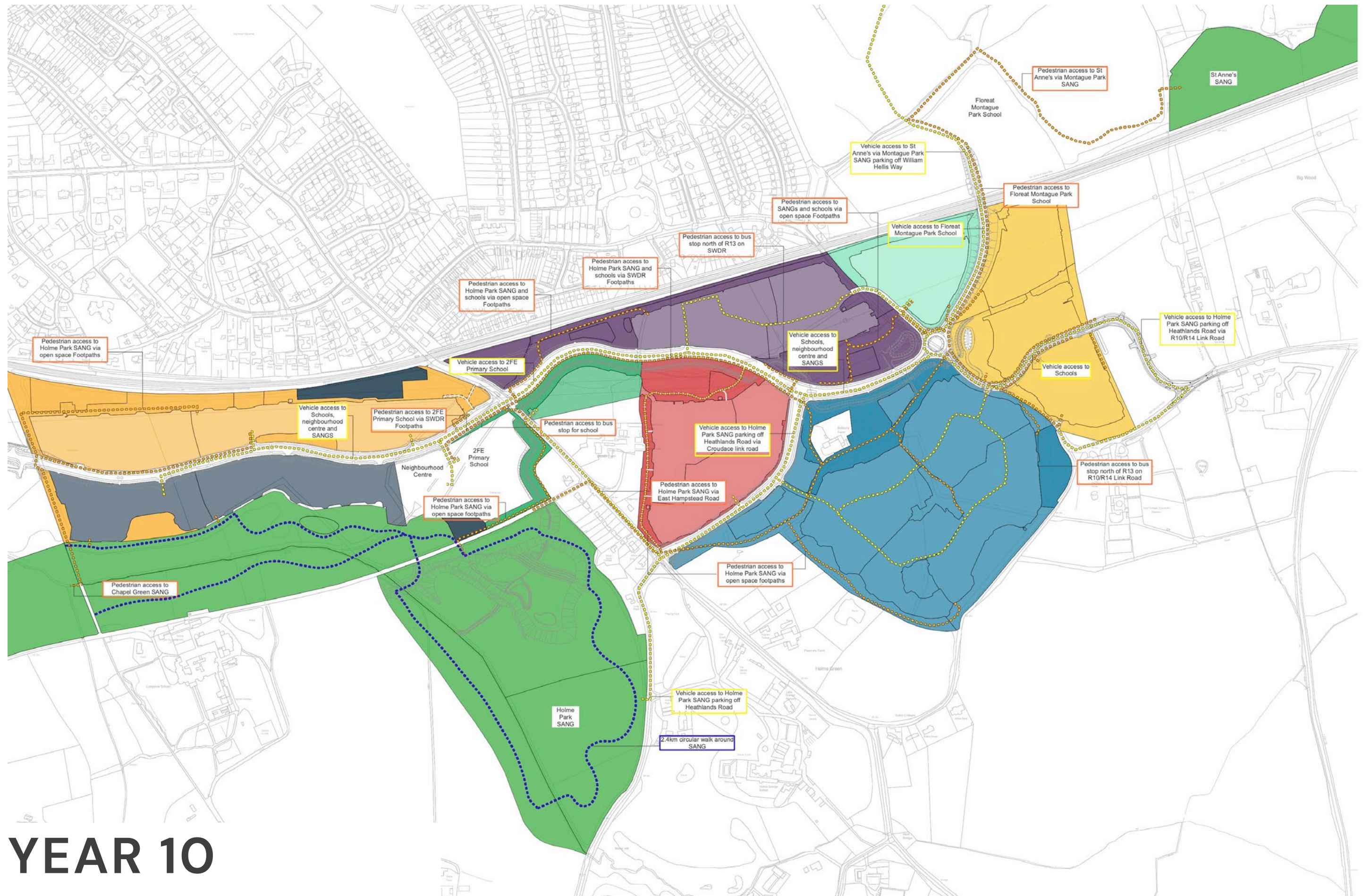
YEAR 7



YEAR 8



YEAR 9



YEAR 10

GREEN INFRASTRUCTURE AND RESIDENTIAL PHASING

- 5.1. The following plans show the movement network within the residential phases of the development and how sustainable movement is phased to wider site assests such as SANG, neighbourhood centre, school, play areas and bus stops. Connecting footpaths will come forward earlier than the surrounding POS where required to provide access to these key destinations.
- 5.2. The phasing of the green infrastructure is shown through the strategy, in line with the S106 this phasing is subject to the SWDR Land no longer being required for the construction of the SWDR and soft landscaping will take place during the first planting season following completion.

PHASE R10

YEARS:1-3

DEVELOPER:MILLER HOMES

TOTAL UNITS:215

REFER TO PAGES 30 - 35 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	76	35%
PRIVATE	139	65%
TOTAL	215	100%

AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	17	32%
2-BED APT	14	26%
2-BED HOUSE	10	19%
3-BED HOUSE	10	19%
4-BED HOUSE	2	4%
TOTAL	53	100%

AFFORDABLE (SHARED)		
1-BED APT	0	0%
2-BED APT	0	0%
2-BED HOUSE	8	35%
3-BED HOUSE	15	65%
4-BED HOUSE	-	-
TOTAL	23	100%

PRIVATE		
1-BED APT	20	14%
2-BED APT	20	14%
2-BED HOUSE	21	15%
3-BED HOUSE	71	51%
4-BED HOUSE	7	5%
5-BED HOUSE	-	-
TOTAL	139	100%

MIX	AFFORDABLE RENT/ SOCIAL RENT AND SHARED)		PRIVATE	
1 BED	17	22%	20	14%
2 BED	32	42%	42	30%
3 BED	25	33%	68	49%
4+ BED	2	3%	9	6%
TOTAL	76	100%	139	100%

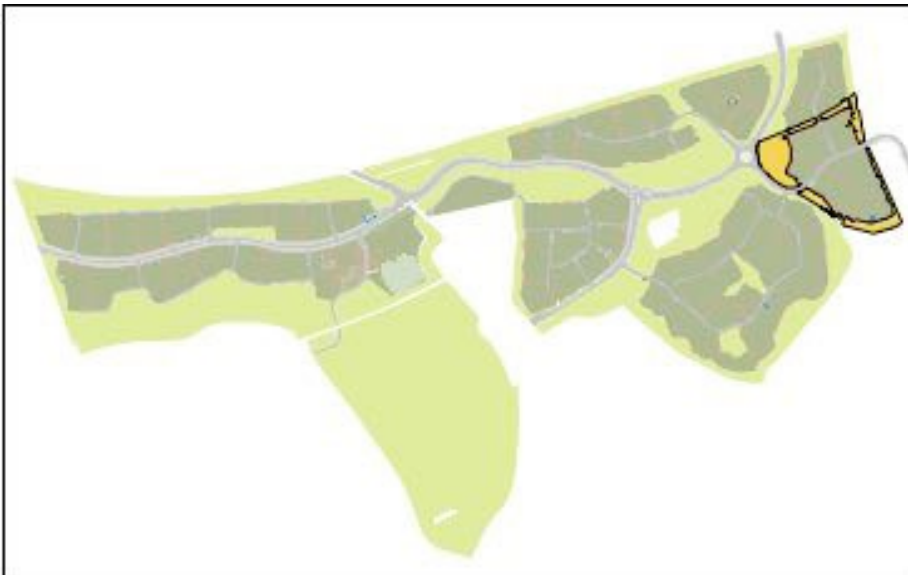
AFFORDABLE RENT / SOCIAL RENT / SHARED	NO.	MIX (\$106)
1-BED APT	18	23.7%
2-BED APT	20	26.3%
2-BED HOUSE	15	19.7%
3-BED HOUSE	21	27.6%
4-BED HOUSE	2	2.6%
TOTAL	53	100%



PHASE R10.0.1

YEAR: 1
DEVELOPER: MILLER HOMES
REFER TO PAGES 28 – 29 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R10.0.1	R10.1	74	R10 74	NGS10ai	R10 50TH DWELLING
			WS 74	NGS11a	R10 50TH DWELLING
				AOS7ai - southern half	R10 100TH DWELLING
				NGS10aii	R10 125TH DWELLING
				NGS9ii	COMBINED 100TH DWELLING R10/R11



PHASE R10.1

YEAR: 1
DEVELOPER: MILLER HOMES
REFER TO PAGES 28 – 29 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	31	42%
PRIVATE	43	58%
TOTAL	74	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	6	11%
2-BED APT	6	11%
2-BED HOUSE	2	4%
3-BED HOUSE	10	19%
4-BED HOUSE	2	4%
TOTAL	26	49%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	1	13%
3-BED HOUSE	7	88%
4-BED HOUSE	–	–
TOTAL	8	100%
PRIVATE		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	20	14%
3-BED HOUSE	23	17%
4-BED HOUSE	–	–
5-BED HOUSE	–	–
TOTAL	43	31%



PHASE R10.0.2

YEAR: 2
DEVELOPER: MILLER HOMES
REFER TO PAGES 28 – 29 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R10.0.2	R10.2	54	R10 128		
			WHOLE SITE 128		

PHASE R10.2

YEAR: 1
DEVELOPER: MILLER HOMES
REFER TO PAGES 28 – 29 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	13	24%
PRIVATE	41	76%
TOTAL	54	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	6	11%
3-BED HOUSE	–	–
4-BED HOUSE	–	–
TOTAL	6	11%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	5	22%
3-BED HOUSE	2	9%
4-BED HOUSE	–	–
TOTAL	7	30%
PRIVATE		
1-BED APT	6	4%
2-BED APT	6	4%
2-BED HOUSE	2	1%
3-BED HOUSE	24	17%
4-BED HOUSE	3	2%
5-BED HOUSE	–	–
TOTAL	41	29%



PHASE R10.0.3

YEAR: 3
DEVELOPER: MILLER HOMES
REFER TO PAGES 28 – 29 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R10.0.3	R10.3	87	R10 215	NGS10aiii	R10 150TH DWELLING
			WHOLE SITE 215	AOS7aii – northern half	R10 150TH DWELLING



PHASE R10.3

YEAR: 3
DEVELOPER: MILLER HOMES
REFER TO PAGES 28 – 29 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	32	37%
PRIVATE	55	63%
TOTAL	87	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	11	21%
2-BED APT	8	15%
2-BED HOUSE	2	4%
3-BED HOUSE	–	–
4-BED HOUSE	–	–
TOTAL	21	40%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	2	9%
3-BED HOUSE	9	39%
4-BED HOUSE	–	–
TOTAL	11	48%
PRIVATE		
1-BED APT	14	10%
2-BED APT	14	10%
2-BED HOUSE	–	–
3-BED HOUSE	19	14%
4-BED HOUSE	8	6%
5-BED HOUSE	–	–
TOTAL	55	40%



PHASE R11

YEARS: 1-4
DEVELOPER: KIER VENTURES LTD
TOTAL UNITS: 343
REFER TO PAGES 38 – 45 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	120	35%
PRIVATE	223	65%
TOTAL	343	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	21	25%
2-BED APT	9	11%
2-BED HOUSE	35	42%
3-BED HOUSE	16	19%
4-BED HOUSE	3	4%
TOTAL	84	100%
AFFORDABLE (SHARED)		
1-BED APT	9	25%
2-BED APT	1	3%
2-BED HOUSE	16	44%
3-BED HOUSE	8	22%
4-BED HOUSE	2	6%
TOTAL	36	100%
PRIVATE		
1-BED APT	20	9%
2-BED APT	11	5%
2-BED HOUSE	24	11%
3-BED HOUSE	116	52%
4-BED HOUSE	46	21%
5-BED HOUSE	6	3%
TOTAL	223	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	30	25%	20	9%
2 BED	61	51%	35	16%
3 BED	24	20%	116	52%
4+ BED	5	4%	52	23%
TOTAL	120	100%	223	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (S106)
1-BED APT			30	25.00%
2-BED APT			10	8.33%
2-BED HOUSE			51	42.50%
3-BED HOUSE			24	20.00%
4-BED HOUSE			5	4.17%
TOTAL			120	100%

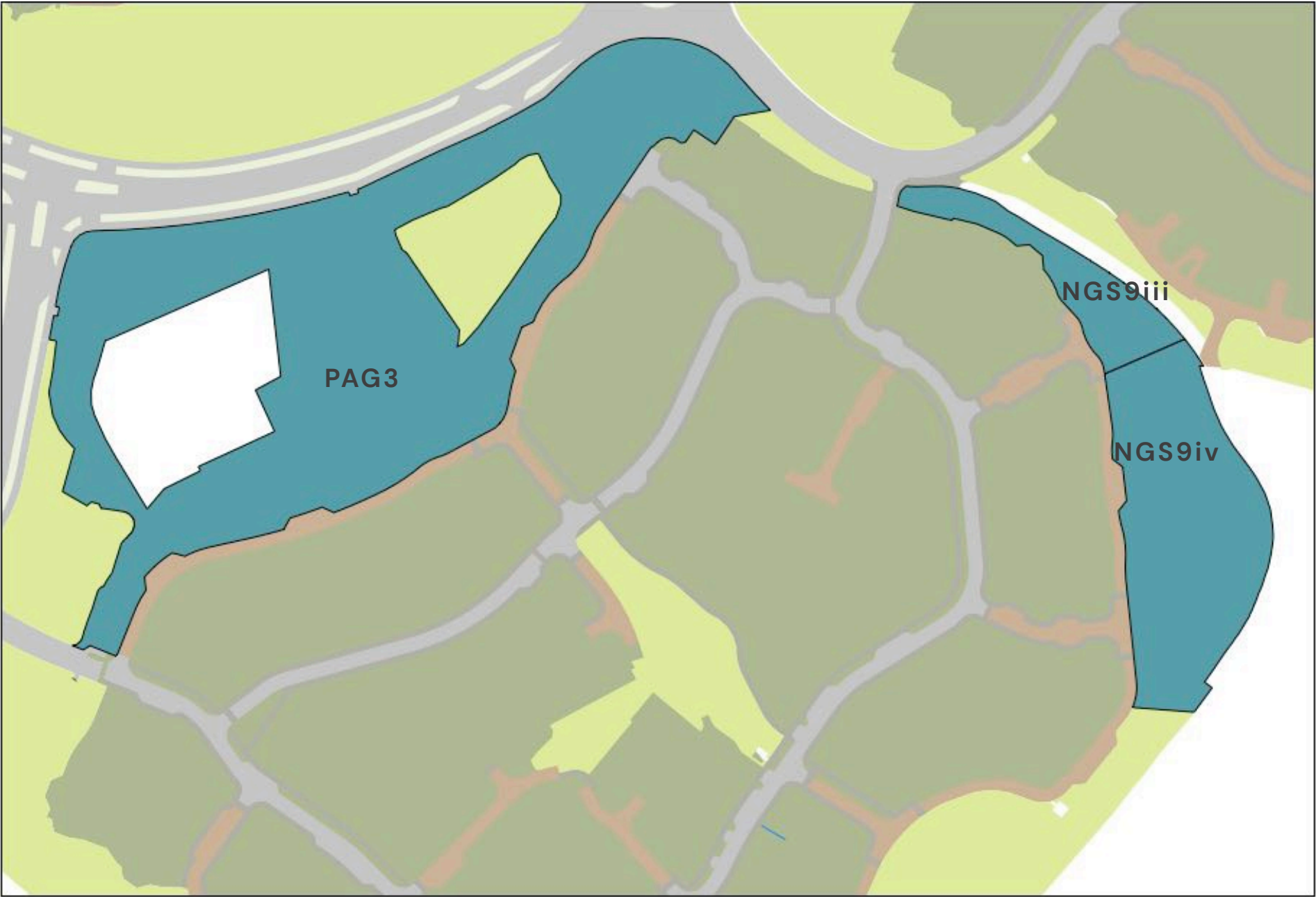


PHASE R11.O.1

YEAR: 1
DEVELOPER: KIER VENTURES
REFER TO PAGES 36-37 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R11.O.1	R11.1	96	R11 96	PAG3	100TH DWELLING R11
			WHOLE SITE 311	NGS9iii	COMBINED 100TH DWELLING R10/R11
				NGS9iv	150TH DWELLING R11

Notes: Early delivery of PAG3 and NGS9iv to provide mitigation for listed buildings at Britton’s Farm and Locks House and Barn respectively.



PHASE R11.1

YEAR: 1
DEVELOPER: KIER VENTURES
REFER TO PAGES 36-37 FOR WHOLE PHASE OVERVIEW

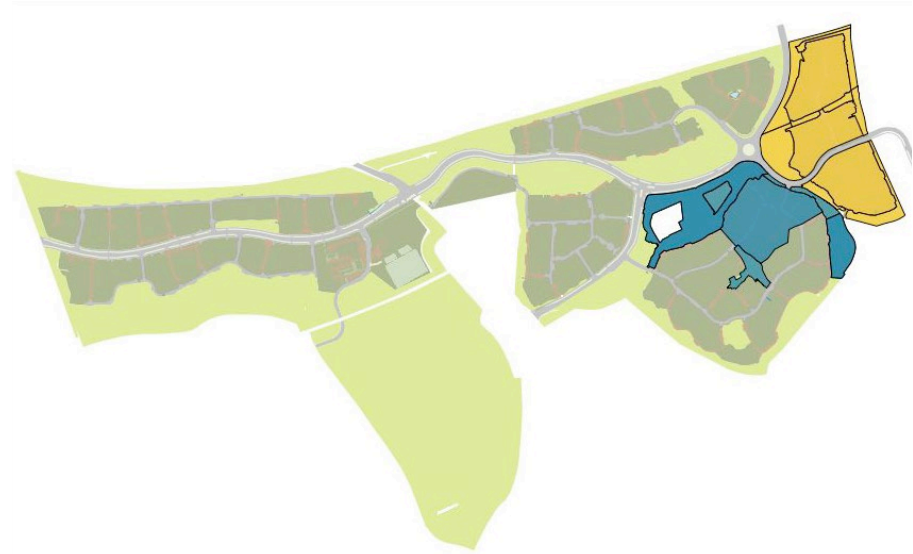
HOUSING TYPE	NO.	MIX.
AFFORDABLE	45	47%
PRIVATE	51	53%
TOTAL	96	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	3	4%
2-BED APT	6	7%
2-BED HOUSE	16	19%
3-BED HOUSE	4	5%
4-BED HOUSE	-	-
TOTAL	29	35%
AFFORDABLE (SHARED)		
1-BED APT	9	25%
2-BED APT	1	3%
2-BED HOUSE	3	8%
3-BED HOUSE	3	8%
4-BED HOUSE	-	-
TOTAL	16	44%
PRIVATE		
1-BED APT	2	1%
2-BED APT	4	2%
2-BED HOUSE	3	1%
3-BED HOUSE	34	15%
4-BED HOUSE	8	4%
5-BED HOUSE	-	-
TOTAL	51	23%



PHASE R11.0.2

YEAR: 2
DEVELOPER: KIER VENTURES
REFER TO PAGES 36-37 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R11.0.2	R11.2	79	R11 175	P5	100TH DWELLING R11
				PAG3 (completion)	100TH DWELLING R11
			WHOLE SITE 388	NGS9i	100TH DWELLING R11
				NGS9iv (completion)	150TH DWELLING R11
				AOS5	250TH DWELLING R11



PHASE R11.2

YEAR: 2
DEVELOPER: KIER VENTURES
REFER TO PAGES 36-37 FOR WHOLE PHASE OVERVIEW

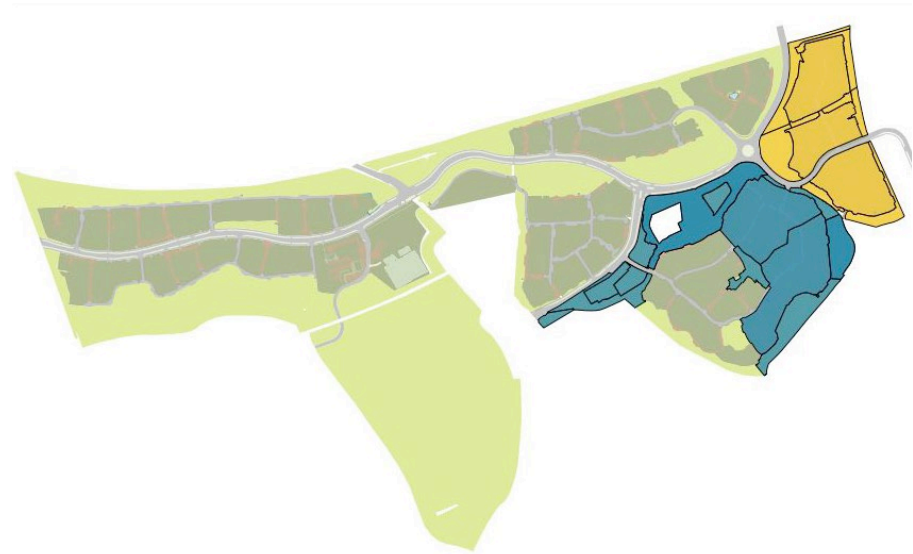
HOUSING TYPE	NO.	MIX.
AFFORDABLE	17	22%
PRIVATE	62	78%
TOTAL	79	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	-	-
2-BED APT	2	2%
2-BED HOUSE	5	6%
3-BED HOUSE	1	1%
4-BED HOUSE	-	-
TOTAL	8	10%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	7	19%
3-BED HOUSE	2	6%
4-BED HOUSE	-	-
TOTAL	9	25%
PRIVATE		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	10	4%
3-BED HOUSE	28	13%
4-BED HOUSE	22	10%
5-BED HOUSE	2	1%
TOTAL	62	28%



PHASE R11.O.3

YEAR: 3
DEVELOPER: KIER VENTURES
REFER TO PAGES 36-37 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R11.O.3	R11.3	112	R11 287 WHOLE SITE 502	AOS4	250TH DWELLING R11
				NGS6i	250TH DWELLING R11
				NGS8	250TH DWELLING R11
				NGS9v	250TH DWELLING R11
				A3	COMBINED 250TH DWELLING R11/R13



PHASE R11.3

YEAR: 3
DEVELOPER: KIER VENTURES
REFER TO PAGES 36-37 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	53	47%
PRIVATE	59	53%
TOTAL	112	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	18	21%
2-BED APT	1	1%
2-BED HOUSE	12	14%
3-BED HOUSE	9	11%
4-BED HOUSE	2	2%
TOTAL	42	50%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	6	17%
3-BED HOUSE	3	8%
4-BED HOUSE	2	6%
TOTAL	11	31%
PRIVATE		
1-BED APT	3	1%
2-BED APT	7	3%
2-BED HOUSE	7	3%
3-BED HOUSE	33	15%
4-BED HOUSE	9	4%
5-BED HOUSE	-	-
TOTAL	59	26%



PHASE R11.O.4

YEAR: 4
DEVELOPER: KIER VENTURES
REFER TO PAGES 36-37 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R11.O.4	R11.4	56	R11 343 WHOLE SITE 558	NGS9vi	300TH DWELLING R11
				AOS6	300TH DWELLING R11
				AOS6a	300TH DWELLING R11



PHASE R11.4

YEAR: 4
DEVELOPER: KIER VENTURES
REFER TO PAGES 36-37 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	5	9%
PRIVATE	51	91%
TOTAL	56	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	2	2%
3-BED HOUSE	2	2%
4-BED HOUSE	1	1%
TOTAL	5	6%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	-	-
3-BED HOUSE	-	-
4-BED HOUSE	-	-
TOTAL	-	-
PRIVATE		
1-BED APT	15	7%
2-BED APT	-	-
2-BED HOUSE	4	2%
3-BED HOUSE	21	9%
4-BED HOUSE	7	3%
5-BED HOUSE	4	2%
TOTAL	51	23%



PHASE R13

YEARS: 4-5
DEVELOPER: MILLER HOMES
TOTAL UNITS: 177
REFER TO PAGES 48 – 51 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	62	35%
PRIVATE	115	65%
TOTAL	177	-
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	24	56%
2-BED APT	1	2%
2-BED HOUSE	15	35%
3-BED HOUSE	2	5%
4-BED HOUSE	1	2%
TOTAL	43	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	10	53%
3-BED HOUSE	7	37%
4-BED HOUSE	2	11%
TOTAL	19	100%
PRIVATE		
1-BED APT	3	3%
2-BED APT	11	10%
2-BED HOUSE	15	13%
3-BED HOUSE	66	57%
4-BED HOUSE	20	17%
5-BED HOUSE	-	-
TOTAL	115	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	24	39%	3	3%
2 BED	26	42%	26	23%
3 BED	9	15%	66	57%
4+ BED	3	5%	20	17%
TOTAL	62	100%	115	100%

AFFORDABLE RENT / SOCIAL RENT AND SHARED		MIX (\$106)
1-BED APT	24	37.50%
2-BED APT	0	0.00%
2-BED HOUSE	25	39.06%
3-BED HOUSE	12	18.75%
4-BED HOUSE	3	4.69%
TOTAL	64	100.00%

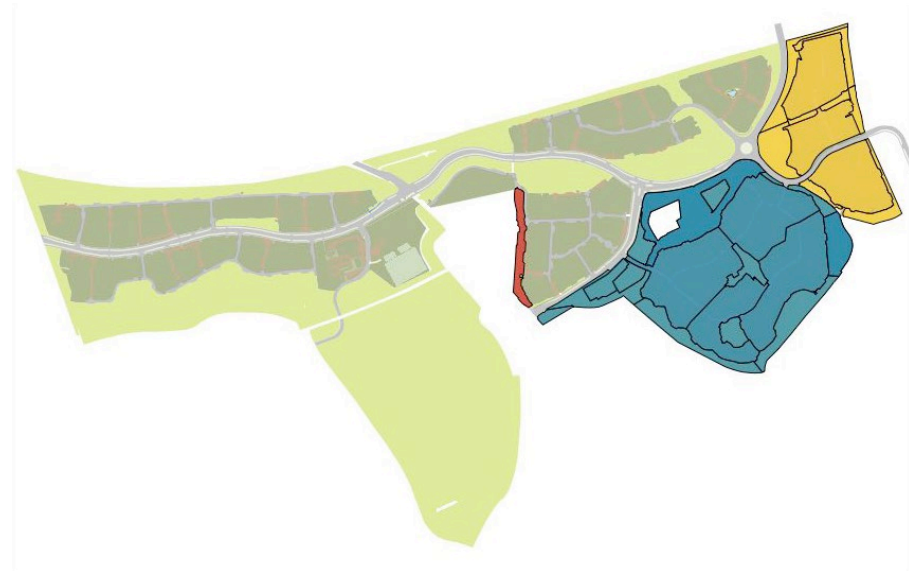


PHASE R13.0.1

YEAR: 1
DEVELOPER: MILLER HOMES
REFER TO PAGES 46 – 47 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R13.0.1				NGS6ii	100TH DWELLING R13

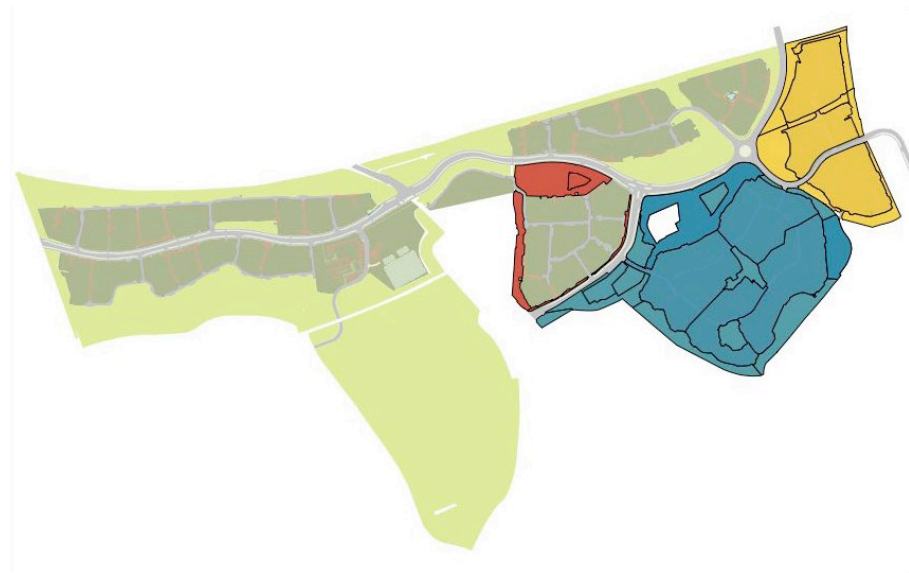
Notes: Early delivery of NGS6iii to provide mitigation for listed building Woods Farm



PHASE R13.0.2

YEAR: 4
DEVELOPER: MILLER HOMES
REFER TO PAGES 46 – 47 FOR WHOLE PHASE OVERVIEW

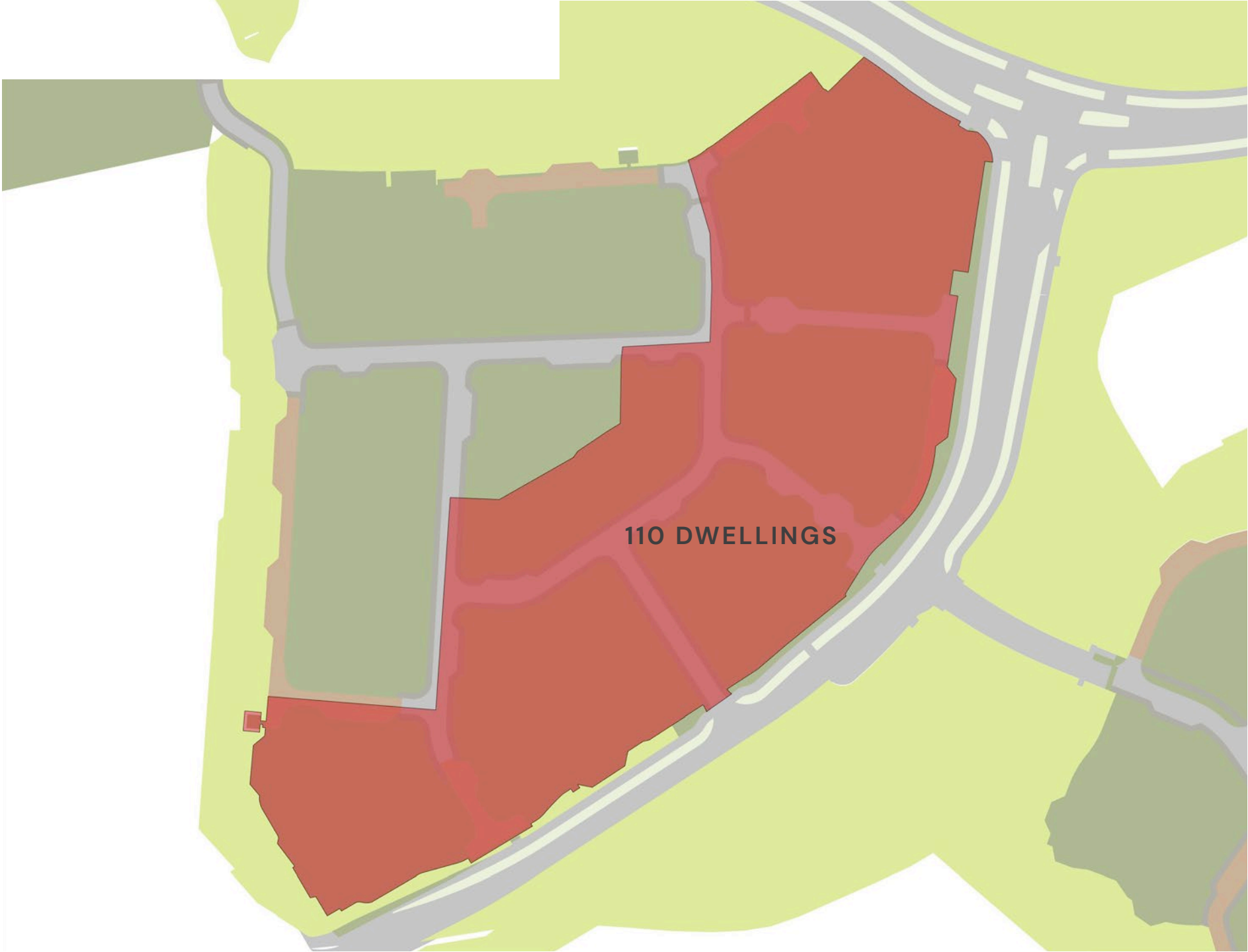
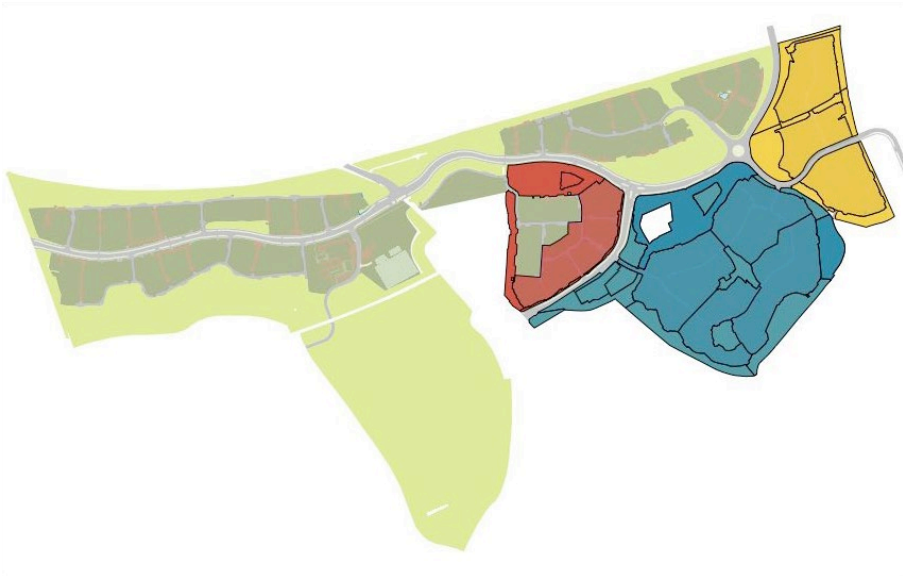
PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R13.0.1	R13.1	110	R13 110	P3	100TH DWELLING R13
			WHOLE SITE 668	PAG1	100TH DWELLING R13
				NGS6ii - completion	100TH DWELLING R13



PHASE R13.1

YEAR: 4
DEVELOPER: MILLER HOMES
REFER TO PAGES 46 – 47 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	44	40%
PRIVATE	66	60%
TOTAL	110	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	12	28%
2-BED APT	-	-
2-BED HOUSE	14	33%
3-BED HOUSE	2	5%
4-BED HOUSE	1	2%
TOTAL	29	67%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	6	40%
3-BED HOUSE	7	47%
4-BED HOUSE	2	13%
TOTAL	15	100%
PRIVATE		
1-BED APT	3	3%
2-BED APT	9	8%
2-BED HOUSE	4	3%
3-BED HOUSE	38	33%
4-BED HOUSE	12	10%
5-BED HOUSE	-	-
TOTAL	66	57%



PHASE R13.2

YEAR: 5
DEVELOPER: MILLER HOMES
REFER TO PAGES 46 – 47 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	17	26%
PRIVATE	49	74%
TOTAL	67	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	12	28%
2-BED APT	1	2%
2-BED HOUSE	1	2%
3-BED HOUSE	-	-
4-BED HOUSE	-	-
TOTAL	14	33%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	4	100%
3-BED HOUSE	-	-
4-BED HOUSE	-	-
TOTAL	4	100%
PRIVATE		
1-BED APT	-	-
2-BED APT	2	2%
2-BED HOUSE	11	10%
3-BED HOUSE	28	24%
4-BED HOUSE	8	7%
5-BED HOUSE	-	-
TOTAL	49	43%



PHASE R8

YEARS: 5-6
DEVELOPER: KIER VENTURES LTD
TOTAL UNITS: 179
REFER TO PAGES 54 - 57 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	63	35%
PRIVATE	116	65%
TOTAL	179	-
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	18	40%
2-BED APT	4	9%
2-BED HOUSE	17	38%
3-BED HOUSE	6	13%
4-BED HOUSE	-	-
TOTAL	45	100%
AFFORDABLE (SHARED)		
1-BED APT	0	0%
2-BED APT	1	6%
2-BED HOUSE	8	44%
3-BED HOUSE	7	39%
4-BED HOUSE	2	11%
TOTAL	18	100%
PRIVATE		
1-BED APT	18	16%
2-BED APT	14	12%
2-BED HOUSE	14	12%
3-BED HOUSE	69	59%
4-BED HOUSE	1	1%
5-BED HOUSE	0	0%
TOTAL	116	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	18	28%	18	16%
2 BED	30	47%	28	24%
3 BED	13	22%	69	59%
4+ BED	2	3%	1	1%
TOTAL	63	100%	115	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (S106)
1-BED APT			18	29%
2-BED APT			5	8%
2-BED HOUSE			25	40%
3-BED HOUSE			13	21%
4-BED HOUSE			2	3%
TOTAL			63	100%



PHASE R8.0.1

YEAR: 5
DEVELOPER: MILLER HOMES
REFER TO PAGES 52 - 53 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R8.0.1	R8.1	88	R8 88	C1	50TH DWELLING R8
			WHOLE SITE 823	AOS2ii	50TH DWELLING R8
				NGS7ii	50TH DWELLING R8



PHASE R8.1

YEAR: 5
DEVELOPER: MILLER HOMES
REFER TO PAGES 52 - 53 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	33	38%
PRIVATE	55	63%
TOTAL	88	100%
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	9	20%
2-BED APT	3	7%
2-BED HOUSE	8	18%
3-BED HOUSE	2	4%
4-BED HOUSE	-	-
TOTAL	22	49%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	5	45%
3-BED HOUSE	6	55%
4-BED HOUSE	-	-
TOTAL	11	100%
PRIVATE		
1-BED APT	6	5%
2-BED APT	8	7%
2-BED HOUSE	8	7%
3-BED HOUSE	32	28%
4-BED HOUSE	1	1%
5-BED HOUSE	-	-
TOTAL	55	47%



PHASE R8.0.2

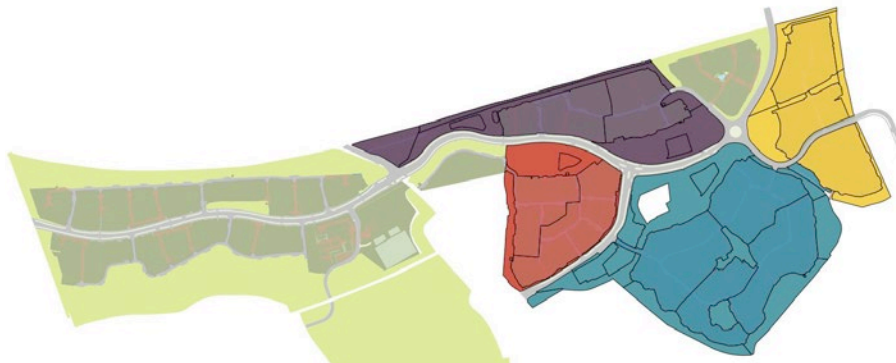
YEAR: 5
DEVELOPER: MILLER HOMES
REFER TO PAGES 52 - 53 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R8.0.2	R8.2	91	R8 179 WHOLE SITE 914	P4	100TH DWELLING R8
				AOS3	100TH DWELLING R8
				PAG2	100TH DWELLING R8



PHASE R8.2

YEAR: 6
DEVELOPER: MILLER HOMES
REFER TO PAGES 46 – 47 FOR WHOLE PHASE OVERVIEW



HOUSING TYPE	NO.	MIX.
AFFORDABLE	30	33%
PRIVATE	61	67%
TOTAL	91	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	9	20%
2-BED APT	1	2%
2-BED HOUSE	9	20%
3-BED HOUSE	4	9%
4-BED HOUSE	-	-
TOTAL	23	51%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	1	14%
2-BED HOUSE	3	43%
3-BED HOUSE	1	14%
4-BED HOUSE	2	29%
TOTAL	7	100%
PRIVATE		
1-BED APT	12	10%
2-BED APT	6	5%
2-BED HOUSE	6	5%
3-BED HOUSE	37	32%
4-BED HOUSE	-	-
5-BED HOUSE	-	-
TOTAL	61	53%



PHASE R7

YEARS: 6
DEVELOPER: MILLER HOMES
TOTAL UNITS: 38
REFER TO PAGES 60 – 63 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	13	34%
PRIVATE	25	66%
TOTAL	38	–
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	–	–
2-BED APT	2	20%
2-BED HOUSE	4	40%
3-BED HOUSE	4	40%
4-BED HOUSE	–	–
TOTAL	10	100%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	1	33%
3-BED HOUSE	–	–
4-BED HOUSE	2	67%
TOTAL	3	100%
PRIVATE		
1-BED APT	4	16%
2-BED APT	6	24%
2-BED HOUSE	–	0%
3-BED HOUSE	12	48%
4-BED HOUSE	3	12%
5-BED HOUSE	–	–
TOTAL	24	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	0	0%	4	17%
2 BED	7	50%	6	25%
3 BED	4	36%	12	46%
4+ BED	2	14%	3	13%
TOTAL	13	100%	25	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (S106)
1-BED APT			0	0%
2-BED APT			2	15%
2-BED HOUSE			5	38%
3-BED HOUSE			4	31%
4-BED HOUSE			2	15%
TOTAL			13	100%

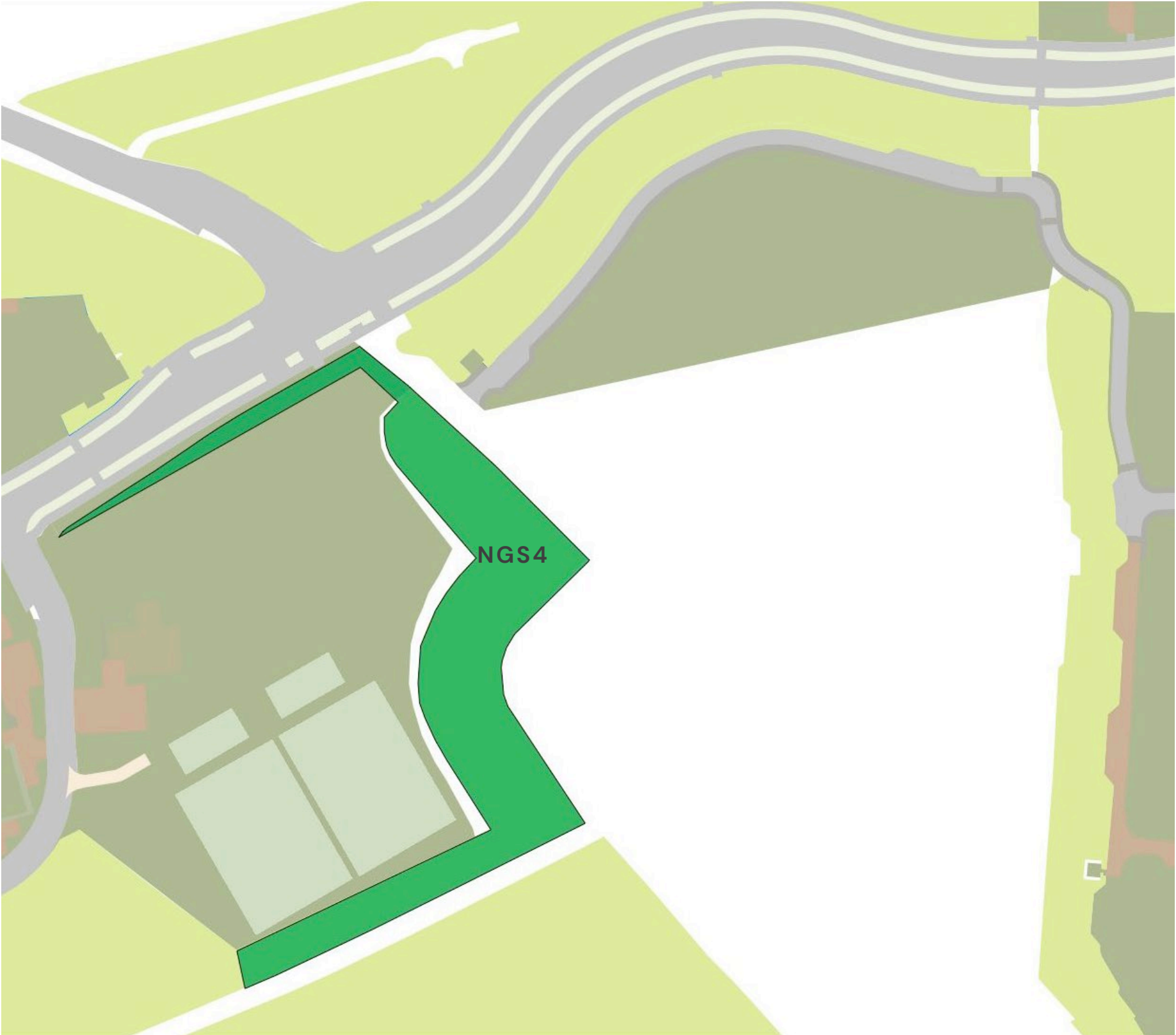
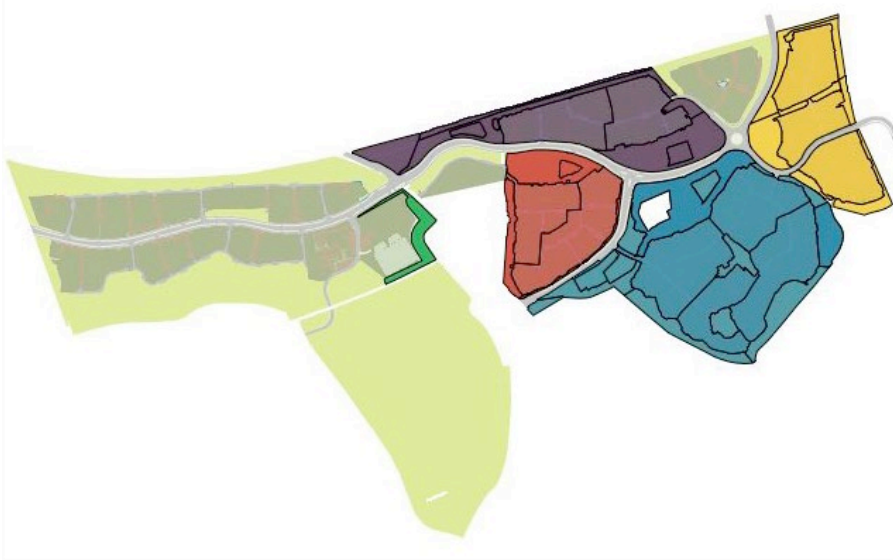


PHASE R7.0.1

YEAR: 3
DEVELOPER: MILLER HOMES
REFER TO PAGES 58 – 59 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R7.0.1	R7.1	38	R7 38	NGS4	SANG1ii
			WHOLE SITE 952		

Notes: Early delivery of NGS4 to faciliatate pedestrian access to Holme Park SANG

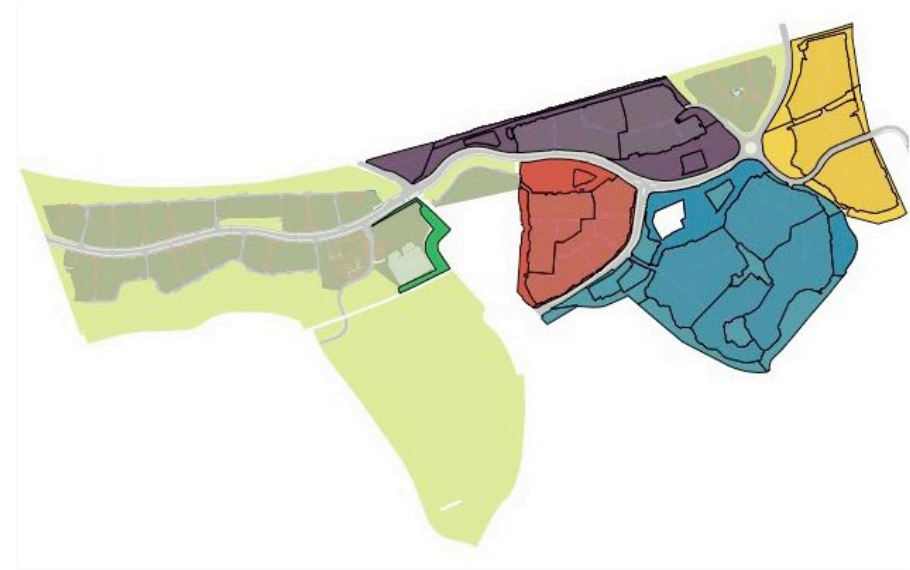


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PHASE R7.0.2

YEAR: 6
DEVELOPER: MILLER HOMES
REFER TO PAGES 58 – 59 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R7.0.1	R7.1	38	R7 38	NGS5	FINAL DWELLING R7
			WHOLE SITE 952		



PHASE R7.1

YEAR: 6
DEVELOPER: MILLER HOMES
REFER TO PAGES 58 – 59 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	14	37%
PRIVATE	24	63%
TOTAL	38	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	–	–
2-BED APT	2	20%
2-BED HOUSE	4	40%
3-BED HOUSE	4	40%
4-BED HOUSE	–	–
TOTAL	10	100%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	1	25%
3-BED HOUSE	1	25%
4-BED HOUSE	2	50%
TOTAL	4	100%
PRIVATE		
1-BED APT	4	17%
2-BED APT	6	25%
2-BED HOUSE	–	–
3-BED HOUSE	11	46%
4-BED HOUSE	3	13%
5-BED HOUSE	–	–
TOTAL	24	100%

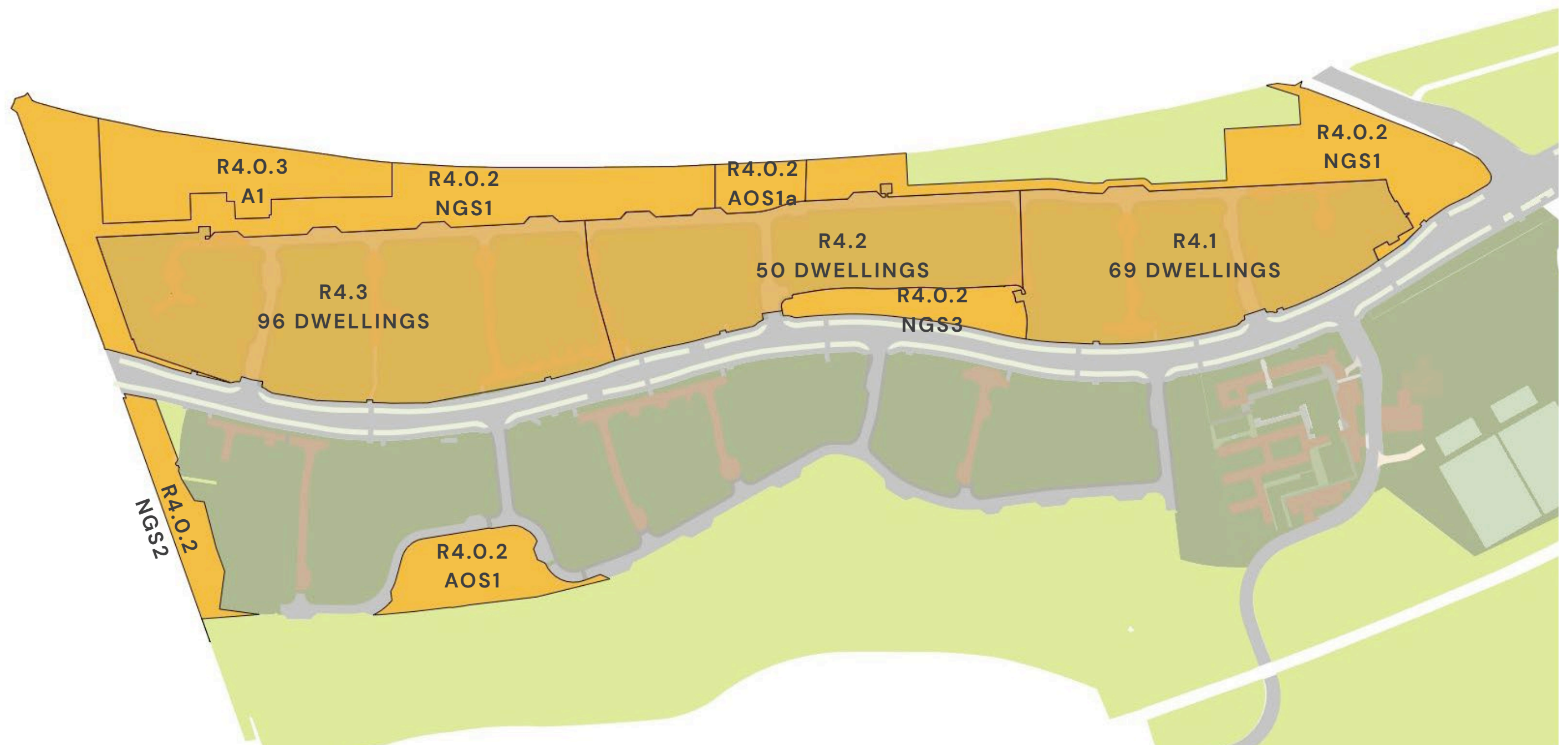


PHASE R4

YEARS: 7-8
DEVELOPER: MILLER HOMES KIER VENTURES LTD
TOTAL UNITS: 215
REFER TO PAGES 66 – 71 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	75	35%
PRIVATE	140	65%
TOTAL	215	-
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	15	29%
2-BED APT	6	12%
2-BED HOUSE	27	52%
3-BED HOUSE	4	8%
4-BED HOUSE	-	-
TOTAL	52	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	16	70%
3-BED HOUSE	5	22%
4-BED HOUSE	2	9%
TOTAL	23	100%
PRIVATE		
1-BED APT	6	4%
2-BED APT	21	15%
2-BED HOUSE	7	5%
3-BED HOUSE	93	66%
4-BED HOUSE	13	9%
5-BED HOUSE	-	-
TOTAL	140	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	15	20%	6	4%
2 BED	49	65%	28	20%
3 BED	9	12%	93	66%
4+ BED	2	3%	13	9%
TOTAL	75	100%	140	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (S106)
1-BED APT			15	20.00%
2-BED APT			6	8.00%
2-BED HOUSE			34	45.33%
3-BED HOUSE			18	24.00%
4-BED HOUSE			2	2.67%
TOTAL			75	100.00%



PHASE R4.O.1

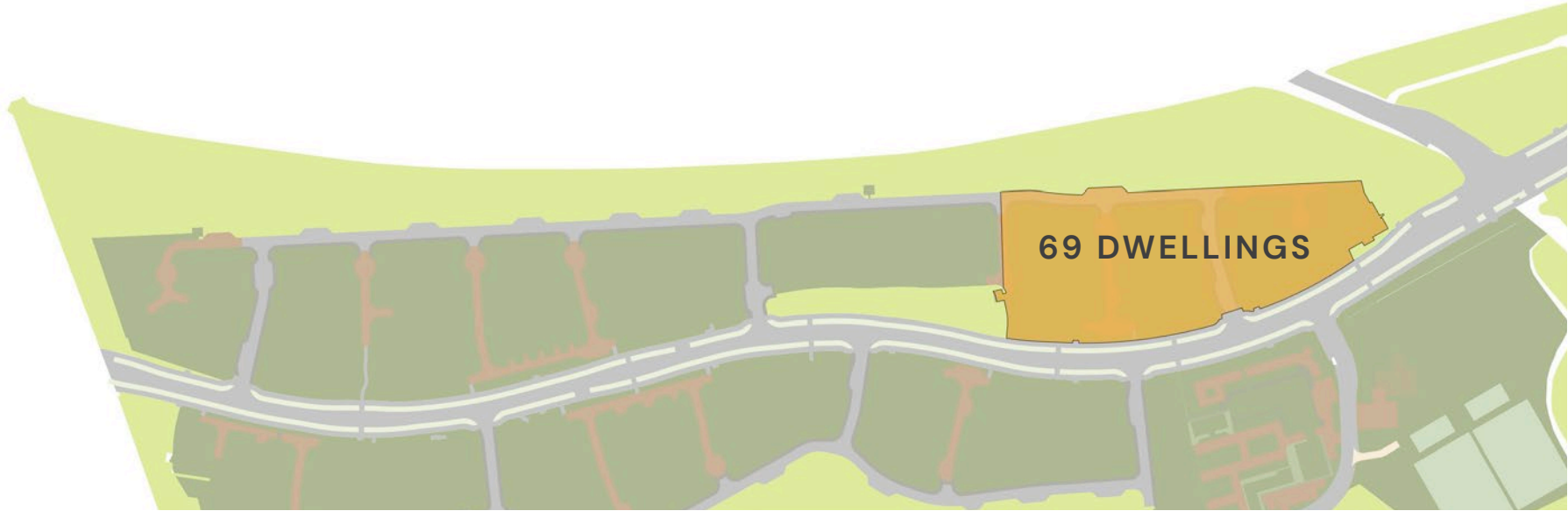
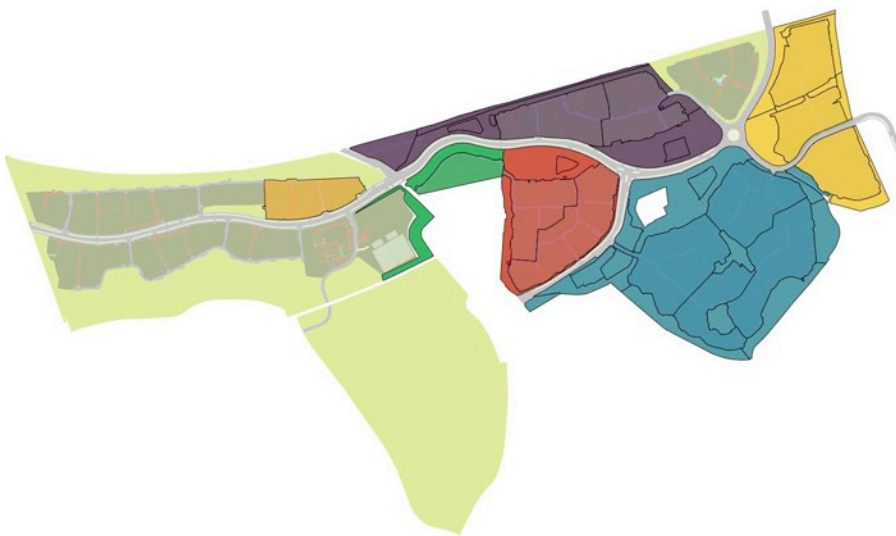
YEAR: 7
DEVELOPER: KIER VENTURES LTD
REFER TO PAGES 64 – 65 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R4.O.1	R4.1	69	R4 69 WHOLE SITE 1021		

PHASE R4.1

YEAR: 7
DEVELOPER: KIER VENTURES LTD
REFER TO PAGES 64 – 65 FOR WHOLE PHASE OVERVIEW

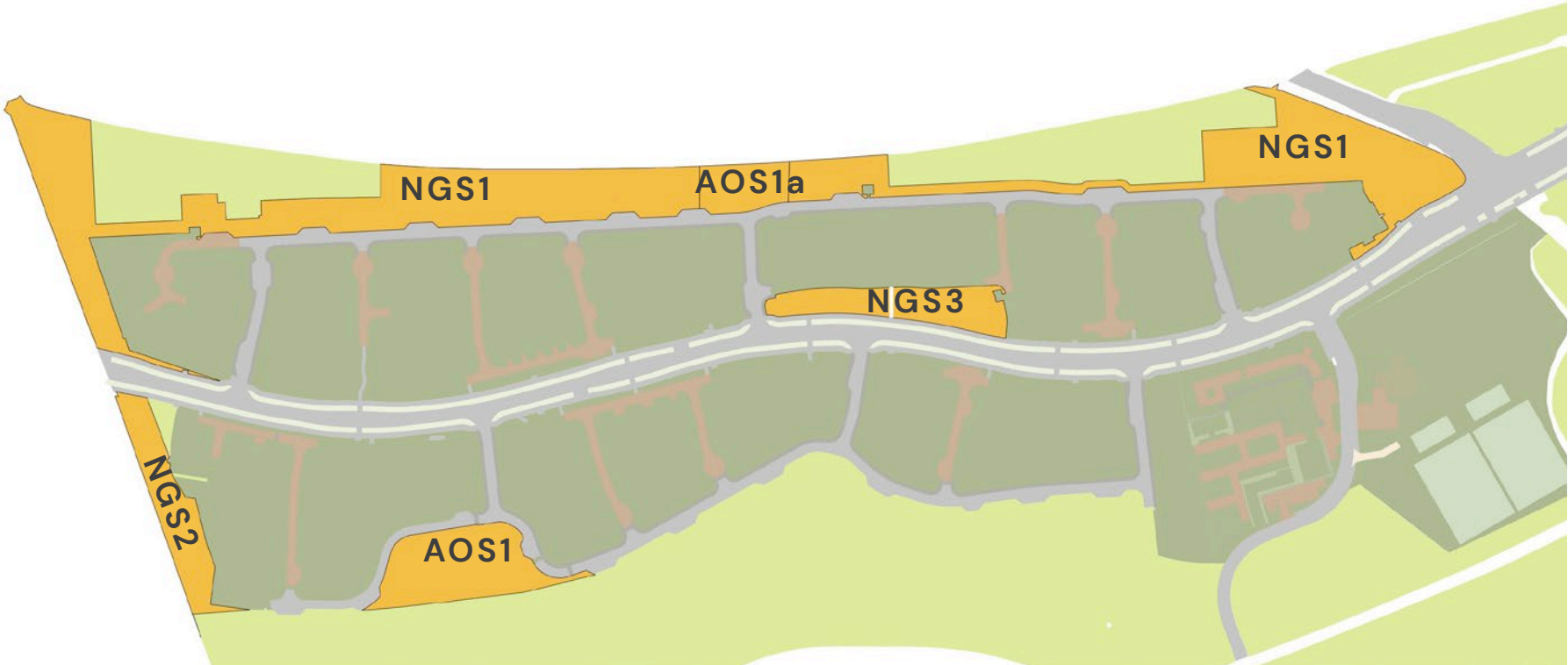
HOUSING TYPE	NO.	MIX.
AFFORDABLE	24	35%
PRIVATE	45	65%
TOTAL	69	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	12	23%
2-BED APT	–	–
2-BED HOUSE	3	6%
3-BED HOUSE	–	–
4-BED HOUSE	–	–
TOTAL	15	29%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	6	67%
3-BED HOUSE	3	33%
4-BED HOUSE	–	–
TOTAL	9	100%
PRIVATE		
1-BED APT	3	2%
2-BED APT	9	6%
2-BED HOUSE	3	2%
3-BED HOUSE	23	16%
4-BED HOUSE	7	5%
5-BED HOUSE	–	–
TOTAL	45	32%



PHASE R4.0.2

YEAR: 8
DEVELOPER: KIER VENTURES LTD
REFER TO PAGES 64 – 65 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R4.0.2	R4.2	50	R4 119		
			WHOLE SITE 1071		



PHASE R4.2

YEAR: 8
DEVELOPER: KIER VENTURES LTD
REFER TO PAGES 64 – 65 FOR WHOLE PHASE OVERVIEW

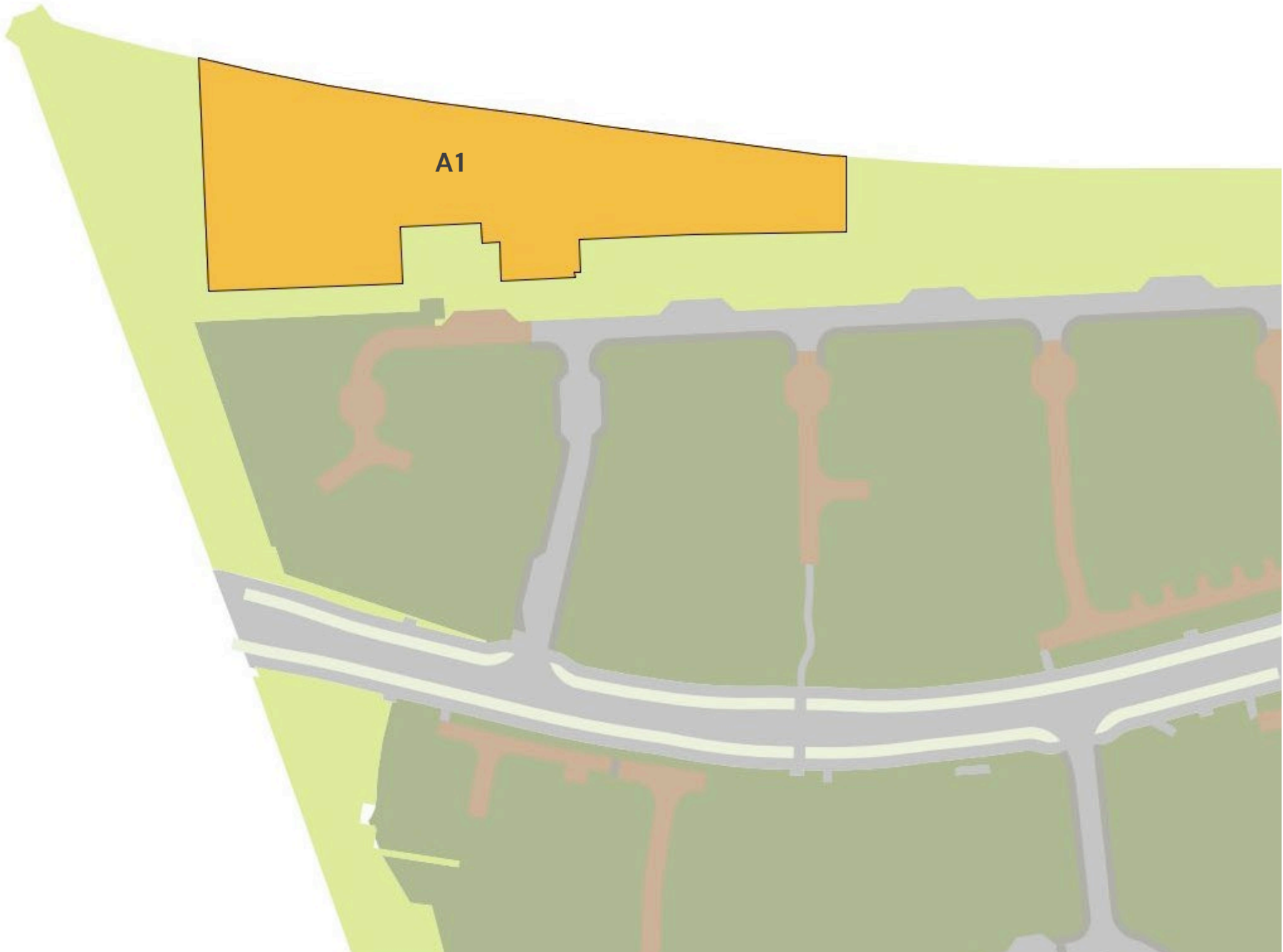
HOUSING TYPE	NO.	MIX.
AFFORDABLE	17	34%
PRIVATE	33	66%
TOTAL	50	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	9	69%
3-BED HOUSE	4	31%
4-BED HOUSE	–	–
TOTAL	13	100%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	4	100%
3-BED HOUSE	–	–
4-BED HOUSE	–	–
TOTAL	4	100%
PRIVATE		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	5	4%
3-BED HOUSE	26	19%
4-BED HOUSE	2	1%
5-BED HOUSE	–	–
TOTAL	33	24%



PHASE R4.0.3

YEAR: 7
DEVELOPER: MILLER HOMES
REFER TO PAGES 64 – 65 FOR WHOLE PHASE OVERVIEW

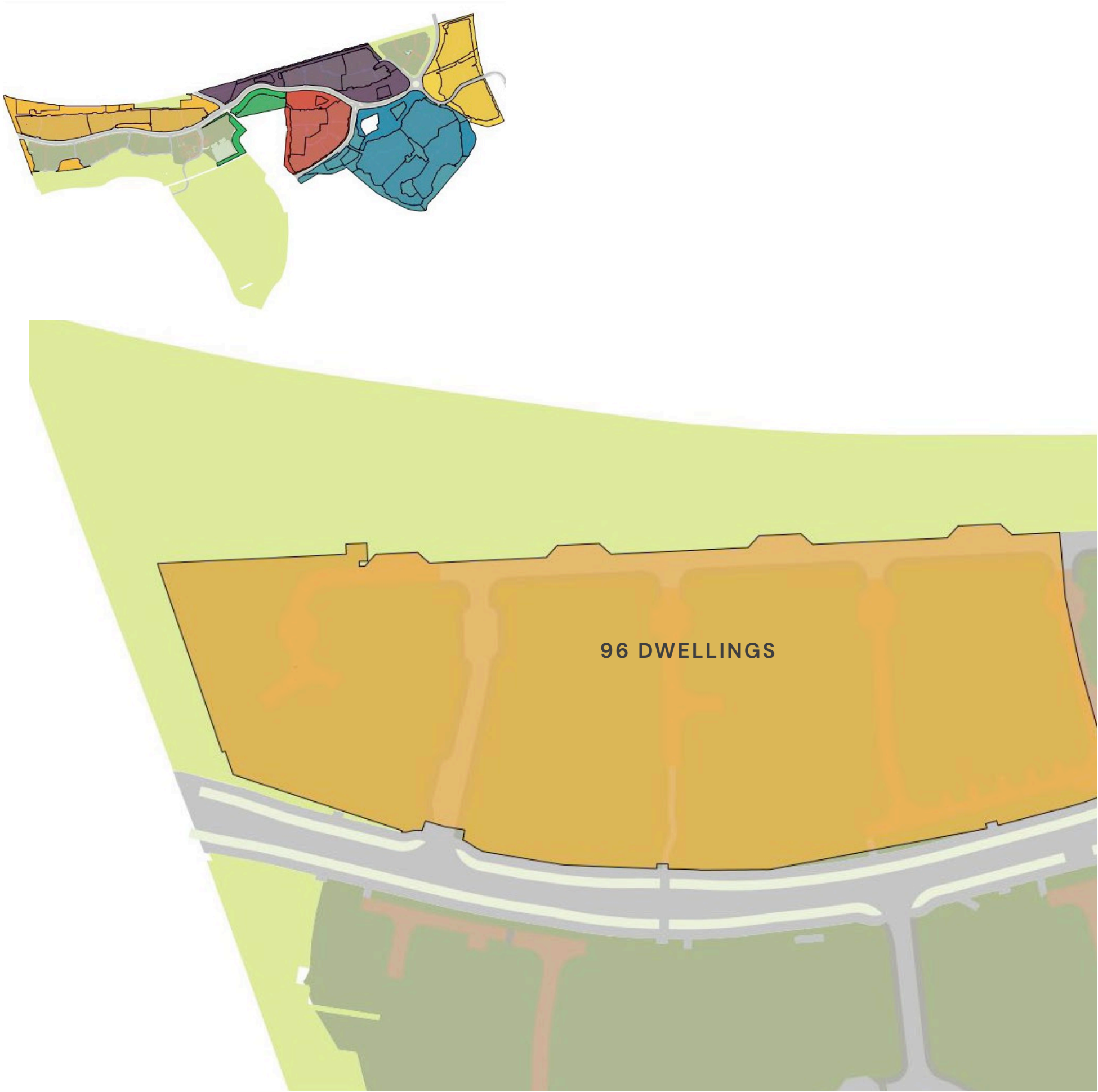
PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R4.0.3	R4.3	96	R4 215 WHOLE SITE 1167	A1	COMBINED 200TH R4/R5



PHASE R4.3

YEAR: 7
DEVELOPER: MILLER HOMES
REFER TO PAGES 64 – 65 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	34	35%
PRIVATE	62	65%
TOTAL	96	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	3	13%
2-BED APT	6	25%
2-BED HOUSE	15	63%
3-BED HOUSE	-	-
4-BED HOUSE	-	-
TOTAL	24	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	6	60%
3-BED HOUSE	2	20%
4-BED HOUSE	2	20%
TOTAL	10	100%
PRIVATE		
1-BED APT	3	2%
2-BED APT	9	6%
2-BED HOUSE	2	1%
3-BED HOUSE	44	31%
4-BED HOUSE	4	3%
5-BED HOUSE	-	-
TOTAL	62	44%



PHASE R5

YEARS: 8-9
DEVELOPER: MILLER HOMES
TOTAL UNITS: 177
REFER TO PAGES 74 - 77 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	62	35%
PRIVATE	115	65%
TOTAL	177	-
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	9	21%
2-BED APT	-	-
2-BED HOUSE	18	42%
3-BED HOUSE	16	37%
4-BED HOUSE	-	-
TOTAL	43	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	10	53%
3-BED HOUSE	7	37%
4-BED HOUSE	2	11%
TOTAL	19	100%
PRIVATE		
1-BED APT	10	9%
2-BED APT	11	10%
2-BED HOUSE	12	10%
3-BED HOUSE	62	54%
4-BED HOUSE	20	17%
5-BED HOUSE	-	-
TOTAL	115	100%

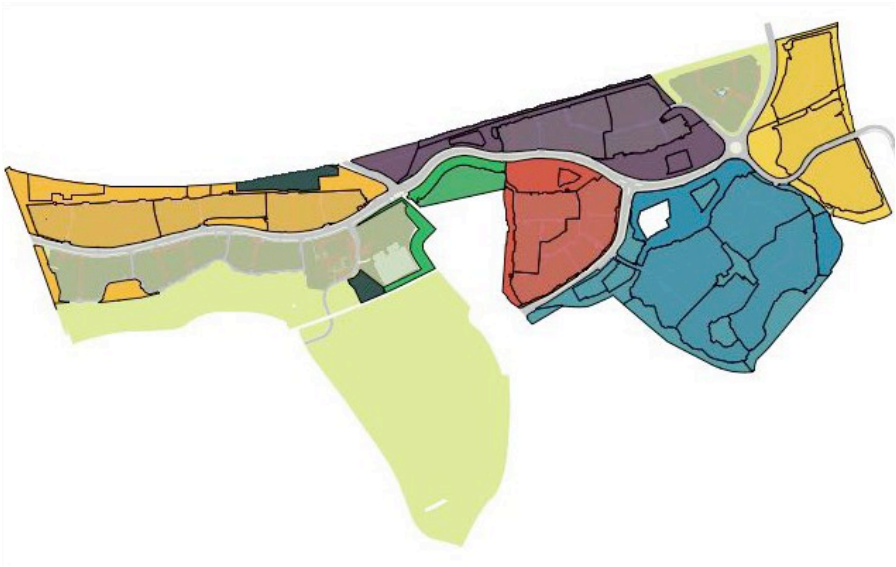
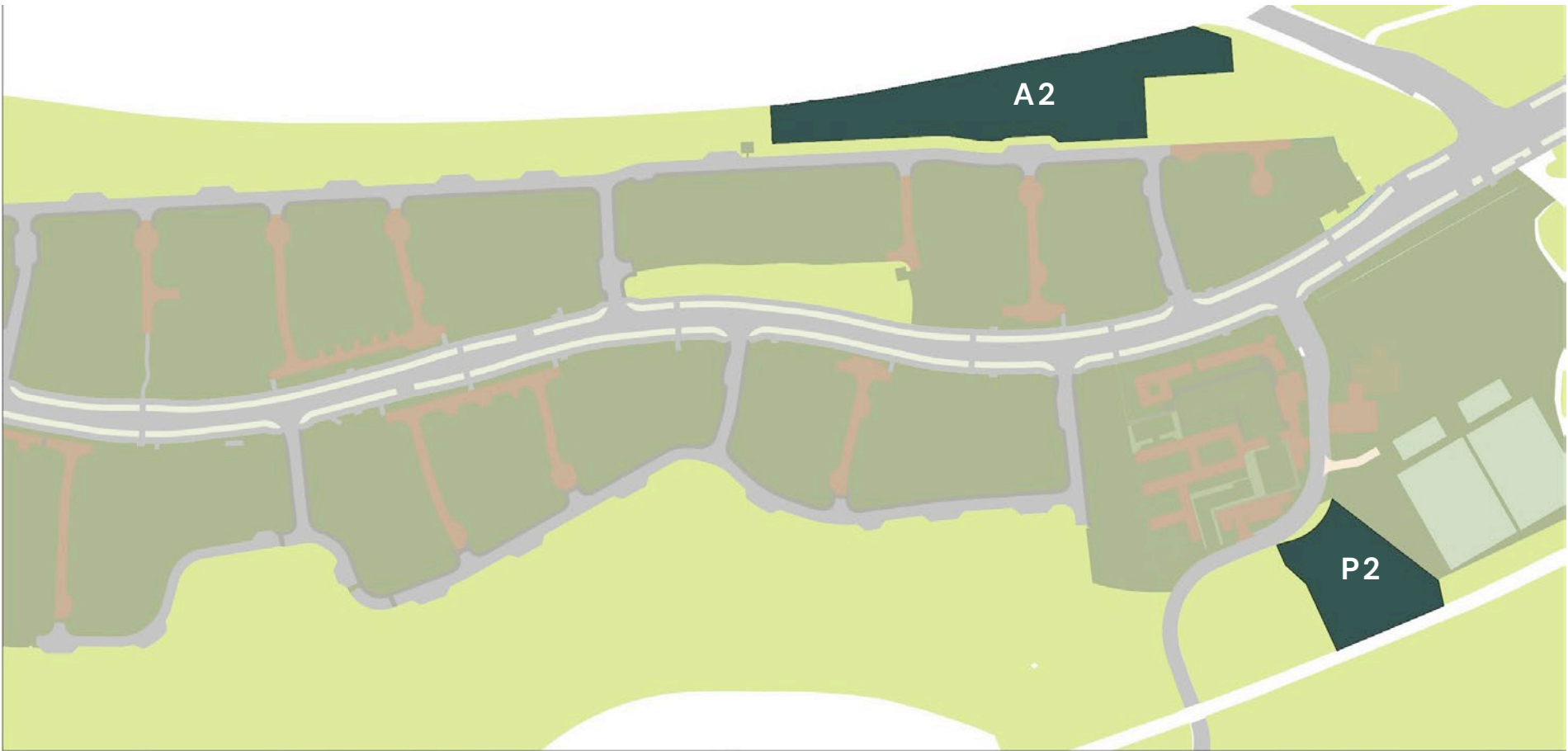
MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	9	15%	10	9%
2 BED	28	45%	23	20%
3 BED	23	37%	62	54%
4+ BED	2	3%	20	17%
TOTAL	62	100%	115	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (\$106)
1-BED APT			9	15%
2-BED APT			0	0%
2-BED HOUSE			33	53%
3-BED HOUSE			18	29%
4-BED HOUSE			2	3%
TOTAL			62	100%



PHASE R5.0.1

YEAR: 8
DEVELOPER: MILLER HOMES
REFER TO PAGES 72 – 73 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R5.0.1	R5.1	90	R5 90	P2	1200TH DWELLING WS
			WHOLE SITE 1257	A2	COMBINED 100TH R5/R7



PHASE R5.1

YEAR: 8
DEVELOPER: MILLER HOMES
REFER TO PAGES 72 - 73 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	27	30%
PRIVATE	63	70%
TOTAL	90	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	9	21%
2-BED APT	-	-
2-BED HOUSE	7	16%
3-BED HOUSE	2	5%
4-BED HOUSE	-	-
TOTAL	18	42%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	4	44%
3-BED HOUSE	3	33%
4-BED HOUSE	2	22%
TOTAL	9	100%
PRIVATE		
1-BED APT	7	6%
2-BED APT	5	4%
2-BED HOUSE	10	9%
3-BED HOUSE	31	27%
4-BED HOUSE	10	9%
5-BED HOUSE	-	-
TOTAL	63	55%



PHASE R5.0.2

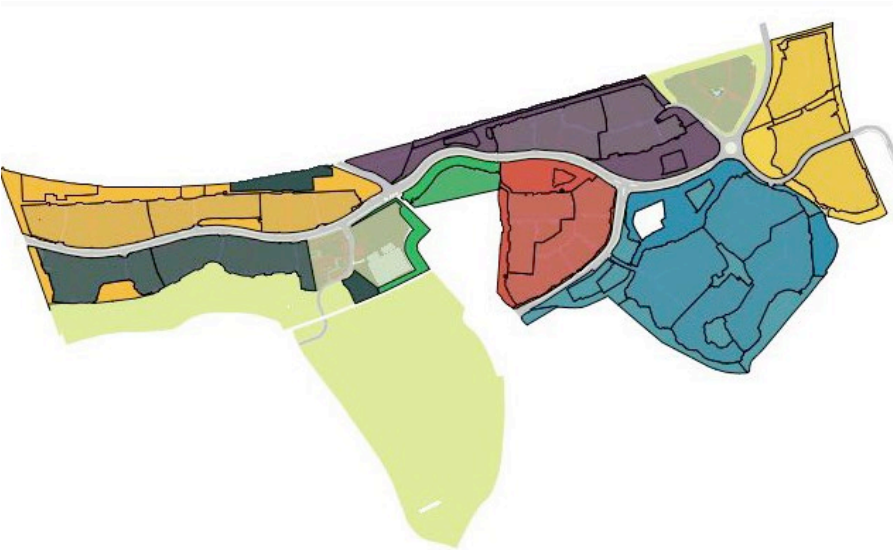
YEAR: 9
DEVELOPER: MILLER HOMES
REFER TO PAGES 72 – 73 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R5.0.2	R5.2	87	R5 177 WHOLE SITE 1344		

PHASE R5.2

YEAR: 9
DEVELOPER: MILLER HOMES
REFER TO PAGES 72 - 73 FOR WHOLE PHASE OVERVIEW

HOUSING TYPE	NO.	MIX.
AFFORDABLE	35	40%
PRIVATE	52	60%
TOTAL	87	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	11	26%
3-BED HOUSE	14	33%
4-BED HOUSE	-	-
TOTAL	25	58%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	6	0.6%
3-BED HOUSE	4	0.4%
4-BED HOUSE	-	-
TOTAL	10	1%
PRIVATE		
1-BED APT	3	3%
2-BED APT	6	5%
2-BED HOUSE	2	2%
3-BED HOUSE	31	27%
4-BED HOUSE	10	9%
5-BED HOUSE	-	-
TOTAL	52	45%



PHASE R9

YEARS: 10
DEVELOPER: MILLER HOMES
TOTAL UNITS: 90
REFER TO PAGES 80 – 81 FOR SUB-PHASING

HOUSING TYPE	NO.	MIX.
AFFORDABLE	31	34%
PRIVATE	59	66%
TOTAL	90	–
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	12	55%
2-BED APT	2	9%
2-BED HOUSE	1	5%
3-BED HOUSE	6	27%
4-BED HOUSE	1	5%
TOTAL	22	100%
AFFORDABLE (SHARED)		
1-BED APT	–	–
2-BED APT	–	–
2-BED HOUSE	4	44%
3-BED HOUSE	4	44%
4-BED HOUSE	1	11%
TOTAL	9	100%
PRIVATE		
1-BED APT	3	5%
2-BED APT	10	17%
2-BED HOUSE	13	22%
3-BED HOUSE	26	44%
4-BED HOUSE	7	12%
5-BED HOUSE	–	–
TOTAL	59	100%

MIX	AFFORDABLE RENT / SOCIAL RENT AND SHARED		PRIVATE	
1 BED	12	39%	3	5%
2 BED	7	23%	23	39%
3 BED	10	32%	26	44%
4+ BED	2	6%	7	12%
TOTAL	31	100%	59	100%
AFFORDABLE RENT / SOCIAL RENT AND SHARED				MIX (\$106)
1-BED APT			12	38.71%
2-BED APT			0	0.00%
2-BED HOUSE			7	22.58%
3-BED HOUSE			10	32.26%
4-BED HOUSE			2	6.45%
TOTAL			31	100.00%



PHASE R9.0.1

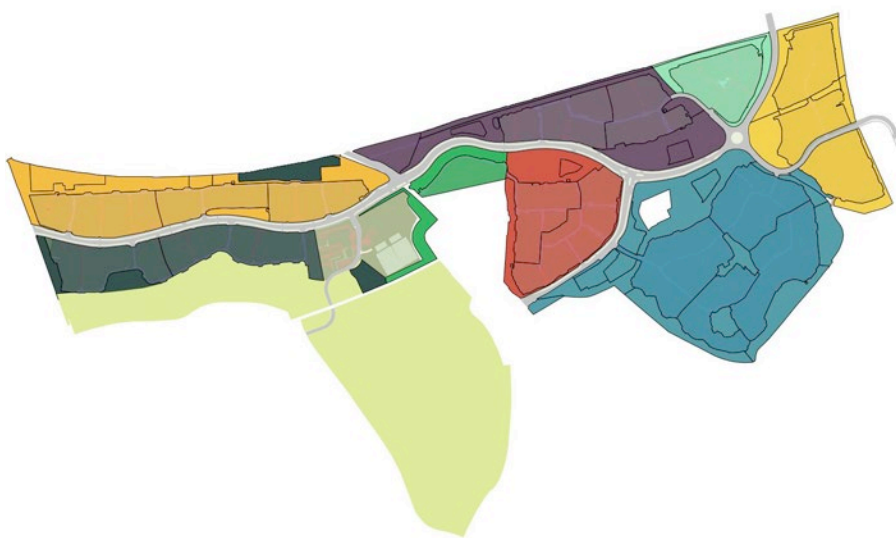
YEAR: 10
DEVELOPER: MILLER HOMES
REFER TO PAGES 78 -79 FOR WHOLE PHASE OVERVIEW

PHASE	RESI PHASE	UNITS	CUMUL.	GI WORKS REFER TO APPENDIX 1	TRIGGER
R9.0.1	R9.1	90	R9 90	AOS2i	50TH DWELLING R9
			WHOLE SITE 1434	NGS7i	50TH DWELLING R9



PHASE R9.1

YEAR: 10
DEVELOPER: MILLER HOMES
REFER TO PAGES 78 - 79 FOR WHOLE PHASE OVERVIEW



HOUSING TYPE	NO.	MIX.
AFFORDABLE	31	34%
PRIVATE	59	66%
TOTAL	90	1
AFFORDABLE RENT / SOCIAL RENT		
1-BED APT	12	55%
2-BED APT	2	9%
2-BED HOUSE	1	5%
3-BED HOUSE	6	27%
4-BED HOUSE	1	5%
TOTAL	22	100%
AFFORDABLE (SHARED)		
1-BED APT	-	-
2-BED APT	-	-
2-BED HOUSE	4	44%
3-BED HOUSE	4	44%
4-BED HOUSE	1	11%
TOTAL	9	100%
PRIVATE		
1-BED APT	3	5%
2-BED APT	10	17%
2-BED HOUSE	13	22%
3-BED HOUSE	26	44%
4-BED HOUSE	7	12%
5-BED HOUSE	-	-
TOTAL	59	100%



NEIGHBOURHOOD CENTRE

NEIGHBOURHOOD CENTRE INCORPORATING CIVIC SPACE

- 6.1. The neighbourhood centre will come forward alongside parcel R5 circa 1,300 homes. The neighbourhood centre will include civic space, no more than 500m² for class A1 convenience retail, 330m² for other town centre uses (class A1 shops, A2 financial and professional services, A3 restaurants and cafés, A4 Drinking establishments and A5 hot food takeaways), a 700m² community building, a two-form entry primary school and dwellings, and also state that the area is subject to Condition 5, which requires a design brief to be submitted, which sets out the general layout, form and design principles, the uses, the landscape, the civic space, access, lighting, recycling facilities and public art.

CAR CLUB

- 6.2. A car club will come forward alongside the neighbourhood centre parking for sang visitors prior to the permanent provision in the neighbourhood centre becoming operational

TEMPORARY CAR PARK TO SANG

- 6.3. Car parking is to be provided off Heathlands Road in a temporary car park that is to be sized to accommodate 21 spaces that will be available from the SANG becoming operational. The plan below shows the broad location of the temporary car park. Once the permanent car park is available in the neighbourhood centre, the temporary car park is to be removed within the following planting season to allow replacement planting to take place and the ground made good as required.



SANG TEMPORARY CAR PARK LOCATION

PUBLIC ART

PUBLIC ART

- 6.4. In line with the Public Art Strategy (P19-0052_44C) public art will be located in a number of locations across the Phase 2B development. A broad summary of number of pieces and the locations are listed below;
- 4no. pieces within Holme Park SANG (Yellow dashed line and asterix)
 - 1no. piece within Neighbourhood Centre (blue dashed line and asterix)
 - 1no. piece within Central Parkland (purple dashed line and asterix)
- 6.5. Community engagement, design workshops and fabrication will commence within the same year as the associated area of open space. This is to allow site visits to form part of the design process and aid in the decision of the final location of pieces of art. Installation of the pieces will be completed by the following year.
- 6.6. 2no. pieces within area of Holme Park SANG south of Ludgrove Drive will be installed by the following year of the completion of the hard and soft landscaping within Holme Park SANG to the south of Ludgrove Drive.
- 6.7. 2no. pieces within area of Holme Park SANG north of Ludgrove Drive will be installed by the following year of the completion of hard and soft landscaping within Holme Park SANG to the north of Ludgrove Drive.
- 6.8. 1no. piece within the Neighbourhood Centre will be installed by the following year of the completion of the hard and soft landscaping within the Neighbourhood Centre.
- 6.9. 1no. pieces within Central Parkland south of R8 (PAG2) will be installed by the following year of the completion of the hard and soft landscaping within PAG2.



PUBLIC ART LOCATION

EARLY DELIVERY OF LANDSCAPING

EARLY DELIVERY OF LANDSCAPING REQUIRED TO MITIGATE IMPACT ON LISTED BUILDING

BRITON'S FARM

- 6.10. Areas of landscaping within PAG3 (as highlighted within the inset plan) will form mitigation to provide a landscape buffer between the development and listed buildings at Briton's Farm. The planting buffer should therefore be planted during the first planting season once construction has commenced on R11. This may result in planting happening at the same time as construction and therefore appropriate tree protection, fencing and exclusion zones should be put in place to protect the newly installed landscaping. Appropriate on-going maintenance will be required to ensure the landscaping successfully establishes and provides an on-going buffer to the listed buildings.

LOCK'S HOUSE AND BARN

- 6.11. Landscaping within NGS11a and NGS9iv (as highlighted within the inset plan) will form mitigation to provide a landscape buffer between the development and listed buildings at Lock's House and Lock's Barn. The planting buffer should therefore be planted during the first planting season once construction has commenced on R10 and R11. This may result in planting happening at the same time as construction and therefore appropriate tree protection, fencing and exclusion zones should be put in place to protect the newly installed landscaping. Appropriate on-going maintenance will be required to ensure the landscaping successfully establishes and provides an on-going buffer to the listed buildings.

WOODS FARM

- 6.12. Landscaping within NGS6ii (as highlighted within the inset plan) will form mitigation to provide a landscape buffer between the development and listed buildings at Woods Farm. The planting buffer should therefore be planted during the first planting season once construction has commenced on R13. This may result in planting happening at the same time as construction and therefore appropriate tree protection, fencing and exclusion zones should be put in place to protect the newly installed landscaping. Appropriate on-going maintenance will be required to ensure the landscaping successfully establishes and provides an on-going buffer to the listed buildings.



EARLY DELIVERY OF LANDSCAPING REQUIRED TO MITIGATE IMPACT ON LISTED BUILDINGS

EDUCATION

EDUCATION

- 6.13. The Section 106 requires the developers to construct a two form entry Primary School. The School shall be constructed and completed within three years of the Council serving a notice on the developers. The notice can be served no earlier than the occupation of the 300th dwelling and no later than the 1,300th dwelling within the Phase 2b development. At the time of writing this Phasing Strategy, the timing of the delivery of the School is not fixed, therefore the Strategy includes a window for the delivery of the School.

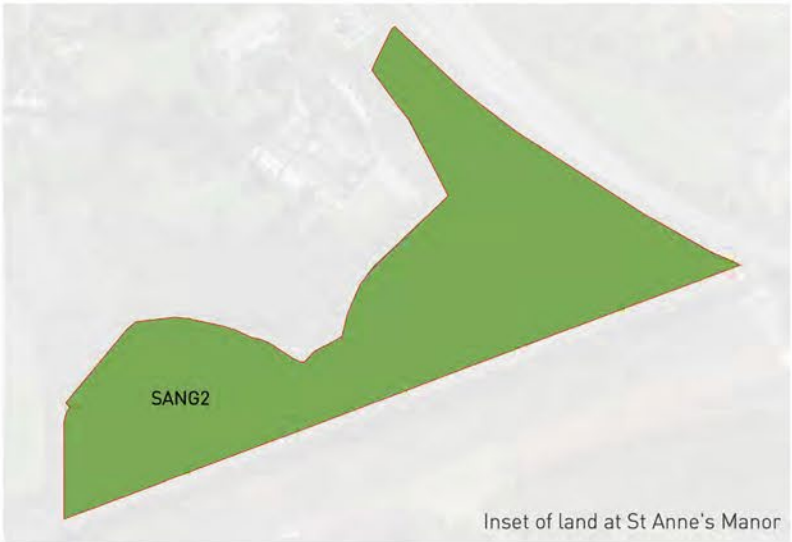
APPENDICES

- APPENDIX 1: P19-0052_29J GREEN INFRASTRUCTURE PROVISION WITH BREAKDOWN OF PROVISIONS
- APPENDIX 2: P19-1525 SK64 REV D LOCATIONS OF OFF-SITE PEDESTRIAN AND CYCLE SCHEMES
- APPENDIX 3: P19-1525 SK69 REV B LOCATIONS OF OFF-SITE HIGHWAYS JUNCTION WORKS

PHASE 2A (215 dwellings)											
Allotment/Community Orchard		Play		SANG		Amenity Open Space		Park and Garden		Natural/Semi-Natural Green Space	
		P6	0.11	SANG2	7.83	AOS7bi	0.51			NGS10b	0.09
						AOS7bii	0.36			NGS11bi	0.35
										NGS11bii	0.07
TOTAL	0	TOTAL	0.11	TOTAL	7.83	TOTAL	0.87	TOTAL	0	TOTAL	0.51
REQUIRED	0.27	REQUIRED	0.13	REQUIRED	4.13	REQUIRED	0.51	REQUIRED	0.57	REQUIRED	N/A

PHASE 2B and PHASE 2B SANG (1434 dwellings)											
Allotment/Community Orchard		Play		SANG		Amenity Open Space		Park and Garden		Natural/Semi-Natural Green Space	
A1	0.51	P1	0.15	SANG1i	12.77	AOS1	0.1	PAG1	1.08	NGS1	2.15
A2	0.64	P2	0.3	SANG1ii	8.64	AOS1a	0.1	PAG2	1.45	NGS2	0.31
A3	0.36	P3	0.12	SANG3	3.3	AOS2i	0.44	PAG3	1.83	NGS3	0.25
C1	0.6	P4	0.2			AOS2ii	1.02			NGS4	0.63
		P5	0.2			AOS3	0.19			NGS5	0.28
						AOS4	0.45			NGS6i	0.12
						AOS5	0.25			NGS6ii	0.37
						AOS6	0.1			NGS7i	0.34
						AOS6a	0.1			NGS7ii	0.51
						AOS7ai	0.13			NGS8	0.64
						AOS7aii	0.28			NGS9i	0.02
										NGS9ii	0.13
										NGS9iii	0.17
										NGS9iv	0.57
										NGS9v	0.77
										NGS9vi	0.51
										NGS10ai	0.65
										NGS10aii	0.32
										NGS10aiii	0.31
										NGS11a	0.32
TOTAL	2.13	TOTAL	0.97	TOTAL	24.71	TOTAL	3.18	TOTAL	4.36	TOTAL	9.37
REQUIRED	1.79	REQUIRED	0.84	REQUIRED	27.53	REQUIRED	3.37	REQUIRED	3.79	REQUIRED	N/A

OVERALL PROJECT (1649 dwellings)											
TOTAL	2.13	TOTAL	1.08	TOTAL	32.54	TOTAL	4.05	TOTAL	4.36	TOTAL	9.88
REQUIRED	2.04	REQUIRED	0.99	REQUIRED	31.64	REQUIRED	3.88	REQUIRED	4.34	REQUIRED	N/A



- KEY**
- GREEN INFRASTRUCTURE PROVISION**
- AMENITY OPEN SPACE PROVIDED 4.05Ha / REQUIRED 3.88ha
 - ✱ AOS6a POCKET PARK
Exact location of pocket parks within parcel R11 to be provided at Reserved Matters stage. Space to provide a minimum of 0.1ha of amenity open space
 - CHILDRENS PLAY PROVIDED 1.08Ha / REQUIRED 0.99Ha
 - ALLOTMENTS/COMMUNITY ORCHARD PROVIDED 2.13Ha / REQUIRED 2.06Ha
 - NATURAL SEMI-NATURAL GREEN SPACE PROVIDED 9.88Ha
 - PARKS AND GARDENS PROVIDED 4.36Ha / REQUIRED 4.36Ha
 - SANG PROVIDED 32.54Ha / REQUIRED 31.66Ha
 - ✱ CIVIC SPACE PROVIDED 0.0442Ha / REQUIRED 0.0442Ha
 - ✱ 0.5m DEEP STRIP OF LAND NOT TO BE TRANSFERRED TO THE COUNCIL (0.01ha)

REFER TO TABLE FOR SIZE OF INDIVIDUAL AREAS

Note: For detailed GI provision within Base 2B SANG refer to drawing P19-0052_23

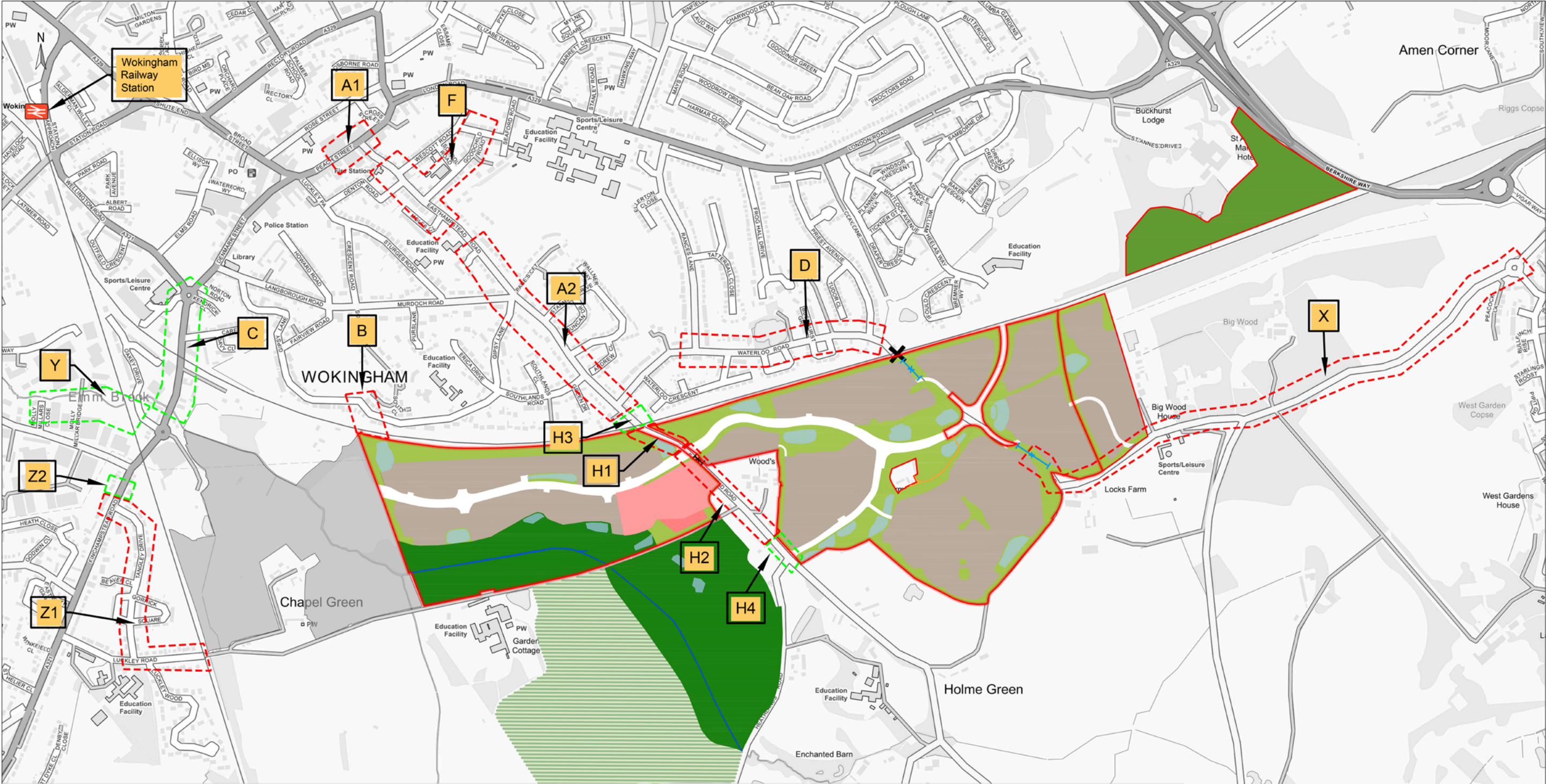


First Issue - 04/09/2021 ASK
A - (09/03/2022 ASK) Revised to LPA comment
B - (09/03/2022 ASK) Revised to client comment
C - (09/03/2022 ASK) Revised to include Gray's Farm SANG
D - (10/03/2022 ASK) Revised to updated phasing
E - (10/03/2022 ASK) Revised to updated SOD
F - (19/04/2022 ASK) Revised to S106 wording
G - (10/04/2022 ASK) Revised to add land not transferred to council
H - (03/07/2023 ASK) Revised to client comment
I - not used
J - (22/01/2024 ASK) Revised to updated phasing

Green Infrastructure Provision – with breakdown of provisions South Wokingham

Client: Kier Ventures Ltd, Kingacre Estates Ltd and Miller Homes Limited
DRWG No: P19-0052_29 Sheet No: REV: J
Drawn by: ASK Approved by: ASK
Date: 22/01/2024
Scale: 1:2,250@AO





KEY:

- To be secured by Condition
- To be provided by the Council further to a Contribution

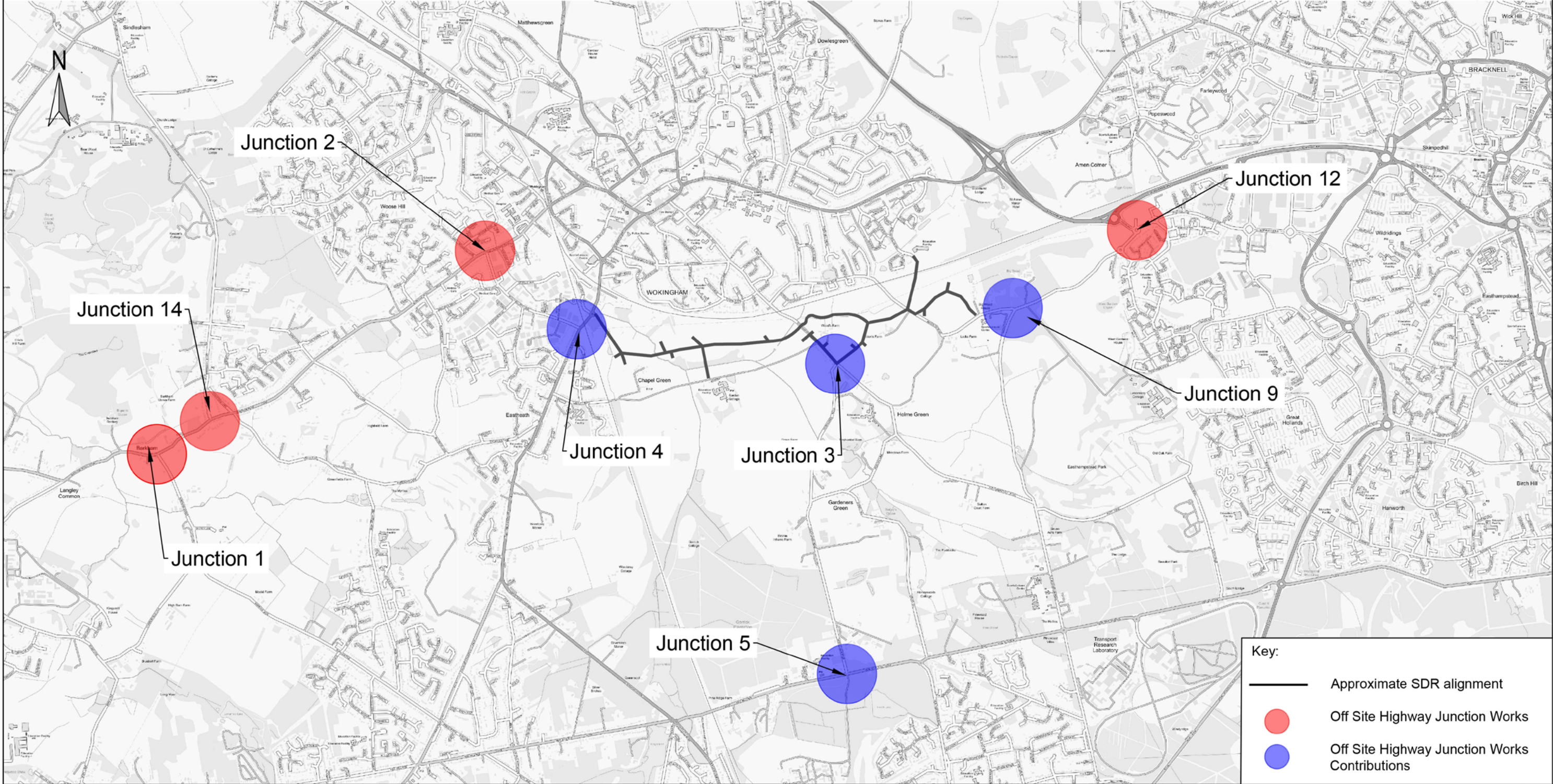
- A1 Route A1 - Peach Street and Easthampstead Road (north) - improvement scheme at controlled pedestrian crossing and realignment of Peach St and Easthampstead Road junction.
- A2 Route A2 - Easthampstead Road between Batty's Barn Close and Starthead Drive - installation of tactile paving.
- B Route B - Gipsy Lane - surfacing to be improved and traffic calming measures.
- C Route C - Finchampstead Road north of SWDR and to Denmark Street - footway/ cycleway scheme to be provided by the Council.

- D Route D - Waterloo Road, Rances Lane and London Road - installation of tactile paving.
- F Route F - Goodchild Road, Sandford Road, etc - installation of tactile paving.
- H1 Route H1 - Easthampstead Road north of SWDR and south of railway crossing - footway/cycleway improvements.
- H2 Route H2 - footway improvements on Easthampstead Road between SDR and Heathlands Road.
- H3 Route H3 - Council to secure the land and provide footway/cycleway improvements to the immediate north of the railway line.

- H4 Route H4 - Controlled pedestrian crossing at the new signalised Heathlands Road junction
- X Route X - Waterloo Road and Peacock Lane to Jennets Park - footway / cycleway scheme.
- Y Emm Brook to Molly Millars Lane - footway/cycleway scheme.
- Z1 Route Z1 - Luckley Road, Finchampstead Road and Molly Millars Lane - footway improvements.
- Z2 Route Z2 - Toucan Crossing on Finchampstead Road.

APPENDIX 2: P19-1525 SK64 REV D LOCATIONS OF OFF-SITE PEDESTRIAN AND CYCLE SCHEMES

First Floor, South Wing, Equinox North Great Park Road, Almondsbury, Bristol, BS32 4QL 01454 625945 www.pegasusgroup.co.uk Planning Design Environment Economics		Pegasus Group		REV	DATE	BY	DESCRIPTION	CHK	APD
CLIENT: KIER VENTURES LTD, KINGACRE ESTATES LTD & MILLER HOMES LTD		SCALE @ A1: 1:5,000		A	23/04/2021	JAN	LETTERING/NUMBERING OF SCHEMES AMENDED	CMR	CMR
PROJECT: SOUTH WOKINGHAM SDL - PHASE 2		DATE: 08/04/2021		B	03/05/2021	JAN	LETTERING/NUMBERING OF SCHEMES AMENDED	CMR	CMR
TITLE: LOCATIONS OF OFF-SITE PEDESTRIAN AND CYCLE SCHEMES		PROJECT No: P19-1525		C	06/05/2021	JAN	LETTERING/NUMBERING OF SCHEMES AMENDED UPDATED AFTER COMMENTS	CMR	CMR
		DRAWING No: SK64		DRAWING TYPE: SKETCH		REV: D			



Notes:

Off Site Highway Junction Works

- Junction 1 - B3349 Barkham Road / Barkham Street
- Junction 2 - B3349 Barkham Road / Molly Millar's Lane
- Junction 12 - Vigar Way/ Peacock Lane
- Junction 14 - Bearwood Road/ B3349 Barkham Road

Off Site Highway Junction Works Contributions

- Junction 3 - Easthampstead Road/ Heathlands Road
- Junction 4 - Molly Millar's Lane/ Finchampstead Road
- Junction 5 - B3430 Nine Mile Ride/ Heathlands Road
- Junction 9 - Waterloo Road/ Peacock Lane/ Old Wokingham Road

APPENDIX 3: P19-1525 SK69 REV B LOCATIONS OF OFF-SITE HIGHWAYS JUNCTION WORKS

First Floor, South Wing, Equinox North Great Park Road, Almondsbury, Bristol , BS32 4QL 01454 625945 www.pegasusgroup.co.uk Planning Design Environment Economics		Pegasus Group 		REV	DATE	BY	DESCRIPTION	CHK	APD
		A B	24/05/2023 06/06/2023	JAN JAN	JUNCTIONS REMOVED / COLOUR CODED UPDATED AFTER COMMENTS	LD LD	CMR CMR		
CLIENT: KIER VENTURES LTD, KINGACRE ESTATES LTD AND MILLER HOMES LTD				SCALE @ A3: NTS		CHECKED: CMR		APPROVED: CMR	
PROJECT: PHASE 2 OF THE SOUTH WOKINGHAM SDL				DATE: 28/04/2021		DESIGN-DRAWN: ADWS		DRAWING TYPE: INFO	
TITLE: LOCATIONS OF OFF-SITE HIGHWAYS JUNCTION WORKS				PROJECT No: P19-1525		DRAWING No: SK69		REV: B	

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