

Thorpebury (NEoL SUE) Timing and Sequencing of Provision Related to Development and Delivery Strategy

07-Jun-19  
Ref: 13988485v6

			Development Phase*																	Notes/Trigger References																											
			Phase 1			Phase 2				Phase 3**				Phase 4**				Phase 5**																													
			Number of Residential Units																																												
Provision Related to Development			0			250				500				750				1000			1250		1500		1750		2000		2250		2500		2750		3000		3250		3500		3750		4000		4250		4500
Delivery Strategy																																															
Education	Primary School		Owner Construction or Transfer to County Council or Education Provider in accordance with s106 School Site Transfer Terms		Contribution to 1 form of entry (Primary) provided in local schools			1 form of entry at Primary School 1				1 form of entry at Primary School 2				1 form of entry at Primary School 2				1 form of entry at Primary School 2 and/or 1 form of entry at Primary School 3		Refer to s.106 Schedule 2 Section 2																									
	Secondary School***	Option (a) relocate Roundhill Academy	Relocate Roundhill (Owner Construction) or Transfer in accordance with s106 School Site Transfer Terms									900 pupil capacity				300 pupil capacity						Refer to s.106 Schedule 2 Section 3																									
		Option (b) - extend Roundhill Academy	Roundhill Extension Off-site Owner Construction or Contributions to County Council									Extension 450 pupil capacity																																			
		Option (c) - provision of Secondary School	Secondary School Owner Construction or Transfer to County Council or Education Provider in accordance with s106 School Site Transfer Terms									450 pupil capacity				300 pupil capacity																															
Replacement Sports Provision		Owner Construction and Transfer to County Council in accordance with Replacement Sports Provision Strategy		Replacement sports provision																	Refer to s106 Schedule 5 Section 1 and Condition 11																										
Other land uses	Employment land		Owner prepared serviced site					2-4ha				9-11ha						Refer to Condition 22																													
	Retail units		Owner Construction		Eastern Local Centre and District Centre retail units											Northern Local Centre retail units																															
Community, Police and Healthcare	Community Hall Facilities	Community Hall	Owner Construction and Transfer to relevant body in accordance with Management Arrangements					Community Hall										Refer to s106 Schedule 3 Section 1																													
		Police Facility	Owner Construction and transfer lease to the Police Force (if required)					Police Facility																																							
		Library Hub Facility	Owner Construction and transfer lease to the County Council (if required)					Library Hub																																							
	Temporary Library Facility or Contribution		Owner Construction (if required)		Temporary Library Facility											Refer to s106 Schedule 3 Section 1																															
	Police Force Premises		Transfer to the Police Force (if required)					Transfer site								Refer to s106 Schedule 3 Section 2																															
	Burial Space		Transfer to an appropriate body (dependent on market interest)					Transfer site								Refer to s106 Schedule 3 Section 3																															
	Traveller Land		Provide in accordance with Strategy to be agreed and Transfer to County Council (if necessary consents received)					Transfer site								Refer to s106 Schedule 3 Section 5																															
Healthcare Facility		Owner Construction (fit out by Health Service Body) Transfer to Health Service Body (dependent on market interest)		Healthcare Facility											Refer to s106 Schedule 3 Section 8																																
Highway Infrastructure	Southern Access Road		Owner Construction		Southern Access Road (including connection into Hilltop Road)													Refer to Condition 19																													
	Links to eastern edge of Thurmaston		Owner Construction		Link with Colby Road													Refer to Condition 20																													
	Junction Mitigation Measures		Off-site		Works to A607/Melton Road/Barkby Thorpe Lane and ASDA/Barkby Thorpe Lane junctions													Refer to Condition 21																													
	Northern Link Road		Owner Construction		Northern Link Road													Refer to Condition 23																													
	County Council and City Council Highway Works		Contributions to County Council and City Council		Speed limits and gateway features at Barkby and Barkby Thorpe			A563 junctions Hamilton Way/Maidenwell Avenue and Troon Way/Humberstone Lane and Barkbythorpe Road/Humberstone Lane				Closure of section of Hamilton Lane				A6030 junctions Victoria Road East/Gipsy Lane, Victoria Road East/Tailby Ave and A563 Thurmaston lane/Victoria Road East				Refer to s106 Schedule 4 Annex 1. Works subject to Highway Delivery Strategy and subsequent Reviews refer to s106 Schedule 4 Section 2																											
	Off-site Cycle Route Improvements		Contributions to County Council and City Council		Improvements to Foss Way/High Street, Newark Road/Humberstone Lane and Barkby Lane/Barkby Thorpe Lane junctions and Victoria Road East to Humberstone Road and Barkby Road to Soar Valley College and Melton Road cycle routes			Contribution towards enhancement of walking and cycling network between Barkby Thorpe Lane and the A607 roundabout				Contribution towards enhancement of walking and cycling network between Barkby Lane and Melton Road and Alderton Close and Watermead Park South				Refer to s106 Schedule 4 sections 5, 8 and 9																															
Green Infrastructure	Public Open Space Elements		Owner Construction and Transfer in accordance with Management Arrangements		Public Open Space (12.6Ha)			Public Open Space				Public Open Space				Public Open Space		Refer to s106 Schedule 5 Section 2																													
	Destination Park		Owner Construction		Complete LEAP and NEAP and 2 Additional Facilities			Remainder of Additional Facilities (TBD as set out in Specification)										Refer to s106 Schedule 5 Section 3 and Annex 2																													
	Play Facilities (dependent on Children and Young Persons Strategy)		Owner Construction		1 x NEAP and 1 x LEAP			Play Facilities				Play Facilities				Play Facilities		Refer to s106 Schedule 5 Section 4																													

Red Owner Build either by CEG or delivery partner- issue of certificate of practical completion.

Blue Transfer - by way of the freehold interest in the relevant land in a prepared and serviced condition (Police Force Premises, Secondary School Site and Healthcare Facility may be leasehold transfer).

Green Off-site - either by way of owner build or payment of contributions.

\* Works shown in a particular Phase may be undertaken simultaneously with the preceding Phase.

\*\* Unit numbers for Phase 3, 4 and 5 may be subject to change.

\*\*\* There are three options for the delivery of Secondary School facilities. For the avoidance of doubt, only one option will be delivered.