

P/2017/1133 Inglewood - POS Obligation Schedule

Proposed provision within the outline application masterplan. The areas are proposed to be secured via the s.106 agreement to ensure that the Reserved Matters layout secures appropriate provision; details of how the s.106 is currently drafted to reflect the provision, including proposed trigger points, is set out.

Form of provision	Approximate Size/length, as shown on concept masterplan	Current draft
Community orchard	3,700 m ²	Area not currently defined but falls within Open Space definition and the obligation (in para 4 of the First Schedule) is not to Commence Development until its location has been agreed with the Council and then to provide the Orchard prior to 200 th Occupation
Allotments	5,700 m ²	Currently defined as being at least 5,700 m ² and indicatively shown on a plan (i.e. not fixed) Actual location to be approved by the Council pre-Commencement and to be provided pre-Occupation
1 x Neighbourhood Equipped Area of Play (NEAP) and 2 x Locally Equipped Area of Play (LEAP) (NB Torbay POS requirement from Greenspace Strategy SPD requires c. 1,600 m ²)	NEAP – 1,000 m ² LEAP – 400 m ² TOTAL – 1,800 m ²	NEAP – no smaller than 1,000 m ² LEAPs – 2x no smaller than 400 m ² All shown indicatively only on plan (i.e. not fixed) - actual locations of each to be approved by the Council pre-Commencement of relevant Phases NEAP to be delivered before 100 th Occupation LEAPs to be delivered by Phase – 1 st prior to 1 st Occupation - 2 nd prior to 50 th Occupation
Incidental kick about space (associated with LEAP)	850 m ²	Not currently in s106 draft But now needs to be included. The current draft has the totality of "Open Space" defined in the s106 as "those parts of the Site to be set aside for public recreation or amenity including the NEAP, the Phase A LEAP, the Phase B LEAP and the Allotments and incidental green space of up to 25,000 sq metres including the Community Orchard all as indicatively shown [hatched green] on the Plan"

Network of off-road footpaths	1,600m	<p>Defined within the draft s.106 agreement as the "Countryside Access Scheme" and defined as "a scheme providing for the layout, provision and ongoing maintenance of a pedestrian and cycle (where appropriate) access route within and along the margins of the Site in order to facilitate access to the countryside by the local community as indicatively shown [coloured XX] on the Plan"</p> <p>Again note all just indicative on current plan</p>
Trim trail (proposed to be included within strategic footpath network and open spaces across the site)	825m	Not currently in s106 draft however considered to fall within the wider Open Space definition; see above.
Formal pedestrian/cycle route connecting site from northern boundary to White Rock area	-	<p>Currently defined as the "Northern Access Route" in the draft s106 and defined as "the pedestrian/cycle link to enable access to the White Rock site to the north of the Site as shown indicatively marked [] on the Plan"</p> <p>Again just indicative on current plan</p>
Community use of school play pitches, secured via planning condition	-	