

SCHEDULE 5

1 Green Infrastructure Elements

- 1.1 The Owners shall provide and make available for public use the Green Infrastructure Elements within the Application Site in accordance with the following:
- (a) any relevant provisions of the Landscape and Biodiversity Management Strategy;
 - (b) the principles set out in the Landscape and Biodiversity Management Plan;
 - (c) any relevant Reserved Matters Approvals;
 - (d) in accordance with the phasing plan approved by condition;
 - (e) the relevant provisions of this paragraph 1; and
 - (f) the Allotments Specification at Annex 1 to this Schedule
- 1.2 The general location of each of the Green Infrastructure Elements is shown on the Green Infrastructure Plan and the specific location and design shall be determined in the relevant Reserved Matters Approvals.
- 1.3 Subject to the provisions of paragraph 1.5 the Owners shall Complete and make available for public use such of the Green Infrastructure Elements that are to be provided in a Development Parcel and in a Phase in accordance with the Trigger Event as may be specified in relation to a Green Infrastructure Element in the approved Green Infrastructure and Biodiversity Management Strategy or (as applicable) elsewhere in this Deed PROVIDED THAT where neither the approved Green Infrastructure and Biodiversity Management Strategy nor the remaining provisions of this Deed specify a deadline then such of the Green Infrastructure Elements as are to be provided in a Development Parcel that contains Dwellings shall be provided and made available for public use no later than Occupation of 60% of the Dwellings in the Development Parcel and where the Green Infrastructure Element is not within a Phase or Development Parcel containing Dwellings the Owner and the Borough Council shall agree the timing of the provision of that Green Infrastructure Element having regard to its purpose and the type and scale of the Development it is meant to serve and the timing of the provision of that part of the Development it is intended to serve and where a Green infrastructure Element relates to more than one Development Parcel within a Phase it shall be provided and made available for public use prior to Occupation of 60% of the Dwellings within that Phase or as otherwise agreed pursuant to a Condition and/or any Reserved Matters Approval.
- 1.4 The Owners shall not Occupy any further Dwellings once a deadline for delivery of a Green Infrastructure Elements has been reached unless and until the Green Infrastructure Elements required to be Completed by the deadline in question has been completed to the satisfaction of the Borough Council or the Borough Council agree otherwise.

- 1.5 Unless otherwise agreed with the Borough Council, the Owners shall not commence a Phase containing any Green Infrastructure Elements until it has secured approval from the Borough Council of the Estate Plan for the Public Green Infrastructure Elements to be provided within that Phase.
- 1.6 Following the submission of the Estate Plan to the Borough Council for approval, the Borough Council shall obtain independent advice to review and assess the Estate Plan and the Owner shall cover any reasonable costs incurred by the Borough Council in obtaining any such independent advice such costs to be limited to Five Thousand Pounds (£5000.00)
- 1.7 The Owners shall:
- (a) not Occupy more than 80% of the Dwellings in a Phase (or such other Trigger Event as may be specified in the relevant approved Estate Plan) until it has transferred responsibility for the Green Infrastructure Elements in the relevant Phase to the body or bodies specified in the Estate Plan approved by the Borough Council pursuant to paragraph 1.5 above; and
 - (b) procure that the management and maintenance of the Green Infrastructure Elements in the relevant Phase is carried out in accordance with the approved Estate Plan and any relevant provisions of the Landscape and Biodiversity Management Strategy and any relevant Reserved Matters Approval as may be applicable to the Green Infrastructure Elements in question and for the avoidance of doubt if the Landscape and Biodiversity Management Strategy does not set out maintenance standards for the Green Infrastructure Elements the Owners shall ensure that they are approved by the Borough Council as part of the Estate Plan.

2 Sustainable Urban Drainage

- 2.1 The Owners will prepare and submit to the Borough Council for its approval the SUDs Strategy prior to Commencement and shall not Commence the Development until such time as the Borough Council has approved the SUDs Strategy.
- 2.2 The SUDs shall be delivered by the Owner in accordance with the SUDs Strategy and thereafter managed and maintained in accordance with the details approved as part of the SUDs Strategy by the Trust (and the Owner shall procure the same) or as otherwise agreed with the Borough Council.
- 2.3 When the SUDs or any element of the SUDs is transferred it shall be transferred on the basis of a freehold transfer with an unencumbered title and at nil consideration and with the payment of the SUDs Maintenance Contribution save that no more than half of the said contribution shall be payable on transfer of the first element of the SUDs and the remainder on transfer of any of the SUDs transferred after the Occupation of 650 Dwellings or on the Occupation of the 650th Dwelling whichever is the later.

- 2.4 The Borough Council shall be given notice of the Completion of the SUDs and shall have 42 days to Inspect the same in order to confirm that the SUDs have been completed in accordance with the SUDs Strategy. Where confirmation has been given the SUDs shall be maintained thereafter in accordance with the approved SUDs Strategy. Should the Borough council refuse to confirm that the SUDs have been completed in accordance with the approved SUDs Strategy the Owners shall carry out remedial works and on completion of the same shall invite the Borough Council to reinspect the same and the process shall be repeated until approval has been given.
- 2.5 Should the Borough Council fail to give notice of its decision within 42 days approval of the works to construct the SUDs shall be deemed to have been given.

ANNEX 1

Allotments Specification

Plot size – each 250 square metres with direct access from road network. 50% of plots to be capable of subdivision into two plots.

Soil quality and depth suitable for cultivation (minimum 300mm topsoil depth), sourced through the repositioning of existing Agricultural Grade 2 soil on site where necessary and possible.

Plots free from underground utility services which may adversely affect the use or enjoyment of the Allotments.

Good drainage – to be established through appropriate site and environmental analysis and corrective action if required.

Parking - at ratio of 1 space per 5 plots

Roads – 5 metres wide or 3 metres wide with passing places, all weather surfaced central route.

Pedestrian access routes to plots wide enough for wheelbarrows and suitably surfaced.

Boundary treatment – perimeter planting with security fencing where necessary comprising 2 metre high green palisade fencing and matching gates

Gates – with bolts suitable for locking with padlocks.

Plot markers - sturdy and clear.

Water supply with water points 25 metres apart (maximum).

Notice board and clear entrance signage.

Waste disposal/delivery area - hard standing load bearing area by vehicle access gate accessible for deliveries and collections.

Toilet facilities (such as a compost toilet) for plotholder use if public provision is not available within 500m.

Accessible plots- 5% of plots designed to be accessible for people with disabilities with raised beds and level paved access with easy access to toilet facilities and adjacent car parking.

ANNEX 2

Extracts from document containing details of playing pitches etc

Table: Broadnook Outdoor Sports Facilities (Playing Pitch Strategy 2018)

Grass Pitches

| Pitch ID | Type | PPA size | PPA (m²) | O/A size* | O/A (m²) |
|--------------|------------------|----------------|---------------|-------------------|---------------|
| A | U9/U10 Football | 55m x 37m | 2,035 | 66m x 46m | 3,036 |
| B | U9/U10 Football | 55m x 37m | 2,035 | 66m x 46m | 3,036 |
| C | U7/U8 Football | 37m x 27m | 999 | 43m x 33m | 1,419 |
| D | U7/U8 Football | 37m x 27m | 999 | 43m x 33m | 1,419 |
| E | U7/U8 Football | 3 m x 27m | 999 | 43m x 33m | 1,419 |
| F | Senior Football | 100m x 64m | 6,400 | 116m x 76m | 8,816 |
| G | Senior Cricket | 20.12m x 18.3m | 368 | 111.56m x 106.69m | 14,284 |
| H | U9/U10 Football | 55m x 37m | 2,035 | 66m x 46m | 3,036 |
| J | U7/U8 Football | 37m x 27m | 999 | 43m x 33m | 1,419 |
| K | U13/U14 Football | 82m x 50m | 4,100 | 106m x 66m | 6,996 |
| L | U7/U8 Football | 37m x 27m | 999 | 43m x 33m | 1,419 |
| M | U7/U8 Football | 37m x 27m | 999 | 43m x 33m | 1,419 |
| R | U7/U8 Football | 37m x 27m | 999 | 43m x 33m | 1,419 |
| Total | | | 23,966 | | 49,137 |

* Using PPS dimensions

Community Pitches on School Grounds

| Pitch ID | Type | PPA size | PPA (m²) | O/A size | O/A (m²) |
|--------------|----------------|-----------------|--------------|-----------------|--------------|
| N | Football | 42m x 68m | 2,856 | 45.6m x 71.9m | 3,279 |
| O | MUGA Multi use | 45.75m x 27.45m | 1,256 | 45.75m x 27.45m | 1,256 |
| P | Tennis/Netball | 15.25m x 30.5m | 465 | 21.3m x 36.6m | 780 |
| Q | Tennis/Netball | 15.25m x 30.5m | 465 | 21.3m x 36.6m | 780 |
| S | Bowling Green | 36.58m x 36.58m | 1,338 | 37.5m x 37.5m | 1,406 |
| Total | | | 5,042 | | 7,501 |



Broadnook
Garden Village

Schedule 5 Annex 2:
Extract from
"Green Infrastructure
Addendum -
Allotments, Outdoor Sports
and Play" (pp21-22):
Ref: DE096 ADD 002
dated January 2019



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