

<b>Kings Hill - Outline Planning Permission</b>			<b>Phase 1</b>
The submission is summarised as follows:-			
<b>Affordable Housing</b>	Provision of the lesser of 100 units of Affordable Housing or 10% to the total number of residential units on Development Site.	Start to build once the 150th residential unit has been occupied.	
<b>Community Hall and associated facilities</b>		3 years from the date of Implementation the Community Hall will be constructed.	
<b>Children's Play Facilities</b>	Certain areas of land for use as open spaces and children's play and recreation space	In phases and locations to be agreed between the Developer and the Council.	
	First LAP	To be provided when 750 residential units have been occupied.	
	Second Lap and LEAP	To be provided when 1233 residential units have been occupied.	
	NEAP	The earlier of (a) the occupation of 1850 residential units within the Development Site of (b) the completion of development pursuant to the last detailed planning permission granted for residential development.	
<b>Control Tower</b>	Maintenance and management of the Control Tower.		
<b>Equestrian Routes</b>	The Developer will provide an equestrian route along the southern and eastern boundaries of the Development Site.		
<b>Light Rail System</b>	The Developer has agreed provisions relating to the safeguarding of a route from the A228 to the Central Area to be used by the Light Rail System as shown marked blue on Plan S106/98/08.		
<b>Nature Conservation</b>	Nature Conservation Strategy	3 months from the date of deed.	
<b>Provision of site for school</b>	Expanding the site of the existing school.		
<b>Provision of retail site</b>	Reservation of land within the central area for the purposes of retail development.	the earlier of 2 years from the date Implementation or the occupation of 800 residential units	
<b>Recreational and Sports Facilities</b>	Shall mean the provision of not less than the lesser of 5.85 hectares of 45 square metres of land per dwelling within the Development Site.		
	2 playing pitches of a size approximately 118 metres in length by 64 metres in width	Within 2 1/2 years from the date of Implementation	
	2 playing pitches of a size approximately 82 metres in length by 46 metres in width	Within 2 1/2 years from the date of Implementation	
	A cricket square the outfield of which may be located on the pitches referred to above.	Within 2 1/2 years from the date of Implementation	
	together with ancillary changing facilities to accommodate 116 players and officials and appropriate car and coach parking		
<b>Recycling Facilities</b>	The Developer will make provision for the siting and provision of recycling facilities at one or more sites within the Central Area		