

6 Implementation of the development

Phasing of the proposed development

6.1 The phasing of the proposed development will be co-ordinated with the District Council and County Council and will reflect the guidance contained in PPG3: Housing (March 2000). Development will occur in line with an agreed programme for the provision of open space and landscape infrastructure, social, educational, retail and community facilities, highway and services infrastructure.

6.2 It is expected that development will take place in four broad phases of 150-200 dwellings, in a general north-south direction. This direction of development will enable Bloor and Persimmon to make use of the access to the site provided by the existing section of the link road and to provide residential dwellings and some of the associated community facilities as early as possible. It will also ensure that the site's ability to accommodate a higher level of development in the future is not prejudiced.

Necessary legal agreements

6.3 The scale and nature of development permitted within each phase will be strictly controlled through the use of section 106 agreements. Community facilities will be provided in step with the construction of residential dwellings.

6.4 Given the scale and complex nature of the proposed development, it will be necessary for Bloor and Persimmon to enter into a series of legal agreements with the District and County Councils and a number of third parties. These agreements will:

- determine the trigger points at which each of the component parts of the development is to be provided or handed over to a managing body;
- specify the parties that are responsible for managing or maintaining particular facilities once they have been developed; and
- identify the level and nature of any additional fair and reasonable planning gain to be provided by Bloor and Persimmon as part of the development.

6.5 The issues outlined below will need to be incorporated within legal agreements under the terms of either section 106 of the Town and County Planning Act 1990 or section 278 of the Highways Act 1984:

- The timing of the provision of advanced structure planting.
- The timing of the provision of the local centre.
- The provision of affordable housing based on the identified need in Amesbury. This is likely to be split between social rented and shared equity in the region of 89%/11% respectively.

- The provision of formal open space in accordance with the local plan which is based on a standard of 2.43 hectares per 1,000 population.
- The future management of areas of formal and informal open space.
- The future management of the landscape planting.
- The timing of the provision of the primary school.
- The timing of the provision of the link road and highway works.
- The timing of the provision of the community facilities / cemetery
- The future management of the community facilities.
- Financial contributions towards public transport.
- Additional planning gain.