

NW Cullompton urban extension - infrastructure provision: DRAFT MASTERPLAN			
Policy: The development		Masterplan	
Infrastructure requirement			
1100 dwellings		1120 dwellings (excluding 49 at Olympian Way)	
35% affordable housing		35% affordable housing (subject to viability)	
At least 5 gypsy and traveller pitches		At least 5 gypsy and traveller pitches	
40,000 sq m employment floorspace		10,000 sq m floorspace (due to Employment Land Review)	
28 ha green infrastructure (GI)		31.4 ha green infrastructure (GI) (different distribution)	
Policy: Infrastructure requirement	Trigger	Masterplan	Trigger
Access and transport			
Through road linking Tiverton Rd & Willand Way	Before occupation of no more than 300 dwellings	Through road linking Tiverton Rd & Willand Way	Before occupation of no more than 500 dwellings
		In respect of the Persimmon land control parcel:	
		Provision of road from Willand Road to the primary school site	Prior to occupation of no more than 50 dwellings on this parcel or within 18 months of commencement of development on this parcel, whichever sooner.
		Provision of road from the primary school site to the boundary with the adjacent land control parcel to the south west	Prior to the occupation of no more than 100 dwellings on this land parcel or within 30 months of the commencement of development on this land control parcel, whichever is the sooner.
		Note: 1. Road sections as identified above to be provided to a standard suitable for use by the public. 2. Following the provision of the through road to the boundary with the adjacent land control parcel to the south west, the limit on the total number of dwellings delivered within phase 1 be lifted in respect of this land control parcel.	
Bus service enhancements - local	Before occupation of no more than 300 dwellings	Bus service enhancements - local	Phase 1 prior to occupation of no more than 500 dwellings
Bus service enhancements - strategic	Before occupation of no more than 300 dwellings	Bus service enhancements - strategic	Phased with development
Footway & shared use link along Millennium Way	None specified	If necessary and justifiable	Phased with development
Shared use path along B3181 between Cullompton & Willand	None specified	Not provided - Unviable and unable to deliver	
Cycle & pedestrian routes - development & GI	None specified	Cycle & pedestrian routes - development & GI	Phased delivery from occupation of first dwelling
Cycle & pedestrian routes - development & GI	None specified	Cycle & pedestrian routes - development & GI	Phased with development
		Traffic management measures Willand Road	Phase 1
		Temporary access through St George's View	Commencement of phase 1
		Closure of temporary access St G's View to vehicles	Phase 1 - when link road connects through
Education facilities and community building			
Transfer of land for primary school with necessary funding	Before occupation of no more than 400 dwellings	Transfer of land for primary school with legal right of access.	Prior to the commencement of development.
		Provision of construction access to the primary school site.	Within 6 months of commencement of the development.
		Provision of services to the primary school site.	Prior to occupation >50 dwellings on the Persimmon land control parcel or within 18 months of the commencement of the development whichever is sooner.
		Primary school building, playing pitch & early years facilities	Construction commencement prior to final occupation phase 1
Secondary education provision	None specified	Secondary education provision	Phased according to need as development comes forward
Community building & youth support services satellite unit	None specified	Community building	Serviced and accessible land by completion phase 1; construction commence beginning phase 2
Employment and local centre			
40,000 sq m serviced employment land in step with housing	1 ha per 100 occupied dwellings	10,000 sq m serviced & accessible employment land	Phase 2
		Employment buildings built with demand	Phase 2
Site for youth, child & community uses	None specified	Serviced land for local centre	By completion of phase 1, when link road is completed.
Green infrastructure (GI)			
Transfer of green infrastructure land to Local Authority	Before occupation of no more than 100 dwellings	Rull Hill GI (7.4ha) incl allotments, 1 equipped play area	Phase 1, prior to occupation of no more than 500 dwellings
		1 playing pitch	Phase 1, prior to occupation of no more than 500 dwellings
		Other GI areas incl equipped play areas and 3rd playing pitch	Phase 2, phased with development, detailed in outline application
Sustainable urban drainage system (SUDS)	None specified	SUDS	Phased delivery as development comes forward
Affordable housing			
Affordable housing (35% target)	In step with market housing: ratio 1 affordable per 2 market	Affordable housing (35% subject to viability)	None specified (will be negotiated at application stage)
At least 5 gypsy & traveller pitches	None specified	At least 5 gypsy & traveller pitches	5 pitches designated by end of phase 1, provision at beginning of phase 2