

Revision 6 - 22nd January 2019

Development Phase	Item of Works	Drawing Reference	Delivery Mechanism	Cost Estimate (£ exc VAT)	Timing of Works / Payment
Phase 1 Highway and Drainage Infrastructure Works	Titan Way Access (inclusive of Pegasus Crossing), Bus Gate, Titan Way Car Park and short section of footway on Comet Road opposite Boxers Place	SCP/15043/F21 Rev G1 and G2, SCP/15043/F28, SCP/15043/F33 Rev A	Section 278 Agreement	£306,818 (excluding Titan Way CP)	At commencement of the development
	Northern Longmeanygate Access (inclusive of Pegasus Crossing)	SCP/15043/F06 Rev M	Section 278 Agreement	£714,759	At commencement of the development. Access to be completed in one phase and opened to through traffic. Access into site to remain closed until sales centre opens.
	Western Longmeanygate accesses (inclusive of Pegasus Crossing)	SCP/15043/F16 Rev K	Section 278 Agreement	£1,096,577	At commencement of the development. Access to be completed in one phase and opened to through traffic. Access into site to remain closed until sales centre opens.
	Construction of New Longmeanygate	See latest site layout plans	Section 278 / 38 Agreement	NA	Upon partial completion of northern and western Longmeanygate site access roundabouts
	Progression of the Traffic Regulation Order covering weight restrictions, study into HGV routing, change in speed limits, parking restrictions etc.	Various	Section 106 Payment	£90,000	Initial S106 payment to be provided prior to commencement of the development to allow legal process to commence (£30,000). Two subsequent payments of £30k to be provided on subsequent annual anniversaries.
Phase 2 Construction of 197 Dwellings	Construction of Longmeanygate Quiet Lane and associated traffic calming, including implementation of traffic regulation orders etc.	SCP/15043/F24 Rev G	Section 278 Agreement	£30,872 TRO's costs included in above estimate	Detailed schemes to be submitted prior to commencement of the development. Works to be implemented prior to opening of New Longmeanygate to public once all plots facing the highway have been physically complete. Circa 24 months from commencement of development / 100 units occupied.
	Construction of traffic calming on Longmeanygate	SCP/15043/F24 Rev G	Section 278 Agreement	Included in above cost	Detailed schemes to be submitted prior to commencement of the development. Works to be implemented prior to opening of New Longmeanygate to public once all plots facing the highway have been physically complete. Circa 24 months from commencement of development / 100 units occupied.
	Public Transport Contribution	N/A	Section 106 Payment	£160,000 per annum (£800k for five year period)	Community mini bus service to be investigated / introduced prior to occupation, in agreement with LCC / operators. Once New Longmeanygate is opened the contribution will be used to divert existing 111 Stagecoach service. Contribution provided for a 5 year period only.
Phases 3 - 5 Construction of Remaining Dwellings	Construction of spine road between Titan Way and New Longmeanygate	See latest site layout plans	Section 38 Agreement	NA	The construction of the spine road between Titan Way and New Longmeanygate will continue, in an easterly direction until it meets with the Titan Way access, constructed as part of Phase 1. It is envisaged that the spine road would be open to the public around 3 years from commencement of the development. For the avoidance of doubt, the spine road is to be the primary access for the development.
	Travel Plan	N/A	Section 106 Payment	£216,750 (£255 per dwelling)	Timing to be confirmed - contribution used to deliver additional sustainable travel plan measures and traffic calming. Additional measures will only be provided where there is a clear evidence of need, through the use of travel surveys and other analysis, and where these measures fully satisfy the CIL Regulations. Any measures will be agreed with the developers appointed Travel Plan Coordinator and the Local Planning / Highway Authority.
	Off-site highway works - improvements to the Tiger Junction (including CCTV)	SCP/15043/F26 Rev D	Section 278 Agreement	£364,735	Detailed plans to be submitted prior to occupation of the 100th dwelling with the scheme to be implemented prior to occupation of 200th dwelling
	Off-site highway works - improvements to the Longmeanygate / Schleswig Way / Flensburg Way / Comet Road Roundabout (including CCTV)	SCP/15043/F23 Rev F	Section 278 Agreement	£416,138	Detailed plans to be submitted prior to occupation of the 50th dwelling with the scheme to be implemented prior to occupation of 100th dwelling
	Off-site highway works - improvements to the Golden Hill / Broadfield Drive mini roundabout	SCP/15043/F32	Section 278 Agreement	£8,248	Scheme to be implemented prior to occupation of 50th dwelling
	Off-site highway works - improvements to the Schleswig Way / Dunkirk Road junction (including CCTV and upgrading of signal timing / equipment)	SCP/15043/F25 Rev D	Section 278 Agreement	£100,000	Scheme to be implemented prior to occupation of 50th dwelling