

APPENDIX 1**2012/0546 – PRB Deepcut, Deepcut Bridge Road, Deepcut****Legal Agreement – Skeleton Heads of Terms**

Affordable Housing	
Social Rented Affordable Housing Units	A total of 210 Social Rented units, comprising: <ul style="list-style-type: none"> • 63 one-bed units • 63 two-bed units • 52 three-bed units • 32 four-bed units
Intermediate Affordable Housing Units	A total of 210 Intermediate units, comprising: <ul style="list-style-type: none"> • 22 one-bed units • 104 two-bed units • 84 three-bed units
Education	
Primary School Provision	The provision of a site for a Primary School, school to be constructed by the developer and transferred to Surrey Country Council.
Secondary Education Contribution	A financial contribution towards secondary education provision. The amount to be determined by the final mix of the units and resulting child yields and is to be paid in phases throughout the course of the development. This is currently estimated to be £2.8m
Nursery / Early Years Provision	Provision of a 150sqm building for use as a nursery. Nursery to be private facility however if no private interest within 6 months then transfer of the facility to Surrey County Council.
Sport and Open Space	
Sports Hub	Provision of a 7ha Sports Hub to include playing pitches, MUGA, outdoor gym, play equipment and a pavilion building. To be provided by the developer and transferred to Surrey Heath Borough Council.
Artificial Grass Pitch	A financial contribution of £300k to Surrey Heath Borough Council to deliver or improve an off-site artificial grass pitch at Frimley Lodge Park or Watchetts Recreation Ground
ANGST	Provision of areas of ANGST across the development site. Areas to be laid out by developer and transferred to Surrey Heath Borough Council.
Village Green and Amenity Green Space	Provision of a 2ha Village Green with a play equipment and the provision of other areas of Amenity Green Space through the development. Areas to be laid out by developer and transferred to Surrey Heath

	Borough Council.
Formal Park	Provision of a Formal Park of Gardens. Areas to be laid out by developer and transferred to Surrey Heath Borough Council.
Children's Play Equipment	Provision of children's play areas (LEAPs and LAPs) located throughout the development. Areas to be laid out by developer and transferred to Surrey Heath Borough Council.
Blackdown Road Play Area	Improvements to play equipment at Blackdown Road Play Area and transfer of the play area and adjoining playing fields to Surrey Heath Borough Council.
Public Open Space Maintenance Contribution	Financial contribution to Surrey Heath Borough Council of c£3,500,509 to cover the cost of maintaining the public open space listed above.
SANGS	
SANGs	Provision of SANGs across the development site. Land would be either transferred to Surrey Heath Borough Council or would be managed by a private land trust.
SANGS Maintenance Contribution	If the land is transferred to the Council a sum of c£5,085,622 is payable to the Council to maintain the SANGs in perpetuity. If the SANGs are privately managed then this amount will be placed in the bond and available to the Council if it exercises its step in rights and takes over management of the SANGs.
SANGs Site Hut	Developer to provide small site hut within or adjacent to SANGs to support the management of these areas.
SAMM Contribution	Financial contribution to the SAMM project, amount to be determined by a formula based on the size of the units to be provided.
SANGs Information Pack	Developer to provide and deliver to information packs to residents upon occupation of each dwelling outlining the fragility of the TBH SPA and advising of location of SANGs
Highway Infrastructure and Sustainable Travel Initiatives	
Junction Improvements	Developer to undertake junction improvements at the following junctions: <ul style="list-style-type: none"> • Deepcut Bridge Road / Blackdown Road Access Roundabout • Internal Spine Road • Spine Road Highway Infrastructure • Red Road / The Maultway / Upper Chobham Road Roundabout • Deepcut Bridge Road Bridge • Environmental Improvements to Deepcut

	<p>Bridge Road</p> <ul style="list-style-type: none"> • Frimley Green Road/Stuart Road/Wharf Road • Red Road/A322 and M3 • Junction 3 M3 / A322 Guildford Road • Gole Road/Dawney Hill Traffic Signal Works
Highway Safety Improvements	<p>A financial contribution of £100,000 towards highway safety improvements for the following roads:</p> <ul style="list-style-type: none"> • Red Road, Lightwater • Guildford Road/Gole Road, Deepcut
Cycling Infrastructure	<p>Developer to provide new cycle infrastructure and improvement including:</p> <ul style="list-style-type: none"> • Cycling routes and infrastructure with the development area • New Cycle Parking at Brookwood Station • Frith Hill to Tomlinscote School Cycle Path • Improvements to the Basingstoke Canal Tow Path
Bus Services	<p>Developer to provide for improve bus services and infrastructure including:</p> <ul style="list-style-type: none"> • New bus stops on the spine road • Improvements to bus infrastructure in the area • A contribution of up to £4.8m towards supporting additional bus routes
Travel Plan	<p>The developer to provide a Travel Plan to be agreed with Surrey County Council and Surrey Heath Borough Council to encourage sustainable travel choices and to reduce reliance on movements by private car. Provision of a Travel Plan monitoring fee to Surrey County Council cover the cost of monitoring and developing the Travel Plan</p>
Community Facilities	
Library	<p>The provision of a new Library, building to be constructed by the developer and transferred to Surrey Country Council.</p>
Police Desk / Visitor Centre	<p>To be co-located with the library.</p>
Health Facilities	<p>Developer to provide a building for health facilities and to be leased to occupier for the provision of health services. In the event that the commission body is unwilling to provide health services in Deepcut, a financial contribution of c£331,000 to Surrey Heath Borough Council to improve other health facilities in the local area.</p>
Community Hall Improvements	<p>A financial contribution of £20,000 towards improvements to the Deepcut Community Centre including providing additional meeting rooms and the removal of the unused changing rooms.</p>

Public House	Developer to provide a site for a public house and to undertake a marketing strategy to attempt secure the development of a public house on the site. In the event that no interest in the use is forthcoming then the site to be release for alternative uses, subject to planning permission.
Miscellaneous	
Care Home	Restrictions on the occupation of the care home to ensure that this element of the scheme does not impact on the TBH SPA.
Public Art	Developer to provide a public art strategy and to provide public art within each phase of the development.
Waste and Recycling	Developer to provide a financial contribution of £50 per dwelling to Surrey Heath Borough Council towards the provision of waste and recycling facilities.
Basingstoke Canal Water Supply	Developer to provide a financial contribution of £50,000 to Surrey Heath Borough Council towards a capital drainage project designed to increase water supply to the Basingstoke Canal.