

Kings Hill - Outline Planning Permission			Phase 2
The submission is summarised as follows:-			
Affordable Housing	150 (representing 20% of the total number of residential units)	provided in phases clustered throughout the Development	
Affordable Housing	188 (representing 25% of the total number of residential units)	provided in phases clustered throughout the Development	
Affordable Housing Contribution	£1.5m	payable to the Council if the 20% option is elected for use within the Borough	
Building for Public Worship	Gibson Drive	Retain a safeguarded site.	
Children's Play Areas	15 square metres of land per dwelling within the site up to a maximum of 1.125 hectares	To include 2 LAP and 2 LEAP	
Country Park		The Developer if it wishes to do so could offer to transfer a freehold interest in the Country Park to the Parish Council.	
		A provision is available requiring the Parish Council to offer the land back to the Developer for a nominal sum in the event that the Parish Council wishes to dispose of the Country Park within a period of 80 years.	
Equestrian Route and Footpath area		provision of a continuous permissive equestrian route adjacent to the existing footpath MR114 linking point J on the Equestrian Route and Footpath Plan and Twoer View Roundabout via a route to be agreed with the Council.	
		The Developer will use all Reasonable Endeavours to (a) upgrade footpath MR115 to a bridleway between point F on the boundary of Heath Farm and point G on such boundary; or (b) to create a new bridleway adjacent to footpath MR115 between such points F and G as designated on the Equestrian Route and Footpath Plan and thereafter maintain the same to an appropriate standard until adopted, within three years following the Implementation Date subject to agreement of the Council.	
Nature Conservation Mitigation Strategy		The Owner and Developer will in consultation with the Council and English Nature draw up, adopt and implement detailed Landscape and Nature Conservation management Plan.	
No direct vehicular access between Watringbury Road and Kints Hill via Heath Farm, or between the Teston Road and Kings Hill			
Sports Park		public playing pitches or sports areas together with appropriate facilities such as changing rooms and associated parking as are required for the playing of football or any other sport as may be agreed between the Developer and the Council from time to time.	
	complete no less than 1.7 hectares of the Phase 2 playing field obligation by the later of (a) the end of 2007 or (b) the date when 375 residential units have been completed.		
	complete the remainder of the Phase 3 playing field obligation by the later of the end of 2010 or the date when 600 residential units have been constructed.		
	Complete changing facilities to accommodate in total (including phase 1) 150 players and officials supported by appropriate car and coach parking and laid out or constructed to a specification approved by the Council.		