

**NEASHAM ROAD – RESIDENTIAL DEVELOPMENT
DRAFT HEADS OF TERMS**

1. The formation of an escrow account to secure the proceeds of the sale of the land at Neasham Road and to ensure that the funds are directed into the construction of the Agricultural and Equine Centre at Humbleton Farm in accordance with planning permission 08/01003/OUTE and any subsequent reserved matters permission in accordance with a method of managing the account to be agreed.
2. No development shall commence at Neasham Road until such time as development of the Agricultural and Equine Centre at Humbleton Farm has reached an agreed stage.
3. Affordable housing in perpetuity in accordance with supplementary planning guidance (15% in Eastbourne ward).
4. A financial contribution towards the upgrading and maintenance of an off site area of open space in accordance with the Open Space Strategy.
5. A financial contribution towards the upgrading and maintenance of an off site equipped play area in accordance with supplementary planning guidance.
6. A financial contribution for improvement of primary and secondary education facilities.
7. Commuted sums for off-site highway and public transport improvements:
 - (a) Funding for the inclusion of the development within the Neasham Road Residents Parking Scheme (funding to cover cost of signing, lining, advertising, legal costs etc.);
 - (b) Financial support to provide half hourly bus service in each direction along Neasham Road for a 5-year period;
 - (c) Financial support for improvement of existing bus stops on Neasham Road (£20,000);
 - (d) Financial contribution for upgrading and improving existing cycle/pedestrian route through Geneva Woods to Parkside; and
 - (e) Financial contribution towards the provision of a joint cycleway and footpath through the site linking Neasham Road to the lane to Railway Cottages to the north.
 - (f) Funding for a programme of Personalised Travel Planning for residents of the development hereby approved.