

COMMUNITY BUILDING SCHEME

Clause 3.1 of Schedule 3 of the S106 agreement dated 3rd September 2018 associated with planning approval CM/1/17/OUT requires a 'Community Buildings Scheme' to be submitted to and approved by ADC.

Precise location of the Community Buildings:

The location of the community buildings has been approved under Reserved Matters CM/48/21/RES and can be located [here](#), on approved plan 20.050.02 Revision AA



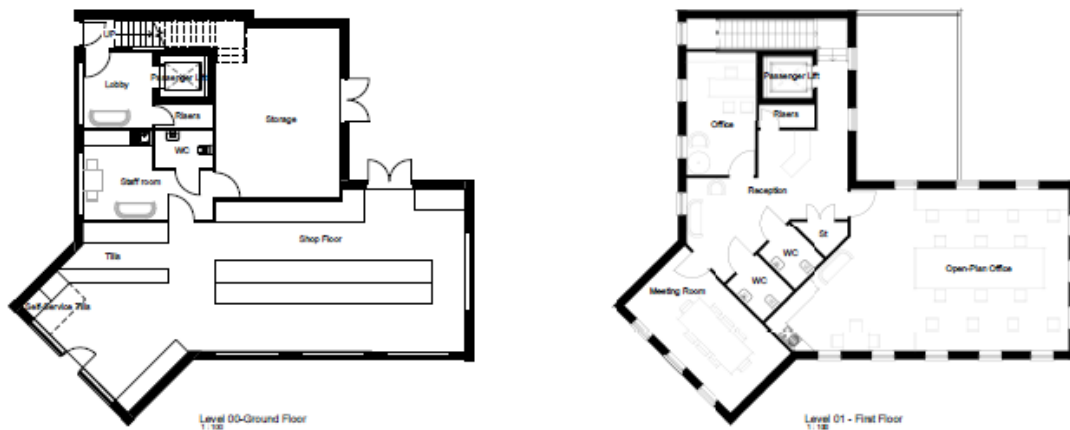
The Specification:

A1 USE:

In the UK, "A1 Use" was historically the classification under the Town and Country Planning (Use Classes) Order for shops and retail outlets, allowing for the sale of goods to the public. However, as part of significant planning reforms introduced in September 2020, the A1 category has been subsumed into the broader "Class E" use class. This new Class E encompasses a range of commercial, business, and service uses, including retail, cafés, offices, and gyms, providing greater flexibility for property owners and businesses.

Size:

The A1 (now E(a) use class) unit consists of 327 m² designed for retail or service-related activities, the design of which can be seen on plans approved under the Reserved Matters:



Likely Products/Services Sold:

The space is suited to small retailers, including but not limited to convenience stores, cafés, or small local service providers such as florists or dry cleaners. It is envisioned that the retailer will cater to the local residents, providing essential services to the surrounding community.

Operating Hours:

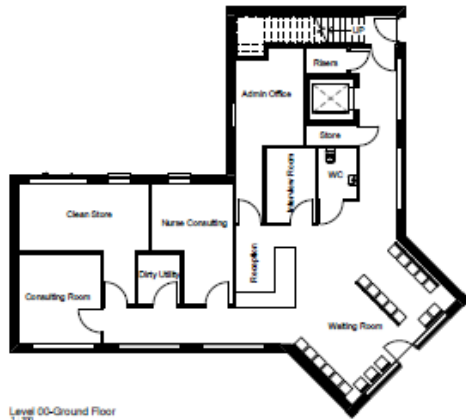
It is anticipated that the retail space will be open during typical business hours, from 8:00 AM to 6:00 PM, Monday to Saturday, with flexibility for early morning or late evening openings if necessary.

D1 USE:

In the UK, "D1 Use" was a classification under the Town and Country Planning (Use Classes) Order, covering non-residential institutions. However, as of September 2020, the D1 category has been replaced by new use classes under "Class E" and "Class F" as part of planning reforms.

Size:

The D1 (now E(e), E(f), or E(g)) unit comprises 301m² of flexible space, suitable for a variety of community-focused activities, the design of which can be seen on plans approved under the Reserved Matters:



Potential Activities:

The D1 space has been designed to accommodate a range of 'community uses' in accordance with the S106 agreement, but the marketing of such – as agreed with members of the Local Parish Council and ADC following concerns of competition with the existing village hall – shall not include creche/day nurseries, educational uses, public hall or public worship uses. The marketing of the D1 space will instead focus on activities such as, but not limited to:

- Health services (e.g., a small clinic or physiotherapy centre).
- The display of art
- A museum
- A public library, public reading room or law court

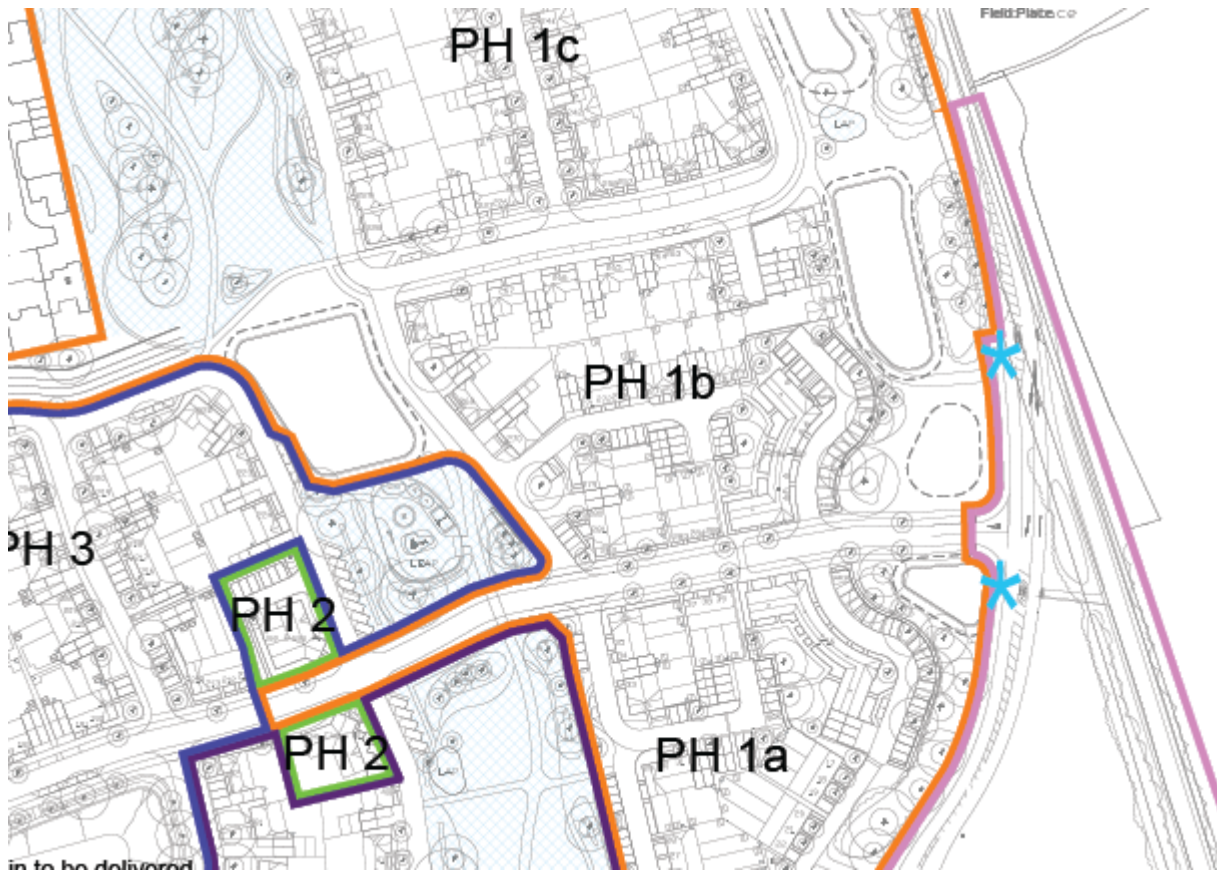
The space is adaptable to meet the needs of different community uses and could be subdivided if necessary to accommodate multiple tenants.

Operating Hours:

The D1 unit is expected to operate flexible hours depending on the user. Core hours are likely to be 9:00 AM to 8:00 PM, Monday to Friday, with potential weekend use depending on community demand.

A programme of implementation

The community buildings sit within phase 2 of the development – as can be seen on the phasing plan approved under condition 6 of the Outline consent:



The approved plans indicate the anticipated completion of the buildings in March 2027:

Please note:

Anticipated timing of completion based on a September 2025 commencement.

Phases 1A - 1C - March 2027

Phase 2 - March 2027

Phase 3 - April 2029

Phase 4 - February 2030

Phase 5 - October 2030

Phase 6 - November 2031

Vehicular access, pedestrian access, street lighting and parking associated with each dwelling shall be made available for use prior to its occupation.