

## DELIVERY, MANAGEMENT AND MAINTENANCE

1. The masterplan includes an indicative phasing strategy, recognising that this may be subject to change given separate land ownerships.
2. It envisages commencing with the key access points to the development (yellow) from Luton Road and Darley Hall Road and working outwards from the administrative boundary with Luton.
3. The first substantive phase is expected within the Bloor site (2A in orange) between the two access points and including the primary school and Local Centre.
4. The outline planning application and legal agreement negotiations will secure triggers for when the transport, open space and education infrastructure are to be delivered. The council will endeavour to secure amenity open space, affordable housing and active travel connections in each phase.
5. No firm decisions have yet to been taken on management and stewardship. This is an area the masterplan recognises will be subject to further development and that a combination of management options may be taken forward.

