

DEVELOPMENT ON LAND EAST of HORNDEAN

Section 106 agreement contributions from the developer – 1

Every new development places an increased strain on our existing infrastructure. Schools need to be built, roads improved and community facilities are needed. These are funded by the land owner / developer so the whole community benefits as a result of the new houses.

By opting for a large strategic development and working with the developer East Hampshire District Council has been able to secure a list of new facilities for the community which will be delivered as the scheme is built.

Total community benefit in excess of £17,750,000

Community facilities

| Contribution | Timescale | Value |
|---|--|--|
| Community building | Before 200 homes have been occupied | £2,400,000 plus the land, utilities, car parking |
| Pavilion building | Built at the same time as the care home | £300,000 plus the land, utilities, car parking |
| Cricket pitch | Built with the care home | £85,000 (approx.) |
| Football pitch | Before 200 homes have been occupied | £85,000 (approx.) |
| Four children's play areas (LEAPS) | As the houses are built | £100,000 (approx.) |
| MUGA (Multi Use Games Area) | Before 300 homes have been occupied | £45,000 (approx.) |
| 60 allotments of 125m ² each and communal store with toilets in a secure fenced area | Before 500 homes have been occupied | £75,000 (approx.) |
| Adult outdoor gym equipment - 20 stations | As the houses are built | £55,000 (approx.) |
| Space for a skate park 0.15 Ha | As the houses are built | N/A |
| Community building - architects contribution | When specification is issued | £15,000 |
| Pavilion building - architects contribution | When specification is issued | £3,000 |
| Community worker | As the houses are built | £175,000 (£250 from every new home sold) |
| Maintaining public open space | As each area is handed over to the parish councils | £539,995 |
| 50 acres public open space | As the houses are built | £500,000 |
| Total value | | £4,377,995 (approx.) |

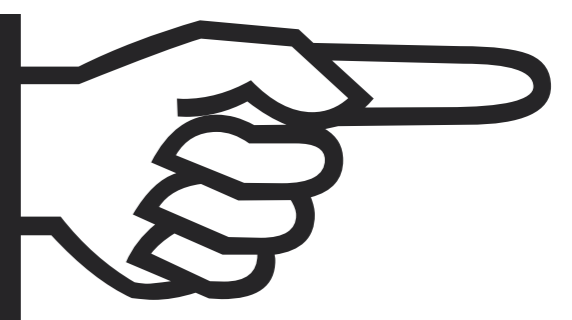
Education

| Contribution | Timescale | Value |
|--|---|-------------------|
| 1.7 hectares serviced land for a 1.5 form entry primary school | Transferred to Hampshire County Council with serviced land and access by the 100 th home | £1.5m |
| 0.4 hectares land ring-fenced for 10 years to extend the school to a two form school | Must be held for 10 years to allow for any expansion of the school at the request of HCC | N/A |
| Primary school contributions | Linked with house building rate | £3,455,916 |
| Total value | | £4,955,916 |

Affordable homes

| Contribution | Timescale | Value |
|---|------------------------|-------|
| 40% of the homes to be affordable = 280 homes | As the homes are built | N/A |

Continued on the next board



Horndean Parish Council

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DEVELOPMENT ON LAND EAST of HORNDEAN

Section 106 agreement contributions from the developer – 2

Roads and paths (highways)

| Contribution | Timescale | Value |
|--|----------------------------|-----------------------------|
| Rowlands Castle double mini-roundabout improvement scheme | Linked with house building | £420,000 |
| Pedestrian and cycle route to Rowlands Castle | Linked with house building | £180,000 |
| Footpath 26 upgrade works | Linked with house building | £220,000 |
| Local traffic calming | Linked with house building | £200,000 |
| Traffic calming in Catherington Lane | Linked with house building | £39,000 |
| Cycle routes between Snells Corner and Horndean war memorial | Linked with house building | £220,000 |
| Upgrade of existing pelican crossing to a toucan crossing at Barton Cross | Linked with house building | £60,000 |
| Cycle route on Catherington Lane | Linked with house building | £75,000 |
| Cycle route on Merchistoun Road | Linked with house building | £50,000 |
| Upgrade footpaths, cycle routes from Land East of Horndean to Havant Thicket | Linked with house building | £140,000 |
| Support of bus services in the Horndean area | Linked with house building | £247,000 |
| Footway / cycleway route along edge and across A3(M) | Linked with house building | £130,000 |
| Dell Piece crossing contribution | Linked with house building | £100,000 |
| Toucan crossing contribution | Linked with house building | £100,000 |
| A3(M) Jct 2, B2149 improvements | Linked with house building | £3,000,000 (approx.) |
| Total value | | £5,181,000 (approx.) |

Employment land

| Contribution | Timescale | Value |
|----------------------------|--|-------|
| 1.7 hectares serviced land | Prior to the first occupation on Hazleton Farm | N/A |

Employment and training plan - construction phase

| Contribution | Timescale | Value |
|---|------------------------|----------|
| 11 new jobs for unemployed people | During development | N/A |
| 21 apprenticeships | During development | N/A |
| 45 workplace experiences | During development | N/A |
| Educational and training opportunities, e.g. site visits, workshops, NVQs | During development | N/A |
| Employment and training plan delivery costs | Before building starts | £120,100 |

**Total community benefit
in excess of £17,750,000**



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