

Alderholt Meadows, Dorset

P/OUT/2023/01166

Summary of Section 106 Provisions Rev 5 26/5/23

All figures stated below are to be index linked in accordance with the percentage change by which the Retail Price Index (RPI) shall have increased between the date of its last publication immediately prior to the date of the S106 Agreement and the date of its last publication prior to the date of any payment.

Item	Description	Contribution	Obligation	Trigger
Affordable Housing	35% of the total number of Dwellings including; 25% of First Homes Of the remaining provision; 70% of Affordable Rented Housing and; 30% of Shared Ownership Housing		X	To be delivered as 35% of the total number of dwellings within each phase of delivery.
Education Contribution (Primary & Secondary)	[£10m of which £5.3m is for primary education and £4.7m for secondary education]	X		To pay the Education Contribution to the [County] Council in its capacity as local education authority in accordance with the development parcels and with the approval of the

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				<p>Reserved Matters Applications which shall be prior to Occupation of:</p> <ul style="list-style-type: none"> • to pay one third of the Education Contribution to the Council prior to Occupation of the XXXth Dwelling; • to pay one third of the Education Contribution to the Council prior to Occupation of the XXXth Dwelling; • to pay the remaining third of the Education Contribution to the Council prior to Occupation of the XXXth Dwelling.
Bus Service Contribution	[£705,000] a 6 day per week hourly return bus service between Cranborne and Ringwood via Alderholt and Fordingbridge. This sum includes an annual bus pass for each 1 st house completion.		X	<p>The Owner covenants with the Council as follows:</p> <ul style="list-style-type: none"> • to pay £704,000 as the Bus Service

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				Contribution to the Bus Operator in 5 equal payments over 5 years commencing in the 1 st year of operation.
Nutrient Mitigation (Phosphate off-setting)	[£0] This obligation is included within the IDP costs at 50kg x £75k per kg.		X	
Travel Plan Monitoring	[£470,690] Travel plan cost of £192,000 over 5 years. Additional allowance of £10,000 per annum for 5 years towards Council travel plan costs. Further costs allowed in support of transport mitigation measures (to be agreed with Dorset and Hants).	X	X	The Owner covenants with the Council as follows:
Highway Management Contributions	[£200,000]	X		The Owner covenants with the Council as follows:
Strategic Access Management & Monitoring Contribution (SAMM)	[£625,328]	X		The sum of [£406] per house, [£277] per flat and [£277 <i>per care home bedroom</i>] including an administrative fee of [£333] three hundred and thirty three pounds calculated both Index Linked using the Council's scale for such fees in force at the date of this Deed to be paid by the

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				Owner to avoid or mitigate against any adverse effect of the Development
Community Hall Contribution	[£1,500,000] contribution to a new on site community hall in the local centre. To include sports facilities (e.g. badminton court) and indoor bowling.		X	To be agreed (TBA)
Formal Sports Provision	[£1,000,000] contribution to off site swimming facilities (as advised by Sport England)		X	TBA
Public Art Contribution	[£250,000] to be informed by Dorset Council	X		TBA
S278 Commuted Sums	[£100,000] forecast commuted sum in relation to traffic signals and street trees in adopted highway.	X		TBA
Private Rights of Way (Dorset)	[£400,000] Forecast financial contribution for re-surfacing of PRoW's plus a commuted sum for on-going maintenance.	X		TBA
Private Rights of Way (HCC)	[£400,000] Forecast financial contribution for re-surfacing of PRoW's plus a commuted sum for on-going maintenance.	X		TBA
Leisure/Sports Facility (Football Pitch)	[£1,000,000] contribution to 3G sports pitch (£120k as advised by Sport England). Additional allowance in relation to other leisure/sports facilities including 2 nr. 11-aside football pitches.		X	TBA
LTA Contribution	[£500,000]		X	TBA
Healthcare Contribution	[£1,000,000] Allowance for a 600 sq.m facility to comprise GP consulting rooms. Contribution based on discussions with the Integrated Care Board, Fordingbridge GP Practice and GP Partnerships.		X	TBA

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Local Centre	To deliver the local centre including the community hall, retail, office, public house etc within Phase 4 of the development.		X	To be delivered by the XXXth housing occupation.
Care Home Facility	To deliver an 80 bed care home as an Extra care facility within Phase 7 of the development.		X	To be delivered by the XXXth housing occupation.
Employment	To deliver 10,000 sq.m of employment floor space. Refer to Infrastructure Delivery Plan (IDP) for proposed phasing.		X	
Allotments	No Less than 1.02Ha to be allocated for allotments in a location to be agreed.		X	No more than XXX Dwellings within the Development shall be Occupied in accordance with the phased delivery of Dwellings in accordance with the approval of the Reserved Matters Application unless the Owner has i) agreed the location of the Allotments and Play Areas and ii) transferred to the Council the Allotments and the Play Area Land on the terms set out in the Schedule and paid both the Allotments Maintenance Contribution and Play Area Contribution to the Council.
Allotments Maintenance Contribution	Formula/amount tbc by Dorset	X		The Owner will not cause or permit the Occupation of

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				more than XXX dwellings until the Allotments Maintenance Contribution and Monitoring Contribution has been paid to the Council.
SANG Bond	[£100,000] to reduce to £20,000 after 5 years.	X		
Highway Works	To construct the highways as shown coloured [XXX] on Plan X.		X	<p>Prior to commencement of development the Owner shall submit to the Council the detailed design, methodology and programme for delivery of the Highway Works, and;</p> <p>Prior to commencement of the Highway Works (specifically the primary infrastructure relating to the bus route) the Owner shall execute a Highways Agreement, and;</p> <p>Prior to the occupation of the first dwelling or such other date agreed with the Council the Owner shall obtain all Highway Consents. Carry out and practically</p>

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				complete the Highway Works in each parcel. .
Play Area Land	As shown on Plan [X]		X	
Play Area Works	works to be carried out under paragraph [X] to the XXX Schedule in accordance with the Play Area Works Specification		X	
Play Area Works Specification	a specification for the carrying out of Play Area Works and the maintenance specification to be agreed in writing.		X	
SANG	means the area of suitable alternative natural greenspace to be provided to mitigate inter alia the impact of the Development on the Dorset heathlands in accordance with the XX Schedule.		X	The Owner shall not cause or permit the Occupation of the first Dwelling until the SANG Works relevant to the phase have been completed and the SANG Land is made available for use by the public.
SANG Land	the land shown shaded green on the plan appended as Plan X illustrating the SANG		X	
SANG Management Plan	The approved SANG management plan.		X	The Owner shall not cause or permit the Occupation of any Dwelling unless and until

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				the initial SANG Management Plan is the approved SANG Management Plan.
SANG Period	means a period of eighty (80) years from the date of first Occupation of the first market Dwelling at the Development.		X	

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