

22/01611/OUT - APPENDIX 1- Heads of Terms for Section 106 Agreement/undertaking

Planning obligation			Regulation 122 Assessment
Detail	Amounts (all to be Index linked)	Trigger points	
Affordable Housing	<p>First Homes Oxford City Council's First Homes Policy Statement (Technical Advice Note) March 2022 sets out that all sites above 10 dwellings must provide 50% affordable housing.</p> <p>The affordable housing should then be split as follows: 25% First Homes; 70% social rented; and 5% intermediate housing (usually Shared ownership tenure).</p> <p>An Oxford City local connection will apply to all First Homes for the first three months of marketing.</p> <p>Affordable Housing Mix: 1 bedroom 20-30% 2 bedroom 30-40% 3 bedroom 20-40% 4+ bedroom 8-15% .</p> <p>Accessible and adaptable homes – all affordable units should be constructed to Category 2 (M4) standard and 5% of all dwellings to be Category M4 (3) (wheelchair user) standards.</p>	<p>Construct all of the Affordable Housing dwellings in a phase prior to the use or Occupation of 85% of the Market dwellings in that phase/development parcel.</p>	<p>Necessary – Yes. The site is an allocation to deliver Oxford's Unmet Housing Need</p> <p>Directly related – Yes. This would be delivered on site.</p> <p>Fairly and reasonably related in scale and kind – Yes. The level of affordable housing is policy compliant.</p>

	All affordable housing to be developed to nationally described space standards (NDSS)		
OCCG	£101,800	50% occupation (59 th Dwelling) or an alternative agreed trigger.	<p>Necessary – The proposed development will lead to an increase in demand and pressure on existing services and facilities in the locality as a direct result of population growth associated with the development. Additional consulting rooms and enhanced capacity at a nearby medical practice are therefore proposed through the contribution</p> <p>Directly related – Yes. The proposals would be used towards a nearby medical practice – The identified medical practice in the consultation response – the White Horse Medical Practice, Faringdon is not a closely related practice and an alternative medical practice would need to be identified (e.g. Gosford Hill Medical Practice).</p> <p>Fairly and reasonably related in scale and kind – Yes</p>
Thames Valley Police Contribution	<p>£25,180 towards:</p> <p>£1,388 towards officers set up costs (e.g. uniforms and disk space)</p> <p>£2,631 towards vehicles</p>	First occupation or an alternative agreed trigger.	<p>Necessary – In relation to the demand and need the requirements would be in accordance with the Council's Developer Contributions SPD.</p> <p>Directly related –</p>

	<p>£2,750 towards ANPR cameras</p> <p>£16,711 towards premises and desk space</p>		<p>The contributions are towards impacts from the development and would relate to national funding issues rather than</p> <p>Fairly and reasonably related in scale and kind – Yes</p>
Public Art, Public Realm and Cultural Wellbeing	£26,432.00 plus 7% maintenance	First occupation or an alternative agreed trigger.	<p>Necessary – In accordance with the Council's Adopted SPD. Public Realm, Public Art and Cultural Well-being. Public realm and public art can play an important role in enhancing the character of an area, enriching the environment, improving the overall quality of space and therefore peoples' lives. SPD 4.132 The Governments Planning Practise Guidance (GPPG) states public art and sculpture can play an important role in making interesting and exciting places that people enjoy using. neighbouring communities. The design of these should seek to be interactive and encourage imaginative play and stimulate curiosity about the natural environment. It is also recommended that the design and execution of the artwork embeds participatory activity for local schools and community groups to ensure the work is meaningful and inspires cultural wellbeing.</p> <p>Directly related – The recommendation is to engage a lead artist/artist team to develop a series of bespoke and creative waymarkers or landmark features around</p>

			<p>the cycleways and footpaths. These could also potentially be rolled out to other routes in the area to create to a broader network and link in the neighbouring communities. The design of these should seek to be interactive and encourage imaginative play and stimulate curiosity about the natural environment. It is also recommended that the design and execution of the artwork embeds participatory activity for local schools and community groups to ensure the work is meaningful and inspires cultural wellbeing.</p> <p>Fairly and reasonably related in scale and kind – Based on £200 per residential dwelling plus 5% for management and 7% to be proportionate to the scale and location of the development</p>
Outdoor Sports Provision	£238,009.54		<p>Necessary – The proposed development will lead to an increase in demand and pressure on existing services and facilities in the locality as a direct result of population growth associated with the development in accordance with Policy BSC12, INF1 and advice in the Developer Contribution SPD</p> <p>Directly related – A contribution towards the development of outdoor sports provision at PR7a, to provide grass pitches, 3G football pitch with floodlighting, pavilion and car parking. The development of the larger outdoor sport facility at PR7a (4 hectares of pitches) will be a sustainable</p>

			<p>site aimed at serving all the partial review sites into the future.</p> <p>Fairly and reasonably related in scale and kind – Calculations will be based on the Developer Contributions SPD calculation based on the final mix of housing and number of occupants.</p>
Indoor Sports Provision	£98,532.72	The amount to be phased across the delivery of the scheme. 50% to be delivered on first occupation, 50% on 50% occupation (59 th Dwelling) or an alternative agreed trigger.	<p>Necessary – The proposed development will lead to an increase in demand and pressure on existing services and facilities in the locality as a direct result of population growth associated with the development in accordance with Policy BSC12, INF1 and advice in the Developer Contribution SPD</p> <p>Directly related – indoor sport contribution towards improvements at Kidlington & Gosford Leisure Centre which include the building of a new teaching pool.</p> <p>Fairly and reasonably related in scale and kind – Calculations will be based on the Developer Contributions SPD calculation based on the final mix of housing and number of occupants.</p>
Community Hall	£134,921.52	50% Occupation (59 th Dwelling) or alternative agreed trigger	<p>Necessary - Seeking a contribution towards improvements at a community facility within the locality in accordance with Policy BSC 12 and Policy PR11 and the Developer Contributions SPD.</p> <p>Directly Related – Yes</p>

			Fairly and Reasonably related in scale and kind- Yes
Community Development Worker	£16,938.68	First occupation or alternative agreed trigger	<p>Necessary- Seeking a contribution towards improvements at a community integration and support within the locality in accordance with Policy BSC 12 and Policy PR11 and the Developer Contributions SPD</p> <p>Directly Related – Yes</p> <p>Fairly and Reasonably related in scale and kind- Yes</p>
Community Development Fund	£5,310	First Occupation or alternative agreed trigger	<p>Necessary- Seeking a contribution towards improvements at a community integration and support within the locality in accordance with Policy BSC 12 and Policy PR11 and the Developer Contributions SPD</p> <p>Directly Related – Yes</p> <p>Fairly and Reasonably related in scale and kind- Yes</p>
A public transport contribution	£133,458	First occupation or alternative agreed trigger.	<p>Necessary – The contribution is necessary to provide sustainable transport options to the site and as part of the overall public transport strategy for Heyford Park.</p> <p>Directly related –</p>

			<p>The proposal provides for residential which should be reasonably accessible via public transport modes to ensure occupiers have options to use sustainable modes of transport. It is therefore directly related to the development.</p> <p>Fairly and reasonably related in scale and kind – The level is at an established rate and based on number of dwellings.</p>
Travel Plan Monitoring contribution towards the cost of monitoring the framework and individual travel plans over the life of the plans	£1,558	First occupation or alternative agreed trigger.	<p>Necessary – The site will require a framework travel plan. The fee is required to cover OCCs costs of monitoring the travel plans over their life.</p> <p>Directly related - The contribution is directly related to the required travel plans that relate to this development. Monitoring of the travel plans is critical to ensure their implementation and effectiveness in promoting sustainable transport options.</p> <p>Fairly and reasonably related in scale and kind – The amount is based on standard charging scales which are in turn calculated based on the Officer time required at cost.</p>
Secondary Education	£712,040	To be agreed by OCC	<p>Necessary – A contribution is also required towards secondary school site acquisition land costs, proportionate to Local Plan allocated dwelling numbers.</p> <p>Directly related –</p>

			<p>Related to the education needs arising from the site.</p> <p>Fairly and reasonably related in scale and kind –</p> <p>The figure is calculated based on the level of development and the educational needs</p>
Secondary Education Land Costs	£74,900	To be agreed by OCC	<p>Necessary –</p> <p>A contribution is also required towards secondary school site acquisition land costs, proportionate to Local Plan allocated dwelling numbers.</p> <p>Directly related –</p> <p>Related to the education needs arising from the site.</p> <p>Fairly and reasonably related in scale and kind –</p> <p>The figure is calculated based on the level of development and the educational needs.</p>
SEN Development	£62,819	To be agreed by OCC	<p>Necessary –</p> <p>towards expansion of SEN school capacity is therefore sought based on the percentage of the pupil generation who would be expected to require places at a special school, based on pupil census data. (This amount of pupils has been deducted from the primary and secondary pupil generation.)</p> <p>Directly related –</p> <p>Related to the pupil yield anticipated from the development.</p> <p>Fairly and reasonably related in scale and kind –</p>

			The contribution is calculated in a manner to reflect a contribution based on pupil yield and cost per pupil. As such the contributions is considered appropriate.
Canal Towpath Works	£47,489.40 (County Council) £372,000 (Canals and Rivers Trust)	Occupation of 50% of the dwellings or alternative agreed trigger.	<p>Necessary –</p> <p>Directly related – Improvements in walking enhancement to the western boundary of the application site.</p> <p>Fairly and reasonably related in scale and kind – Both contributions seek enhancements to the towpath between the A44 and the application site. The improvements to the towpath however are sought proportionally in the County Council response, taking account of the future contribution of the PR8 allocation. As such, the County Council contribution is the appropriate amount in this instance.</p>
OCC Transport (final requests tbc)	The extension of the combined cycleway/ footway to the Kidlington roundabout. (£185,567) Proportionate contribution towards Kidlington/Oxford Airport Travel Hub (TBC) Improved bus lane provision on the A4165 between Kidlington roundabout and past the new housing sites – (£90,571.34)	First occupation or alternative agreed trigger.	<p>Necessary – The highway improvements are identified through the work on the Transport Assessment and the works are identified in the Local Plan.</p> <p>Directly related – Identified in Appendix 4 of the Local Plan</p> <p>Fairly and reasonably related in scale and kind – The scale of the identified contributions are appropriate. Proportionate contributions would need to be identified towards the Travel Hub and Cycleway.</p>

	<p>A4260 Southbound bus lane from Bicester Road/A4260 junction to Kidlington roundabout (£91,366.25)</p> <p>A4260/Bicester Road Signalised Junction – RT detection and advanced stop line (£7329.50)</p> <p>A4260/Lyne Road - Signalised Junction – RT detection and advanced stop line and toucan crossing (£7,329.50)</p> <p>Public Realm Improvements between Benmead Road and Yarnton Road (£11,614)</p> <p>Cycle superhighway between Kidlington Roundabout to Cuttleslowe Roundabout (TBC)</p>		
Canal Bridge to PR8	Estimated £150,000 and £250,000	75% Occupation of the Development	<p>Necessary – To promote walking and cycling from the development.</p> <p>Directly related – Improvements in walking enhancement to the western boundary of the application site.</p> <p>Fairly and reasonably related in scale and kind – A proportionate contribution taking account of the future contribution of the PR8 allocation.</p>

Open Space Maintenance	Mature Trees): £280.04/tree New Woodland Maintenance 35.02/sq. m Hedgerow: £26.60/lin. m Attenuation Basin: £66.05/sq. m Swales: £120.32/lin. m Informal Open Space: £12.65/sq. m	On completion/transfer of open space	<p>Necessary – It is the Council’s strong preference that public open space, outdoor sports pitches and play areas on new developments continue to be adopted by the Council in agreement with the relevant town or parish council with a commuted sum.</p> <p>Directly related – Related to the open space on site as part of the application proposals.</p> <p>Fairly and reasonably related in scale and kind – The final amount will be related to the open space delivered on site.</p>
OCC Library Service	£12,700	First occupation or alternative agreed trigger.	<p>Necessary – Instead, to ensure Kidlington Library is able to provide for planned growth north of Oxford this library can be reconfigured with associated refurbishment to expand capacity within the existing footprint. The reconfiguration of the existing layout will be designed to make more efficient use of space by increasing shelving capacity; provide moveable shelving to allow for events and activities and, provide additional study space.</p> <p>Directly related – This site is served by Kidlington Library but it is unable to accommodate such expansion. This development will nevertheless place increased pressure on the local library.</p> <p>Fairly and reasonably related in scale and kind –</p>

			The contribution is related to a wider project and is a proportionate amount.
CDC and OCC Monitoring Fee	CDC: £5,000 OCC: TBC	On completion of s106	The CDC charge is based upon its agreed Fees and Charges Schedule