

22/00747/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 allocated as part of the Partial Review – Policy PR2 and PR7a are the relevant policies.</p> <p>Directly related – Yes – the affordable housing will be provided for the need identified in the Local Plan</p> <p>Fairly and reasonably related in scale and kind – Yes – the contribution is the level of the expected affordable housing.</p>

	All affordable housing to be developed to nationally described space standards (NDSS)		
OCCG	Up to £319,680	50% occupation 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 Gosford Hill Medical Centre are therefore proposed through the contribution</p> <p>Directly related – Yes. The proposals would be used towards the creation of consultation space</p> <p>Fairly and reasonably related in scale and kind – Yes</p>
Thames Valley Police Contribution	<p>£52,607.40 towards the provision of officers/staffing costs broken down as follows:</p> <p>£3,358.40 towards officers set up costs (e.g. uniforms and desk space)</p> <p>£4250 towards mobile IT</p> <p>£5,500 towards ANPR cameras</p> <p>£39,499 towards premises and desk space</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 – The contributions are towards impacts from the development</p> <p>Fairly and reasonably related in scale and kind – Yes</p>

<p>Public Art, Public Realm and Cultural Wellbeing</p>	<p>£82,880 including management and maintenance</p>	<p>First occupation or an alternative agreed trigger</p>	<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 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</p>
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			<p>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 (£74,000) plus 5% (£3700) for management and 7% (£5180) to be proportionate to the scale and location of the development</p>
Outdoor Sports Provision	On site – The provision of LEAPs and NEAPs and the provision of sports pitches and 0.4ha of allotments plus car parking (0.12ha). Proportionate contributions would also be sought from the northern half of the development under application reference 22/03883/F	50% of the development occupation or alternative agreed trigger as part of phasing strategy.	<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 – The future occupiers will place additional demand on existing facilities.</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	£308.930.32	The amount to be phased across the delivery of the scheme. 50% to be delivered on first occupation, 50% on 50% occupation.	<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 – The future occupiers will place additional demand on existing facilities.</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	On site as part of the sports pavilion or a contribution of £423,032.08	50% of the development occupation or alternative agreed trigger or potentially on site	<p>Necessary - Seeking a contribution towards improvements at a community facility within the locality (potentially the community building as part of the proposals) 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 Worker	£33,877.36	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	£16,650	In conjunction with the transfer of the community building	<p>Necessary- Seeking a contribution towards improvements at a community integration and support within the locality in accordance with Policy BSC 12 and Policy</p>

			<p>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 services contribution	£418,470	TBC or delegated authority is sought to enable officers to negotiate this	<p>Necessary – The contribution is necessary to provide sustainable transport options to the site and as part of the overall public transport provision</p> <p>Directly related – 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>
Public Transport Infrastructure	£35,616	First occupation or alternative agreed trigger	<p>Necessary – The contribution is necessary to provide sustainable transport options with the fitting of four bus shelters on the site.</p> <p>Directly related – 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	£ 1,446	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>
Public Rights of Way	£55,000	First occupation or alternative agreed trigger	<p>Necessary - to allow the Countryside Access Team to plan and deliver improvements with third party landowners in a reasonable time period and under the Rights of Way Management Plan aims. The contribution would be spent on improvements to the public rights of way in the vicinity of the development – in the ‘impact’ area up to 3km from the site, predominantly to the east, south and north of the site. Primarily this is to improve the surfaces of all routes to take account of the likely increase in use by residents of the development as well as</p>

			<p>new or replacement structures like gates, bridges and seating, sub- surfacing and drainage to enable easier access, improved signing and protection measures such as anti-motorcycle barriers. New short links between existing rights of way would also be included.</p> <p>Directly related - Related to rights of way and improvements arising from the development to support public rights of way enhancement</p> <p>Fairly and reasonably related in scale and kind - Calculated on the basis of the impact arising from the development and the scale of the development</p>
Secondary Education	Up to £2,670,150 based on a formula calculation	The amount to be phased across the delivery of the scheme. 50% to be delivered on first occupation, 50% on 50% occupation or an alternative agreed trigger with the County	<p>Necessary – Related to the provision of secondary school enhancement in the District to reflect the increase in pupils</p> <p>Directly related – Related to the pupils generated by the development</p> <p>Fairly and reasonably related in scale and kind – Calculated on the basis of pupil yield and cost per pupil</p>
Secondary Education Land Costs	Up to £233,023 based on a formula calculation	The amount to be phased across the delivery of the scheme. 50% to be delivered on first occupation, 50% on 50% occupation or an	<p>Necessary – A contribution is also required towards secondary school site acquisition land costs, proportionate to Local Plan allocated dwelling numbers.</p>

		alternative agreed trigger with the County	<p>Directly related – Related to the expected pupils generated by the development</p> <p>Fairly and reasonably related in scale and kind – Calculated on the basis of pupil yield and cost per pupil</p>
SEN Development	Up to £260,248 based on a formula calculation	The amount to be phased across the delivery of the scheme. 50% to be delivered on first occupation, 50% on 50% occupation or an alternative agreed trigger with the County Council	<p>Necessary – 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 – Related to the expected pupils generated by the development</p> <p>Fairly and reasonably related in scale and kind – Calculated on the basis of pupil yield and cost per pupil</p>
OCC Transport (final requests tbc)	<p>The extension of the combined cycleway/ footway to the Kidlington roundabout. (£1,546.4 pd or £572,168)</p> <p>Proportionate contribution towards Kidlington/Oxford Airport Travel Hub (TBC)</p> <p>Improved bus lane provision on the A4165 between Kidlington roundabout</p>	The amount to be phased across the delivery of the scheme. 50% to be delivered on first occupation, 50% on 50% occupation or an alternative agreed trigger with the County Council	<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>and past the new housing sites – (£754.8pd or £279,276)</p> <p>A4260 Southbound bus lane from Bicester Road/A4260 junction to Kidlington roundabout (£761.4pd or £281,718)</p> <p>A4260/Bicester Road Signalised Junction – RT detection and advanced stop line (£61.1pd or £22,607)</p> <p>A4260/Lyne Road - Signalised Junction – RT detection and advanced stop line and toucan crossing (£61.1pd or £22,607)</p> <p>Public Realm Improvements between Benmead Road and Yarnton Road (£97.1pd or £35,927)</p> <p>Cycle superhighway between Kidlington Roundabout to Cuttleslowe Roundabout (TBC)</p>		<p>Fairly and reasonably related in scale and kind –</p> <p>The scale of the identified contributions are appropriate. Proportionate contributions would need to be identified towards the Travel Hub and Cycleway.</p>
Open Space Maintenance	<p>Up to:</p> <p>Mature Trees: £280.04/tree</p> <p>New Woodland Maintenance 35.02/sq. m</p> <p>Hedgerow: £26.60/lin. m</p> <p>Attenuation Basin: £66.05/sq. m</p> <p>Swales: £120.32/lin. m</p> <p>Informal Open Space: £12.65/sq. m</p> <p>LAP/LEAP Combined: £179,549.95</p> <p>LEAP/NEAP Combined: £540,048.31</p> <p>MUGA: £73,215.11</p>	On implementation of the landscaping/phased contribution payment	<p>Necessary –</p> <p>Policy BSC 11: Local Standards of Provision- Outdoor Recreation, Table 7: Local Standards of Provision - Outdoor Recreation If Informal open space/landscape typologies/ play areas are to be transferred to CDC for long term management and maintenance, the following commuted sums/rates covering a 15 year period will apply. The typologies</p>

	<p>The above figures represent the whole development contribution however proportionate contributions would also be sought from the northern half of the development under application reference 22/03883/F who would benefit from the formal play, open space and recreation facilities.</p>		<p>are to be measured and multiplied by the rates to gain the totals.</p> <p>Directly related – Commuted sums/rates covering a 15 year period on open space and play facilities on site.</p> <p>Fairly and reasonably related in scale and kind – Contributions are sought in relation to the scale and amount of open space on site.</p>
Library Services	£39,698	On first occupation or alternative agreed trigger	<p>Necessary – 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. 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 – Kidlington Library is the nearest public library to the application site and is within walking distance of the site.</p>

			<p>Fairly and reasonably related in scale and kind – Contributions are sought in relation to the library facilities, the adopted standard for publicly available library floor space is 23m² per 1,000 head of population, and a further 19.5% space is required for support areas (staff workroom, etc.), totalling 27.5m² per 1,000 head of population. The forecast population for this site is 894 people. Based on this, the area of the library required is 24.6M2</p>
Waste and Recycling	Up to £34,765	On first occupation or an alternative agreed trigger	<p>Necessary: Current land available 41,000m2, needs to increase by 28% to cope with current capacity issues. Space for reuse requires an additional 7%.</p> <p>Directly Related: Will be towards providing waste services arising from the development</p> <p>Fairly and reasonably related in scale and kind Calculated on a per dwelling basis total land required for current dwellings (300,090) is 55,350 m2, or 0.18m2 per dwelling</p>
CDC and OCC Monitoring Fee	CDC: £10,000	On commencement of development	The CDC charge is based upon its agreed Fees and Charges Schedule