

**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	50% of the dwellings to be affordable homes.	TBC	<p><b>Necessary</b> – Yes, the site is allocated within Cherwell Local Plan Partial Review 2020 – Policies PR2 and PR9 are relevant.</p> <p><b>Directly related</b> –</p> <p><b>Fairly and reasonably related in scale and kind</b> – yes, the amount is a policy requirement</p>
ICB	Transfer of land at the rear of the medical centre for use as a car park and contribution depending on land value of car park land	TBC	<p><b>Necessary</b> – 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 the additional population generated by the development. The additional land will enable Yarnton Medical Centre to be extended to meet the demands of the increased population.</p> <p><b>Directly related</b> – the land will enable the existing medical centre to be extended to meet the growing demand for the services.</p> <p><b>Fairly and reasonably related in scale and kind</b> – yes</p>
Thames Valley Police	CID/Staff set up costs of £4962; vehicles/cycles £12,042; mobile IT £6,375; ANPR £5500; premises £57,730	TBC	<p><b>Necessary</b> – increased demand and need for officers and equipment to serve the additional population in accordance with the Councils Developer Contributions SPD</p> <p><b>Directly related</b> – to mitigate the impact of the development and increased population.</p> <p><b>Fairly and reasonably related in scale and kind</b> – yes</p>
Outdoor Sports Provision	Based on £2,017.03 per dwelling 540x£2,017.03 = £1,089,196.20 towards the provision at PR7a to provide grass pitches, 3G football	TBC	<p><b>Necessary</b> – Policies BSC10 and BSC11 seek to address existing deficiencies in access to sports and recreation through new provision or enhancement of</p>

	pitch with floodlighting and car parking. The development of the larger outdoor sport facility at PR7a (4ha of pitches) will be a sustainable site aimed at serving all the partial review sites.		existing facilities either on site or commuted sum off-site. PR9 of Partial Review is also relevant. CDC Playing Pitch Strategy identifies the need to provide an additional 4ha of grass pitches in the Kidlington area by 2031. In addition, the studies show the need to provide two full-size 3G football pitches by 2031. The proposed site for the development of off-site sport provision has been identified in the Cherwell Local Football Facility Plan. <b>Directly related</b> – yes <b>Fairly and reasonably related in scale and kind</b> – yes
Indoor Sports Provision	Based on £335.32 per person 540 x 2.49 = 1,344.60 1,344.60 x £335.32 = £450,871.28 towards improvements at Kidlington and Gosford Leisure Centre which include the building of a new teaching pool.	TBC	<b>Necessary</b> – Policies BSC10 and BSC12 seek to address existing deficiencies in existing provision through enhancements. <b>Directly related</b> – Yes <b>Fairly and reasonably related in scale and kind</b> – Yes
Community Hall	On-site provision so commuted sum for maintenance of £298.88 per m2	<b>TBC</b>	<b>Necessary</b> – Policy BSC12 of CLP and PR11 of Partial Review <b>Directly related</b> – to mitigate the impact of the development. <b>Fairly and reasonably related in scale and kind</b> – Yes
Community Development Worker	As the development is between 500 and 1000 dwellings, developers are expected to provide the costs of employing a community development worker for 0.8 FTE for 2 years. Costs calculated at Grade G £33,608.50	TBC	<b>Necessary</b> – Community development is a key strategic objective of the CLP and the creation of sustainable communities. SO10 seeks to provide sufficient good quality services, facilities and infrastructure to serve the new community Paragraph B.86 seeks to ensure that new development fully integrates with existing settlements to forge one

	pa plus 26% on costs. 0.8 of FTE = £33,877.37 for 2 years. Total £67,754.74		community rather than separate communities. A community development worker at the early stage in a new development to kickstart the process of bringing people together is vital. <b>Directly related</b> – yes <b>Fairly and reasonably related in scale and kind</b> – yes
Community Development fund	Calculated at £45.00 per dwelling 540 x £45 = £24,300.00	TBC	<b>Necessary</b> – NPPF advises that planning should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other and support local strategies to improve health, social and cultural well-being. Community Development is a key objective of the CLP. <b>Directly related</b> - Yes <b>Fairly and reasonably related in scale and kind</b> – Yes
Public Art, Public Realm and Cultural Well-being	£60,480 towards a public art scheme at £200 per unit plus 12% for management and maintenance.	TBC	<b>Necessary</b> Developer Contributions SPD 2018 <b>Directly related.</b> Yes <b>Fairly and reasonably related in scale and kind.</b> Yes
Public Open Space and maintenance arrangements	Provision of public open space within the built development	TBC	<b>Necessary</b> – Policy BSC11 <b>Directly related</b> – Yes <b>Fairly and reasonably related in scale and kind</b> – Yes
Play Space and maintenance arrangements	1 x LAP 1 x LAP/LEAP 1x LEAP/NEAP/MUGA on-site provision with maintenance costs TBC	TBC	<b>Necessary</b> – Policy BSC11 <b>Directly related</b> – yes <b>Fairly and reasonably related in scale and kind</b> – Yes
Nature Reserve and maintenance arrangements	On site provision within informal parkland with access from William Fletcher Primary School	TBC	<b>Necessary</b> Policy PR9 <b>Directly related.</b> Yes <b>Fairly and reasonably related in scale and kind.</b> Yes

Community Woodland and maintenance arrangements	7.8 hectares	TBC	<b>Necessary</b> Policy PR9 <b>Directly related.</b> Yes <b>Fairly and reasonably related in scale and kind.</b> Yes
24.8ha informal parkland and maintenance arrangements	To be provided to the west of the development	TBC	<b>Necessary</b> Policy PR9 <b>Directly related</b> yes <b>Fairly and reasonably related in scale and kind</b> yes
Allotments and maintenance arrangements	On-site provision	TBC	<b>Necessary</b> Policy BSC11 <b>Directly related</b> yes <b>Fairly and reasonable related in scale and kind</b> yes
Mobility Hub	£1,566,384 contribution toward the delivery of a mobility hub at London Oxford Airport	TBC	<b>Necessary</b> – Policy PR4a and Appendix 4 of Partial Review Local Plan <b>Directly related</b> – yes <b>Fairly and reasonably related in scale and kind</b> - yes
A44 highway works package – Bladon to Begbroke Hill	£2,116,660 contribution towards bus priority measures on A44 and segregated pedestrian and cycle facilities between Bladon Roundabout and Begbroke Hill junction	TBC	<b>Necessary</b> – Policy PR4a and Appendix 4 of Partial Review Local Plan <b>Directly related</b> - yes <b>Fairly and reasonably related in scale and kind</b> - yes
A44 highway works package – Cassington Road to Pear Tree	£1,792,912 contribution towards bus priority measures and segregated pedestrian and cycle infrastructure along A44 between Cassington Road and Pear Tree interchange	TBC	<b>Necessary</b> Policy PR4a and Appendix 4 of Partial Review Local Plan <b>Directly related</b> - yes <b>Fairly and reasonably related in scale and kind</b> - yes
Public Transport Services	£529,123 contribution to 3x RTI displays at bus stops serving the site	TBC	<b>As above</b>
Public Transport Infrastructure	£28,068 for TRO to consult and implement a speed reduction on A44	TBC	<b>As above</b>

Travel Plan Monitoring	£6,684 for monitoring of Framework Travel plan, Residential Travel Plan and Care Home Travel Plan for period of 5 years	TBC	
Public Rights of Way	£250,000 contribution towards improvements to PRow in the vicinity	TBC	
Primary Education	£3,662,000	TBC	
Secondary Education	£3,775,812	TBC	
Secondary Land contribution	£332,890	TBC	
Special Education	£367,938	TBC	
Land for Primary School Expansion	1.8ha with suitable access to be provided from the current William Fletcher School site to the new fields at no cost to OCC	TBC	<b>Policy PR9</b>
Household Waste and Recycling	£50,738.40	TBC	
Library Service	£58.867	TBC	
CDC and OCC S106 Monitoring Costs	<b>TBC</b>	TBC	