

Appendix B

SUMMARY HEADS of TERMS

Committee 19 March 2015

Framework S106

1	Eco Town Quality Standards That development will be to eco town standards or other higher standards, relevant at the time, and the "quality" of the development shall be supported through assessment s of schemes by an independent expert panel which shall consider the schemes approach and compliance with: (a) the proposed Masterplan; (b) the design standards; (c) the sustainability standards; (d) the proposed governance arrangements; (e) the proposed maintenance arrangements; (f) the proposed "Panel" arrangement for resolving issues and dealing with changes in standard; (g) measures to ensure delivery of panel decisions	
2	Site Wide Infrastructure Provision and Connections The following site wide infrastructure is required to serve more than one part of the site: (a) Primary Road Infrastructure; (b) Rail Tunnels; (c) Primary School sites; (d) Secondary School site; (e) Water Treatment (on site solution); (f) GP's surgery site; (g) Sports Fields & Changing Pavilion; (h) Community Halls (i) Heat network That part of the site wide infrastructure provision in control of the developer/landowner shall be provided to an agreed programme and once provided shall be made available for the benefit of the whole NW site, subject to the payment of any reasonable connection charge that reflects the cost of providing the infrastructure. The Framework Agreement will set out a mechanism for determining the total cost of the site wide infrastructure and the apportionment of the costs to individual sites as they are brought forward for development. The costs and apportionment will be determined consultatively on a fair and equitable basis. Development will be restricted on an individual site unless and until the contribution towards the site wide infrastructure (apportioned for each individual site) has been paid. A2Dominion will use reasonable endeavours to secure the co-ordinated and effective delivery of the site wide infrastructure. Appropriate security provisions will be required in relation to the delivery of the site wide infrastructure.	

3	Comprehensive Development	
	As each site comes forward the Councils will seek agreement with each landowner/developer to enter into the framework agreement	

Application Phase S106

1	Affordable Housing	
	Provide 30% affordable housing in accordance with an agreed phasing and mix. Affordable housing to be provided by a Registered Provider. Affordable Housing scheme to be submitted and approved prior to submission of first residential reserved matter submission identifying the distribution of the affordable housing. Affordable housing to be delivered in clusters of no more than 15 affordable housing units unless agreed . Nomination agreement	
2	Bicester Library	
	Provide a financial contribution to the re provision of Bicester library	
3	Library Book Stock	
	Provide a financial contribution to the provision of book stock to the library	
4	Central Library	
	Provide a financial contribution for the remodelling of Oxford Central Library	
5	Resource Centre	
	Provide financial contribution for the expansion of day care facilities at Bicester Health & Wellbeing Resource Centre.	
6	GP Surgery	
	Provide financial contribution to the provision of a new GP Surgery	
7	Thames Valley Police	
	Provide financial contribution to the policing	
8	Community Hall	
	Provide and equip community hall/visitor centre with garden and car parking, to community hall/visitor centre specification Hall to be provided in accordance with agreed phasing	
9	Community & Cultural Provision at St Lawrence Church	
	Provide a financial contribution to the remodelling of Church to accommodate community use	
10	Community Development Worker	
	Fund the provision of a community development worker(s) to deliver the creation of the new community during the build out of the site.	
11	Community Development Fund	
	Provide fund to deliver community development	

12	Employment and Training	
	<p>Provide employment and training action plan to include measures to ensure opportunities for local labour and businesses through the development, measures to support home working and to work with the local job club to advertise jobs created through construction on the site.</p> <p>Provide apprenticeships through construction work on the site, in accordance with the number of opportunities identified through the CITB, through the Bicester ATA or other agreed provider.</p> <p>Make available the employment land south of the realigned Howes Lane in accordance with agreed phasing. Market the employment space to be provided on the site in accordance with an agreed scheme until 2100 dwellings have been occupied.</p>	
13	Site for a Place of Worship	
	Provide 0.5ha of land for a place of worship with service connections in accordance with an agreed plan and phasing.	
14	Exemplar Primary School (a)	
	Provide funding for the provision of primary places at the exemplar school prior to the occupation of 200 dwellings	
15	Exemplar Primary School (b)	
	Provide funding for the expansion of the exemplar primary school in accordance with an agreed timetable.	
16	New Primary School	
	<p>Provide a site of 2.2ha for a primary school in accordance with an agreed plan and phasing.</p> <p>Provide school or pay for the provision of primary school.</p>	
17	Secondary School	
	<p>Provide site of 10.45ha for secondary school in accordance with agreed plan and phasing.</p> <p>Provide school or pay for the provision of secondary school.</p>	
18	SEN	
	Provide contribution for the provision of SEN places	
19	Temporary Sports Pitch	
	<p>Fund the laying out of temporary sports pitches</p> <p>Provide for maintenance of the temporary pitches</p>	
20	Permanent Sport Pitches	
	<p>Fund the laying out of sports pitches</p> <p>Provide for maintenance of the pitches</p>	
21	Country Park	
	<p>Layout or fund the laying out of the Country Park and transfer it to CDC in accordance with an agreed plan and phasing.</p> <p>Provide a commuted sum for maintenance</p>	
22	Allotments	
	Layout or fund the laying out of the allotments and transfer them to CDC in accordance with an agreed plan and phasing.	
23	Play Areas	
	Layout or fund the laying out of the NEAPs and LEAPS and transfer to CDC in accordance with an agreed plan and phasing.	

	Provide commuted sum for maintenance. Provide local areas of play within the residential parcels so every dwelling is within 400m of play provision. Make provision for secure long term ownership and management.	
24	Community Farm	
	Layout or fund the laying out of the community farm and transfer to CDC in accordance with an agreed plan and phasing. Provide a commuted sum for maintenance	
25	Indoor Sport	
	Provide funding for the expansion of the Bicester Sports Centre	
26	Green Space that could be used for a Burial Ground	
	Provide 4ha of green space that could be used as a burial ground/green space in accordance with an agreed plan and phasing. Provide commuted sum for green space maintenance unless or until COU to burial ground implemented	
27	Bio Diversity Off Sett	
	Provide funding for off site bio diversity mitigation, to be used for off setting grant scheme or land purchase for bio diversity.	
28	Cultural & Wellbeing Strategy	
	Provide a cultural and wellbeing strategy and action plan for delivery across the site	
29	Local Management Organisation	
	Work with CDC to establish the LMO Provide funding for the establishment of the LMO and its activities	
30	Waste Collection & Recycling	
	Provide an action plan to deliver waste reduction Provide funding for the provision of domestic bins for waste and recycling Provide locations for bring back sites in accordance with an agreed plan and phasing Provide funding for the provision of bring bank sites	
31	Strategic Waste Management	
	Provide funding for the expansion of Strategic Waste Management provision to serve Bicester	
32	Bus Provision	
	Provide funding for the provision of the bus service to serve the site in accordance with agreed phasing	
33	Bus Access Scheme	
	Provide or provide funding for the improvement of Bucknell Road and Field Street to facilitate bus access	
34	Off Site Cycle Way Improvements	
	Provide or provide funding for the following improvements; <ul style="list-style-type: none"> • upgrade of the public footpath between Lords Lane and Banbury Road adjacent to the railway • upgrade of the Banbury Road between the railway and the town centre 	
35	Bucknell Traffic Calming	
	Provide a scheme and work with the Parish Council to provide traffic calming in Bucknell prior to the realignment of Bucknell Road	
36	Field Path Improvements	

	Provide new footpath link to Bucknell in accordance with an agreed scheme and phasing. Provide for its long term availability. Provide funding to enhance and connect to the existing rights of way, footpath 148/9, 148/2, 148/7 and create new route to Bucknell.	
37	Highway Works	
	Provide the following highway works in accordance with an agreed programme and phasing ; Howes Lane strategic realignment related to the site Banbury Road B4100 improvement Caversfield B4100 improvement Exemplar southern access improvement	
38	Travel Plan	
	Provide and agree a travel plan Provide funding for travel plan monitoring	
39	SUDs	
	Agree details of secure long term maintenance of SUDs	
40	Monitoring	
	Provide scheme of monitoring eco town standards	
41	Local Centre	
	Marketing of local centre in accordance with an agreed scheme until developed or 2100 dwelling have been occupied	
42	Bond/Guarantee	
	Provide bond or guarantee for the delivery of the infrastructure	
43	HGV Routing Agreement	
	Agreed routing for construction traffic and commercial traffic serving the proposed business units.	
44	Monitoring fees	
	Provide a fee for monitoring of legal agreements	