

## Appendix B

### SUMMARY HEADS of TERMS

Committee 19 March 2015

Framework S106

1	<p><b>Eco Town Quality Standards</b></p> <p>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 assessments of schemes by an independent expert panel which shall consider the schemes approach and compliance with:</p> <ul style="list-style-type: none"> <li>(a) the proposed Masterplan;</li> <li>(b) the design standards;</li> <li>(c) the sustainability standards;</li> <li>(d) the proposed governance arrangements;</li> <li>(e) the proposed maintenance arrangements;</li> <li>(f) the proposed "Panel" arrangement for resolving issues and dealing with changes in standard;</li> <li>(g) measures to ensure delivery of panel decisions</li> </ul>	
2	<p><b>Site Wide Infrastructure Provision and Connections</b></p> <p>The following site wide infrastructure is required to serve more than one part of the site:</p> <p><b>Key Infrastructure</b></p> <ul style="list-style-type: none"> <li>1. Road tunnel under Railway</li> <li>2. Pedestrian/Cycle tunnel under Railway</li> <li>3. Howes Lane, Lords Lane realignment</li> <li>4. Works to Existing Roundabout</li> <li>5. Primary Substation</li> <li>6. Sewage Treatment Plant/Rising Main</li> </ul> <p><b>Community Infrastructure</b></p> <ul style="list-style-type: none"> <li>7. Primary School sites;</li> <li>8. Secondary School site;</li> <li>9. GP's surgery site;</li> <li>10. Sports Fields &amp; Changing Pavilion;</li> <li>11. Community Halls</li> <li>12. Heat network</li> </ul> <p>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.</p> <p>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.</p> <p>A2Dominion will use reasonable endeavours to secure the co-ordinated and effective</p>	

	<p>delivery of the site wide infrastructure.</p> <p>Appropriate security provisions will be required in relation to the delivery of the site wide infrastructure.</p>	
<b>3</b>	<b>Comprehensive Development</b>	
	<p>As each site comes forward the Councils will seek agreement with each landowner/developer to enter into the framework agreement and/or for the details agreed within the framework agreement to be replicated within the individual site S106 Agreement to ensure consistency of approach across the wider site, including obligations to ensure the equalisation of contributions (of land and infrastructure) across the development area.</p> <p>A phasing programme will be agreed that will outline the sequence of development tied to the required on site and off site infrastructure.</p>	

#### Application Phase S106

<b>1</b>	<b>Affordable Housing</b>	
	<p>Provide 30% affordable housing in accordance with an agreed phasing and mix. Affordable housing to be provided by a Registered Provider.</p> <p>Affordable Housing scheme to be submitted and approved prior to submission of first residential reserved matter submission identifying the distribution of the affordable housing.</p> <p>Affordable housing to be delivered in clusters of no more than 15 affordable housing units unless agreed .</p> <p>Nomination agreement</p>	
<b>2</b>	<b>Bicester Library</b>	
	Provide a financial contribution to the re provision of Bicester library	
<b>3</b>	<b>Library Book Stock</b>	
	Provide a financial contribution to the provision of book stock to the library	
<b>4</b>	<b>Central Library</b>	
	Provide a financial contribution for the remodelling of Oxford Central Library	
<b>5</b>	<b>Resource Centre</b>	
	Provide financial contribution for the expansion of day care facilities at Bicester Health & Wellbeing Resource Centre.	
<b>6</b>	<b>GP Surgery</b>	
	Provide financial contribution to the provision of a new GP Surgery	
<b>7</b>	<b>Thames Valley Police</b>	
	Provide financial contribution to the policing	
<b>8</b>	<b>Community Hall</b>	
	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	
<b>9</b>	<b>Community &amp; Cultural Provision at St Lawrence Church</b>	
	Provide a financial contribution to the remodelling of Church to accommodate community use	
<b>10</b>	<b>Community Development Worker</b>	
	Fund the provision of a community development worker(s) to deliver the creation of the new community during the build out of the site.	
<b>11</b>	<b>Community Development Fund</b>	
	Provide fund to deliver community development	
<b>12</b>	<b>Employment and Training</b>	
	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. 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.  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.	
<b>13</b>	<b>Site for a Place of Worship</b>	
	Provide 0.5ha of land for a place of worship with service connections in accordance with an agreed plan and phasing.	
<b>14</b>	<b>Exemplar Primary School (a)</b>	
	Provide funding for the provision of primary places at the exemplar school prior to the occupation of 200 dwellings	
<b>15</b>	<b>Exemplar Primary School (b)</b>	
	Provide funding for the expansion of the exemplar primary school in accordance with an agreed timetable.	
<b>16</b>	<b>New Primary School</b>	
	Provide a site of 2.2ha for a primary school in accordance with an agreed plan and phasing. Provide school or pay for the provision of primary school.	
<b>17</b>	<b>Secondary School</b>	
	Provide site of 10.45ha for secondary school in accordance with agreed plan and phasing. Provide school or pay for the provision of secondary school.	
<b>18</b>	<b>SEN</b>	
	Provide contribution for the provision of SEN places	
<b>19</b>	<b>Temporary Sports Pitch</b>	
	Fund the laying out of temporary sports pitches Provide for maintenance of the temporary pitches	
<b>20</b>	<b>Permanent Sport Pitches</b>	
	Fund the laying out of sports pitches	

	Provide for maintenance of the pitches	
<b>21</b>	<b>Country Park</b>	
	Layout or fund the laying out of the Country Park and transfer it to CDC in accordance with an agreed plan and phasing. Provide a commuted sum for maintenance	
<b>22</b>	<b>Allotments</b>	
	Layout or fund the laying out of the allotments and transfer them to CDC in accordance with an agreed plan and phasing.	
<b>23</b>	<b>Play Areas</b>	
	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.	
<b>24</b>	<b>Community Farm</b>	
	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	
<b>25</b>	<b>Indoor Sport</b>	
	Provide funding for the expansion of the Bicester Sports Centre	
<b>26</b>	<b>Green Space that could be used for a Burial Ground</b>	
	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	
<b>27</b>	<b>Bio Diversity Off Sett</b>	
	Provide funding for off site bio diversity mitigation, to be used for off setting grant scheme or land purchase for bio diversity.	
<b>28</b>	<b>Cultural &amp; Wellbeing Strategy</b>	
	Provide a cultural and wellbeing strategy and action plan for delivery across the site	
<b>29</b>	<b>Local Management Organisation</b>	
	Work with CDC to establish the LMO Provide funding for the establishment of the LMO and its activities	
<b>30</b>	<b>Waste Collection &amp; Recycling</b>	
	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	
<b>31</b>	<b>Strategic Waste Management</b>	
	Provide funding for the expansion of Strategic Waste Management provision to serve Bicester	
<b>32</b>	<b>Bus Provision</b>	
	Provide funding for the provision of the bus service to serve the site in accordance with agreed phasing	

<b>33</b>	<b>Bus Access Scheme</b>	
	Provide or provide funding for the improvement of Bucknell Road and Field Street to facilitate bus access	
<b>34</b>	<b>Off Site Cycle Way Improvements</b>	
	Provide or provide funding for the following improvements; <ul style="list-style-type: none"> <li>• upgrade of the public footpath between Lords Lane and Banbury Road adjacent to the railway</li> <li>• upgrade of the Banbury Road between the railway and the town centre</li> <li>• Link to Bure Park open space</li> </ul>	
<b>35</b>	<b>Bucknell Traffic Calming</b>	
	Provide a scheme and work with the Parish Council to provide traffic calming in Bucknell prior to the realignment of Bucknell Road	
<b>36</b>	<b>Field Path Improvements</b>	
	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.	
<b>37</b>	<b>Highway Works</b>	
	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 Bucknell Road realignment	
<b>38</b>	<b>Travel Plan</b>	
	Provide and agree a travel plan Provide funding for travel plan monitoring	
<b>39</b>	<b>SUDs</b>	
	Agree details of secure long term maintenance of SUDs	
<b>40</b>	<b>Monitoring</b>	
	Provide scheme of monitoring eco town standards	
<b>41</b>	<b>Local Centre &amp; Employment Space</b>	
	Marketing of local centre in accordance with an agreed scheme until developed or 2100 dwellings have been occupied. Marketing of employment site in accordance with an agreed scheme until developed or 2100 dwellings have been occupied. Marketing to include measures to attract green businesses to the site and target this sector.	
<b>42</b>	<b>Bond/Guarantee</b>	
	Provide bond or guarantee for the delivery of the infrastructure	
<b>43</b>	<b>HGV Routing Agreement</b>	
	Agreed routing for construction traffic and commercial traffic serving the proposed business units.	
<b>44</b>	<b>Development Monitoring</b>	
	Agree programme of monitoring and carry it out.	
<b>45</b>	<b>Monitoring fees</b>	
	Provide a fee for monitoring of legal agreements	