

Appendix B

SUMMARY HEADS of TERMS

Committee 29 October 2015

Framework S106

1	Eco Town Quality Standards	
	<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">(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	
	<p>The following site wide infrastructure is required to serve more than one part of the site:</p> <ul style="list-style-type: none">(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 <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 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>	

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	GP Surgery	
	Provide financial contribution to the provision of a new GP Surgery Provision of 0.2 ha of land for new health provision	
6	Thames Valley Police	
	Provide financial contribution to neighbourhood policing	
7	Community Hall & Sports Pavilion	
	Land at nil cost and provision or financial Contribution towards 400 sq m GIA Community Hall Land at nil cost and provision or financial Contribution towards 550 sq m GIA Sports Pavilion Financial Contribution towards fit out costs of Large Hall north of the railway line	
8	Community Development Worker	
	Financial contribution for the provision of a community development worker(s) to deliver the creation of the new community during the build out of the site.	
9	Community Development Fund	
	Financial contribution to deliver community development	
10	Employment and Training	
	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. Delivery of specified number of construction (and related trades) apprenticeships in accordance with the number of opportunities identified through the CITB, through the Bicester ATA or other agreed provider. Make available the employment land 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.	
11	Primary School	
	2.22ha of land at nil cost and provide school or financial contribution sufficient to provide a 1FE Primary School and funding to provide extra accommodation corresponding to the pupil generation (up to a 2 FE School)	
12	Secondary School	
	Provide 10.45 ha of land at nil cost and financial contribution towards building of 1200 place Secondary School	
13	SEN	
	Provide contribution for the provision of SEN places	
14	Temporary Sports Pitch	
	Fund the laying out of temporary sports pitches Provide for maintenance of the temporary pitches	
15	Permanent Sport Pitches	
	Fund the laying out of sports pitches Provide for maintenance of the pitches	
16	Public Open Space	
	Layout or fund the laying out of the public open space and transfer it to CDC in accordance with an agreed plan and phasing. Provide a commuted sum for maintenance	
17	Allotments	
	Layout or fund the laying out of the allotments and transfer them to CDC in accordance with an agreed plan and phasing.	
18	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.	
19	Indoor Sport	
	Provide funding for the expansion of the Bicester Sports Centre	
20	Green Space that could be used for a Burial Ground	
	Provide contribution to the provision of a burial ground	
21	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.	
22	Cultural & Wellbeing Strategy	
	Provide a cultural and wellbeing strategy and action plan for delivery across the site	
23	Local Management Organisation	
	Work with CDC to establish the LMO Provide funding for the establishment of the LMO and its activities	
24	Waste Collection & Recycling	
	Provide an action plan to deliver waste reduction Provide funding for the provision of domestic bins for waste and recycling Provide a location for a bring back site in accordance with an agreed plan and phasing Provide funding for the provision of bring bank sites	
25	Strategic Waste Management	
	Provide funding for the expansion of Strategic Waste Management provision to serve Bicester	
26	Bus Provision	

	Provide funding for the provision of the bus service to serve the site in accordance with agreed phasing	
27	Bus Access Scheme	
	Provide or provide funding for the improvement of Bucknell Road and Field Street to facilitate bus access	
28	Off Site Cycle Way Improvements	
	Provide or provide a contribution towards the following improvements; <ul style="list-style-type: none"> • upgrade walking and cycling provision from Bucknell Road to Queens Avenue • Off road cycle provision alongside Middleton Stoney Road • Shakespeare Drive cycle provision and traffic calming 	
29	Field Path Improvements	
	Fund improvements to Bridelway Bicester 9 and Bucknell 4	
30	Highway Works	
	Provide the following highway works in accordance with an agreed programme and phasing ; Howes Lane strategic realignment related to the site Contribution to tunnel and remainder of Howes Lane realignment Contribution to Banbury Road B4100 roundabout improvement	
31	Village Traffic Calming	
	Contribution to funding village traffic calming	
32	Travel Plan	
	Provide and agree a travel plan Provide funding for travel plan monitoring	
33	Monitoring	
	Provide scheme of monitoring eco town standards	
34	Local Centre	
	Marketing of local centre in accordance with an agreed scheme until developed or 850 dwellings have been occupied	
35	Bond/Guarantee	
	Provide bond or guarantee for the delivery of the infrastructure	
36	HGV Routing Agreement	
	Agreed routing for construction traffic and commercial traffic serving the proposed business units.	
37	Monitoring fees	
	Provide a fee for monitoring of legal agreements	