

## Appendix B

### SUMMARY HEADS of TERMS

Committee 09 June 2016

Framework S106

1	<b>Eco Town Quality Standards</b>	
	<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 assessment s 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	<b>Site Wide Infrastructure Provision and Connections</b>	
	<p>The following site wide infrastructure is required to serve more than one part of the site the masterplan area, which includes the site:</p> <ul style="list-style-type: none"> <li>(a) Primary Road Infrastructure;</li> <li>(b) Rail Tunnels;</li> <li>(c) Primary School sites;</li> <li>(d) Secondary School site;</li> <li>(e) Water Treatment (on site solution);</li> <li>(f) GP's surgery site;</li> <li>(g) Sports Fields &amp; Changing Pavilion;</li> <li>(h) Community Halls</li> <li>(i) Heat network</li> </ul> <p>Those parts of the site wide infrastructure provision in control of the developer/landowner shall be provided to an agreed programme and agreed standard of construction. Once provided it 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 such infrastructure.</p> <p>The Developer/Landowner will be required to sign up to the Framework Agreement which will secure the delivery of the site wide 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 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 first been paid.</p> <p>Albion Land 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> <p>Development will be restricted until the rail tunnel has been constructed to an agreed standard, such restriction is in accordance with the advice of the Highway Authority, to ensure that the Howes Lane/Bucknell Road junction continues to function without severe impact.</p>	
<b>3</b>	<b>Comprehensive Development</b>	
	As each site comes forward the Councils will seek agreement with each landowner/developer to enter into the framework agreement	

#### Application Phase S106

<b>1</b>	<b>Affordable Housing</b>	
	<p>Provide 30% affordable housing in accordance with an agreed phasing and mix.</p> <p>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>GP Surgery</b>	
	Provide financial contribution to the provision of a new GP Surgery	
<b>3</b>	<b>Thames Valley Police</b>	
	Provide financial contribution to neighbourhood policing	
<b>4</b>	<b>Community Hall &amp; Sports Pavilion</b>	
	<p>Financial Contributions towards build cost of hall and sports pavilion south of the railway line along with other applicants south of the railway line</p> <p>Contribution towards visitor centre within community hall to the north of the railway line</p>	
<b>5</b>	<b>Community Development Worker</b>	
	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.	
<b>6</b>	<b>Community Development Fund</b>	
	Financial contribution to deliver community development	
<b>7</b>	<b>Employment and Training</b>	
	<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>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.</p>	
<b>8</b>	<b>Primary School</b>	

	Financial contribution towards the provision of primary schools	
<b>9</b>	<b>Secondary School</b>	
	Financial contribution towards the provision of secondary schools	
<b>10</b>	<b>SEN</b>	
	Provide contribution for the provision of SEN places	
<b>11</b>	<b>Permanent Sport Pitches</b>	
	Provide contribution for the sports pitches both capital and revenue.	
<b>12</b>	<b>Public Open Space</b>	
	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	
<b>12</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>13</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>14</b>	<b>Indoor Sport</b>	
	Provide funding for the expansion of the Bicester Sports Centre	
<b>15</b>	<b>Green Space that could be used for a Burial Ground</b>	
	Provide contribution to the provision of a burial ground	
<b>16</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>17</b>	<b>Cultural &amp; Wellbeing Strategy</b>	
	Provide a cultural and wellbeing strategy and action plan for delivery across the site	
<b>18</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>19</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 funding for the provision of bring bank sites	
<b>20</b>	<b>Bus Provision</b>	
	Provide funding for the provision of the bus service to serve the site in accordance with agreed phasing	
<b>21</b>	<b>Bus Access Scheme</b>	
	Provide or provide funding for the improvement of Bucknell Road and Field Street to facilitate bus access	
<b>22</b>	<b>Off Site Cycle Way Improvements</b>	
	Provide a contribution towards the following improvements; <ul style="list-style-type: none"> <li>• Off-site cycleway along Middleton Stoney Road between Howes Lane and Oxford Road.</li> <li>• Off-site improvements to cycle route between Bucknell Road, George Street and Queens Avenue</li> <li>• Off site cycleway and traffic calming scheme on Shakespeare Drive</li> </ul>	

<b>23</b>	<b>Field Path Improvements</b>	
	Fund improvements to Bridleway Bicester 9 and Bucknell 4	
<b>24</b>	<b>Highway Works</b>	
	Contribution to Banbury Road B4100 roundabout improvement Highway works to create vehicular access off Middleton Stoney Road and footway/cycleway along frontage of development, plus temporary access off Howes Lane with linking footway and pedestrian crossing of Howes Lane.	
<b>25</b>	<b>Village Traffic Calming</b>	
	Contribution to funding village traffic calming	
<b>26</b>	<b>Travel Plan</b>	
	Provide and agree a travel plan Provide funding for travel plan monitoring	
<b>27</b>	<b>Monitoring</b>	
	Provide scheme of monitoring eco town standards	
<b>28</b>	<b>Bond/Guarantee</b>	
	Provide bond or guarantee for the delivery of the infrastructure	
<b>29</b>	<b>HGV Routing Agreement</b>	
	Agreed routing for construction traffic and commercial traffic serving the proposed business units.	
<b>30</b>	<b>Monitoring fees</b>	
	Provide a fee for monitoring of legal agreements	
<b>31</b>	<b>Drainage</b>	
	SUDs to be provided on site	
<b>32</b>	<b>On site internal roads/ streets</b>	
	Commuted sums for road adoption will be applicable Agreement to secure internal roads and vehicular, bus only and pedestrian/cycle linkages to adjacent Northwest Bicester sites.	
<b>33</b>	<b>On-site sustainable transport initiatives</b>	
	Travel Plan co-ordinator Electric Vehicle charging points Car club	
<b>34</b>	<b>Zero Carbon</b>	
<b>35</b>	<b>Building Standards</b>	
<b>36</b>	<b>Closure of the temporary access from Howes Lane once the realigned Howes Lane is open and available for use</b>	