

Appendix B

SUMMARY HEADS of TERMS 14/02121/OUT

Committee 16 March 2017

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 assessments 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 the masterplan area, which includes 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 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. 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. Portfolio Property Partners Ltd 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. Development will be restricted as set out in the attached committee report 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.	
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	GP Surgery	
	Provide financial contribution to the provision of a new GP Surgery or such other interim measure as may be required.	
3	Thames Valley Police	
	Provide financial contribution to neighbourhood policing	
4	Community Hall & Sports Pavilion	
	Financial Contributions towards build cost of hall and sports pavilion south of the railway line along with other applicants south of the railway line or such other interim measure (in respect to the sports pavilion only) as may be required. Contribution towards visitor centre within community hall to the north of the railway line	
5	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.	
6	Community Development Fund	
	Financial contribution to deliver community development	
7	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.	
8	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). Timing to be agreed.	
9	Secondary School	
	Financial contribution towards the provision of secondary schools or such other interim measure as may be required.	
10	SEN	
	Provide contribution for the provision of SEN places	
11	Library	
	Contributions to the new Bicester library plus contribution towards core book stock.	
12	Permanent Sport Pitches	
	Provide land to accommodate the required sports pitches south of the railway line and make a proportionate contribution towards the capital and revenue costs of the pitches.	
13	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	
14	Other Amenity space	
	Maintenance sums towards woodland, hedges, swales, orchards and paths	
15	Allotments	
	Layout or fund the laying out of the allotments and transfer them to CDC in accordance with an agreed plan and phasing.	
16	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.	
17	Indoor Sport	
	Provide funding for the expansion of the Bicester Sports Centre	
18	Green Space that could be used for a Burial Ground	
	Provide contribution to the provision of a burial ground	
19	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.	
20	Cultural & Wellbeing Strategy	
	Provide a cultural and wellbeing strategy and action plan for delivery across the site	
21	Local Management Organisation	
	Work with CDC to establish the LMO Provide funding for the establishment of the LMO and its activities	
22	Waste Collection & Recycling	
	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	
23	Strategic Waste Management	
	Provide a financial contribution towards strategic waste management	

24	Bus Provision	
	Provide funding for the provision of the bus service to serve the site in accordance with agreed phasing	
25	Bus Access Scheme	
	Provide or provide funding for the improvement of Bucknell Road and Field Street to facilitate bus access	
26	Off Site Cycle Way Improvements	
	Provide a contribution towards the following improvements; - Off-site cycleway along Middleton Stoney Road between Howes Lane and Oxford Road. - Off-site improvements to cycle route between Bucknell Road, George Street and Queens Avenue - Off site cycleway and traffic calming scheme on Shakespeare Drive	
27	Field Path Improvements	
	Fund improvements to Bridleway Bicester 9 and Bucknell 4	
28	Highway Works	
	Contribution to Banbury Road B4100 roundabout improvement Highway works to create vehicular access off Middleton Stoney Road Provision of footway/ cycle links to allow sustainable transport options in advance of surrounding development.	
29	Village Traffic Calming	
	Contribution to funding village traffic calming	
30	Travel Plan	
	Provide and agree a travel plan Provide funding for travel plan monitoring	
31	Monitoring	
	Provide scheme of monitoring eco town standards	
32	Bond/Guarantee	
	Provide bond or guarantee for the delivery of the infrastructure	
33	Monitoring fees	
	Provide a fee for monitoring of legal agreements	
34	Drainage	
	SUDs to be provided on site	
35	On site internal roads/ streets	
	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.	
36	On-site sustainable transport initiatives	
	Travel Plan co-ordinator Electric Vehicle charging points Car club	
37	Zero Carbon	