

Appendix A

SUMMARY HEADS of TERMS 14/02121/OUT

Committee 24 October 2019

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. Arrangements for temporary community facilities on the site to support the early residents until a permanent space is provided. The safeguarding of land for a sports pavilion should a sports pavilion on an adjoining site not be forthcoming.	
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 an 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. Contribution towards school transport	
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 the public open space and transfer it to a Management Company or to CDC with the appropriate commuted sums for maintenance in accordance with an agreed plan and phasing. If a Management Company is chosen, appropriate security around this to be secured.	
14	Other Amenity space	
	Maintenance sums towards woodland, hedges, swales (within areas of public open space), orchards and paths	
15	Allotments	
	Layout the allotments and transfer them to CDC in accordance with an agreed plan and phasing.	
16	Play Areas	
	Layout the NEAPs, LEAPS and LAPS and transfer to a Management Company or to CDC with the appropriate commuted sums for maintenance in accordance with an agreed plan and phasing. If a Management Company is chosen, appropriate security around this to be secured.	
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	
20	Cultural & Wellbeing Strategy	
	Provide a cultural and wellbeing strategy and action plan for delivery across the site	
21	Community Management Organisation	
	Provide funding for the establishment of the CMO and its activities including contributions towards the maintenance of community facilities across the site such as allotments, community farm and community buildings.	
22	Waste Collection & Recycling	
	Provide funding for the provision of domestic bins for waste and recycling Provide funding for the provision of bring bank sites	
23	Strategic Infrastructure	
	Contributions towards the major infrastructure to serve NW Bicester including the realigned Howes Lane and tunnels and the costs related to such delivery including to Network Rail for the rights to construct the tunnels.	
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; <ul style="list-style-type: none"> Off-site cycleway along Middleton Stoney Road between Howes Lane and Oxford Road. 	

	<ul style="list-style-type: none"> 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	
	<p>Contribution to Banbury Road B4100 roundabout improvement</p> <p>Entry into a S38/ S278 agreement as necessary towards Highway Works.</p> <p>Highway works to create up to two vehicular accesses off Middleton Stoney Road</p> <p>Provision of bus stop laybys and pedestrian infrastructure including a link from the edge of the site to connect with the junction of Middleton Stoney Road and Howes Lane (or such part of it that is necessary)</p> <p>Provision of footway/ cycle links to allow sustainable transport options in advance of surrounding development.</p> <p>Facilitation of the delivery of wider site infrastructure including a bus only lane, pedestrian/ cycle links, ability to connect to other roads.</p>	
29	Village Traffic Calming	
	Contribution to funding village traffic calming in Middleton Stoney	
30	Travel Plan	
	Provide funding for travel plan monitoring	
31	Arrangements for non-residential facilities	
	Including timescales for the provision of a principle retail store, ancillary retail store, other uses and arrangements for their marketing. There are also arrangements around the safeguarding of a site for a local health facility should an alternative not be provided and around provision of a nursery.	
32	Monitoring	
	Provide scheme of monitoring eco town standards	
33	Bond/Guarantee	
	Provide bond or guarantee for the delivery of the infrastructure	
34	Monitoring fees	
	Provide a fee for monitoring of legal agreements	
35	On site internal roads/ streets	
	<p>Commuted sums for road adoption will be applicable</p> <p>Agreement to secure internal roads and vehicular, bus only and pedestrian/cycle linkages to adjacent Northwest Bicester sites.</p>	
36	On-site sustainable transport initiatives	
	<p>Travel Plan co-ordinator</p> <p>Electric Vehicle charging points</p> <p>Car club</p>	
37	Zero Carbon	
38	Requirements around building standards (i.e. BREEAM and CEEQUAL)	