

SW Bicester Heads of Terms

	2008 Agreement		Proposed Variation
			Commencement of development within 6 months of the granting of the first reserved matter.
1	30% Affordable Housing	CDC	<p>Selected RSLs Bromford & Paradigm (50/50 split between both)</p> <ul style="list-style-type: none"> • 70% social rented • 20% shared ownership • 10% intermediate rent • 50% lifetime homes • 2% mobility units • House Type Mix (agreed) • Cascade (to be in S106) • Phased delivery throughout the site in clusters of no more than 10 social rented units or 15 with no more than 10 being social rented. <p>1st phase (212 units) 10% affordable housing (21 units) to be provided through the transfer of land to CDC.</p> <p>33% affordable housing over the rest of scheme.</p> <p>Delivery phased on a parcel basis but cluster sizes and other requirements to remain as previously stated.</p>
2	Provide 17.29 hectares of land for formal sports	CDC	
	<ul style="list-style-type: none"> • Provide 17.29 ha of land • Provide construction access to the pitch site within 12 months of commencement of development • Contribution to pitches to serve the development of £540,800 • Commuted sum for maintenance of pitches to serve the development of £491,090 plus 		<p>Contribution to pitches and pavilion to serve the development paid on occupation of 250 dwellings or within 12 months of the transfer of the land which ever is the sooner.</p> <p>Commuted sum to be paid on transfer of the pitches as existing agreement.</p>

	<p>additional sum if required for transfer of the pitches to the secondary school.</p> <ul style="list-style-type: none"> • Contribution to pavilion £780,000 • Provide for a maximum of 3.08 ha (from the 17.29 ha) to be sold or leased to the County Council, with a joint use agreement for continued public use, on letting of a contract for the construction of the secondary school • Indexation BCIS all in tender price index 		Indexation base date Jan 2010
3	Contribution to sports centres	CDC	
	<ul style="list-style-type: none"> • Contribution to indoor sport provision £385,000 • Payment in two equal portions on the occupation of 200 and 500 dwellings • Indexation BCIS all in tender price index 		<p>Payment in 2 equal portions on the occupation of 350 and 650 dwellings</p> <p>Indexation base date Jan 2010</p>
4	Local Centre	CDC	
	<ul style="list-style-type: none"> • Identify site for local centre and retail, community, public house/restaurant, children's nursery and employment use • Market retail floor space in accordance with a marketing strategy • Provide shared use public car parking in accordance with an agreed scheme 		No change
5	Community centre	CDC	
	<ul style="list-style-type: none"> • Design and detailed works specification and programme for construction to be agreed prior to 300 dwellings • Provide the community centre in 		

	<p>accordance with the agreed details prior to the occupation of 500 dwellings.</p> <ul style="list-style-type: none"> • Commuted sum for maintenance £45,938 • Indexation BCIS all in tender price index 		Indexation base date Jan 2010
6	Funding for a Community Development Officer	CDC	
	<p>Funding for part time post for 3 years in accordance with brief equating to £32,433 (4th quarter 05 cost). Payment to be provided 12 months prior to the community hall being completed.</p> <p>Indexation 2% above bankers base rate</p>		Indexation base date Jan 2010
7	Provide land for hotel development	CDC	No change
	<p>Market the site of 1ha for hotel development in accordance with a marketing strategy. Site to be kept available until the 1000 dwellings have been completed.</p>		
8	Safeguard land for a community hospital and GP Surgery	CDC	
	<p>Identify a site for a community hospital and for a GP Surgery and make available the land to the NHS or PCT for these purposes for a period of no less than 5 years from commencement of development for the hospital and 3 years for the GP Surgery.</p>		No change
9	Provide the land in the Health Village for health use and a nursing home	CDC	
	<p>Market the land available for health uses or</p>		No change

	elderly persons nursing home in accordance with an agreed marketing strategy until 1000 dwellings have been completed.		
10	Provide land for employment generating development	CDC	
	Market the site for employment generating development in accordance with an agreed marketing strategy until 1500 dwellings completed.		No change
11	Ecological mitigation & monitoring	CDC/OCC	
	<ul style="list-style-type: none"> Provide a management, mitigation and habitat creation plan of ecological mitigation, habitat creation and management identified in ES (ecological plan) Appoint and fund an ecologist to monitor the ecology, mitigation and habitat creation measures on the site from commencement of development to two years post completion of the development Ecologist to provide monitoring reports on at least a 6 monthly basis Ecologist to provide advice on amendments to the management plan, on at least a six monthly basis, based on the outcomes of monitoring and mitigation carried out. 		No change
12	Informal Open Space	CDC	
	<ul style="list-style-type: none"> Layout the informal open space 		

	<p>commensurate with adjacent phases of development.</p> <ul style="list-style-type: none"> • Complete the laying out of the informal open space alongside the Pingle Brook and on the Southern edge of the development prior to 500 dwellings being occupied if not already provided • Maintain areas for 12 months • Transfer the open space to CDC with the appropriate commuted sum (based on 15 years maintenance). • Indexation on commuted sum 2% above bankers base rate 		Indexation base date Jan 2010
13	General amenity and play areas	CDC	
	<ul style="list-style-type: none"> • Provide NEAP & LEAPs and LAPs in agreed locations • Layout and provide areas in accordance with SPG and prior to occupation of any adjacent dwelling. • Maintain areas for 12 months • Transfer areas with commuted sum (based on 15 years maintenance) based on agreed rates • Indexation on commuted sum 2% above bankers base rate 		Indexation base date Jan 2010
14	Public Art	CDC	Transfer public art contribution to CDC if art works have not been provided in accordance with the public art strategy by 1150 th dwelling

	<p>CDC and public art strategy</p> <ul style="list-style-type: none"> Transfer works to CDC with appropriate commuted sum Indexation on commuted sum 2% above bankers base rate 		Indexation base date Jan 2010
15	Incorporate energy efficient designs and technology throughout the development	CDC	
	<ul style="list-style-type: none"> That no more than 40% dwellings meet at least BREEAM EcoHomes good ratings and all other properties to meet very good rating. That non residential buildings to meet BREEAM EcoHomes 40% of floor space meets good rating and 60% very good rating. 		No change
16	Refuse Bins and recycling banks	CDC	
	<ul style="list-style-type: none"> £60 per dwelling, £40 per apartment payable on occupation agreed site for recycling banks to be provided in the local centre. Site to be provided prior to the occupation of 500 dwellings Cost of provision of recycling banks (£1500) Indexation 2% above bankers base rate 		Indexation base date Jan 2010
17	Structural planting	CDC	
	<ul style="list-style-type: none"> Submit scheme and programme for structural mitigation planting Commence landscape mitigation planting, 		No change

	<p>within 12 months from the commencement of development</p> <ul style="list-style-type: none"> • Complete no later than occupation of 800 dwellings or completion of the perimeter road, which ever is the sooner • Maintain for 15 years • Thereafter make provision for the retention of the structure planting 		
18	Maintain Whitelands Farm & Buildings	CDC	
	<ul style="list-style-type: none"> • Maintain the farm house and in a good state of repair • Agree which farm buildings to be maintained or removed. • Agree level of maintenance for the retained farm buildings and carry out the agreed maintenance 		No change
19	Maintenance of balancing ponds	CDC	
	<ul style="list-style-type: none"> • Agree design and construction specification for balancing ponds • Construct ponds and maintain for 12 months • Transfer to CDC • Funding to cover 15 years maintenance of the balancing ponds • Indexation BCIS all in tender price index 		Indexation base date Jan 2010
20	Provide the Perimeter Road	OCC	
	<ul style="list-style-type: none"> • Provide a perimeter road between A41 and Middleton Stoney Road/Howes Lane junction. Access into the site from the 		Access from the A41 roundabout and perimeter road to be provided prior to 150 dwellings being completed.

	perimeter road to be prior to occupation of 100 dwellings.		
	• Perimeter road completed by the time 650 dwellings being occupied		Completion at 500 Dwellings or within 12 months of the completion of 425 dwellings, which ever is the sooner.
21	Provide a site for a Primary School	OCC	
	Provide a freehold serviced site of 2.2 ha of net useable land for a primary school for £1.		No change
22	Provide the site for the Secondary School	OCC	
	Provide a freehold site of 3.14ha identified on the master plan for a secondary school. That part of the site required to meet the need of the development transferred for £1 the remainder to be at agricultural land value.		No change
23	Education Contribution	OCC	
	£10 million (2Q06) in instalments as below to provide a primary school (2 form entry), part of a school/facility for secondary aged pupils, and temporary provision if required. 1. £100,000 on implementation 2. £300,000 occupation of 50 dwellings 3.£5,800,000 occupation of 150/200 dwellings 4.£400,000 occupation of 300 dwellings 5.£3,400,000 occupation of 600/1000 dwellings Indexation BCIS all-in tender price index		1. £100,000 occupation of 150 dwellings 2. £300,000 occupation of 200 dwellings 3.£5,800,000 occupation of 300/350 dwellings 4.£400,000 occupation of 450 dwellings 5.£3,400,000 occupation of 750/1000 dwellings Indexation base date Jan 2010
24	Transport Works	OCC	

	Provide traffic calming / management to Middleton Stoney Road including the provision of at least two controlled pedestrian crossings.		Complete by occupation of 350 dwellings or two years from the completion of the A41 roundabout works which ever is the sooner.
25	BicLTLUS and Rail Infrastructure Contributions	OCC	
	£994,000 (4Q05) paid in instalments 1.£59,807 on implementation 2.£160,000 occupation of 400 3.£160,00 occupation of 800 4. £160,00 occupation of 1000 5. .£160,00 occupation of 1200 Rail payment £295,000 occupation of 600 Indexation Baxter composite index		1.£59,807 on occupation of 150 dwellings 2.£160,000 occupation of 550 dwellings 3.£160,00 occupation of 950 dwellings 4. £160,00 occupation of 1150 dwellings 5. .£160,00 occupation of 1350 dwellings Rail payment £295,000 occupation of 750 Indexation base date Jan 2010
26	Travel plan and travel plan co-ordinator	OCC	
	<ul style="list-style-type: none"> • A travel plan co-ordinator to be appointed by the applicant. • A travel plan to be produced and agreed together with appropriate monitoring 		No change
27	Other County Contributions including libraries, waste, social and health care etc	OCC	
	£600,000 (4Q06) paid in instalments 1. £100,000 occupation of 300 2. £110,000 occupation of 600 3.£120,000 occupation of 800 4.£130,000 occupation of 1000 5.£140,000 occupation of 1200 Indexation BCIS all-in tender price index		1. £100,000 occupation of 450 2. £110,000 occupation of 700 3.£120,000 occupation of 900 4.£130,000 occupation of 1000 5.£140,000 occupation of 1200 Indexation base date Jan 2010

28	Public Transport	OCC	
	Bus service specification to be attached to S106 Bus services to be provided to link the site to Bicester and to Oxford through local and strategic services, including evening and weekend services. The bus services will be provided via a service level agreement rather than via contributions to the Highway Authority.		No Change
29	Park & Ride Site	OCC	
	Provide land (for £1) for a potential park and ride site sufficient to accommodate a 500 car facility, circa 2ha Offer to transfer within 3 months of completion of the perimeter road.		Offer to transfer within 3 months prior to the completion of the A41 roundabout
31	Bonds	OCC	
	Bonds to secure the delivery of the major contributions to education infrastructure to be provided.		No change
32	Monitoring fees	OCC/CDC	
	£11,750 OCC £11,200 CDC		No change