

## APPENDIX 2 – Draft Heads of Terms for Section 106 Agreement/Undertaking

- An obligation to secure apprenticeship and training requirements, as set out in the Council's Adopted Developer Contributions SPD (2018)
- Payment of a contribution towards Public Art proportionate to the cultural significance of the development which can help integrate it into the evolving sense of place in the area.
- Contributions and obligations to secure improvements to the highway network. These are set out in Appendix 3 of this report, within the Local Highway Authority response.
- Payment of contributions towards Chiltern Railway improvements, to include;
  - 2 new access gates to the Oxford bound platform and associated ticket readers
  - 4 additional customer waiting shelters (2 on each platform)
  - Creation of a dedicated toilet facility to meet the needs of 4000 fans on match days
  - Improvement to wayfinding and signage between the station and new stadium
  - Contribution towards provision of operational management centre at Oxford Parkway
  - Contribution towards providing match day barriers and related storage facility
- Woodland Management Plan to secure necessary improvements to the Stratfield Brake woodland to the south of the site to ensure the long term resilience of the woodland by safeguarding against direct and indirect harm.
- Community Use Agreement obligations to provide measures to enforce the various community use commitments by OUFC
- Biodiversity Net Gain (on site monitoring) and to achieve a 20% net gain (unless to be dealt with by a planning condition)
- Payment of the Council's Monitoring Costs