

APPENDIX 1- Heads of Terms for Section 106 Agreement/undertaking – Application 22/02101/OUT – Land Adjoining Withycombe Farmhouse, Stratford Road, A422, Drayton

Planning Obligation (based upon 250 dwellings)	Regulation 122 Assessment
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Detail	Amounts (all to be Index linked and subject to unit numbers)	Trigger points as proposed in the Draft Section 106 agreement – these trigger points are subject to change.	
Community Development Fund Contribution	£45 per dwelling £45 x 250 dwellings = £11,250	Prior to occupation of 50 th dwelling	Necessary - TBC Directly related – TBC Fairly and reasonably related in scale and kind - TBC
Community Development Worker Contribution	£16,938.68	Prior to occupation of 50 th dwelling	Necessary - TBC Directly related – TBC Fairly and reasonably related in scale and kind - TBC
Community Hall Facilities Calculation	250 x 2.49 = 622.5 622.5 x 0.185 x £2,482 = £285,833.33	20% prior to occupation of any dwellings 80% prior to occupation of 100 th dwelling	Necessary - TBC Directly related – TBC Fairly and reasonably related in scale and kind - TBC

Indoor Sports Calculation	$250 \times 2.49 = 622.5$ $622.5 \times \text{£}335.32 = \text{£}208,736.70$	<p>25% prior to occupation of any dwellings</p> <p>Further 25% prior to occupation of 100th dwelling</p> <p>Remaining 50% prior to occupation of 200th dwelling</p>	<p>Necessary – The proposed development will lead to an increase in demand and pressure on existing services and facilities in the locality as a direct result of population growth associated with the development in accordance with Policy BSC12, INF1 and advice in the Developer Contribution SPD</p> <p>Directly related – The future occupiers will place additional demand on existing facilities.</p> <p>Fairly and reasonably related in scale and kind – Calculations will be based on the Developer Contributions SPD calculation based on the final mix of housing and number of occupants.</p>
Landscape Monitoring Contribution	£15,000	Prior to implementation of any Open Space	<p>Necessary – To meet the demands generated from the proposal and to ensure long term maintenance in accordance with Policy BSC10 and BSC11 of the CLP 2015 and advice in the Developer Contributions SPD (2018).</p> <p>Directly related – For the use of future occupiers of the development.</p> <p>Fairly and reasonably related in scale and kind – In accordance with the policy and guidance provisions adopted by the Council.</p>
Outdoor Sports Contribution	$\text{£}2,017.03 \times 250 = \text{£}504,257.50$	25% prior to occupation of any dwellings	<p>Necessary – The proposed development will lead to an increase in demand and pressure on existing services and facilities in</p>

		<p>Further 25% prior to occupation of 100th dwelling</p> <p>Remaining 50% prior to occupation of 200th dwelling</p>	<p>the locality as a direct result of population growth associated with the development in accordance with Policy BSC12, INF1 and advice in the Developer Contribution SPD</p> <p>Directly related – The future occupiers will place additional demand on existing facilities.</p> <p>Fairly and reasonably related in scale and kind – Calculations will be based on the Developer Contributions SPD calculation based on the final mix of housing and number of occupants.</p>
Public Art Contribution	$£224 \times 250 = £56,000$	<p>50% prior to occupation of any dwellings</p> <p>50% prior to occupation of 100th dwelling</p>	<p>Necessary - TBC</p> <p>Directly related – TBC</p> <p>Fairly and reasonably related in scale and kind - TBC</p>
Thames Valley Police Contribution	$£2,393.92 + £5,575 + £3,060 + £5,550 + £27,953.28 = £44,532.20$	Prior to occupation of 50 th dwelling	<p>Necessary - TBC</p> <p>Directly related – TBC</p> <p>Fairly and reasonably related in scale and kind - TBC</p>
LEAP provision	Detailed to be agreed through Reserved Matters application	Prior to occupation of 75% of dwellings	<p>Necessary - TBC</p> <p>Directly related – TBC</p> <p>Fairly and reasonably related in scale and kind - TBC</p>
Affordable Housing	Policy compliant.	Construct all of the Affordable Housing dwellings in a phase prior to	<p>Necessary - TBC</p> <p>Directly related – TBC</p>

		the use or Occupation of 85% of the Market dwellings in that phase.	Fairly and reasonably related in scale and kind - TBC
Highway Works Contribution	£224,358.97	Prior to occupation of 200 th dwelling	Necessary - TBC Directly related – TBC Fairly and reasonably related in scale and kind - TBC
Public Rights of Way Contribution	£60,000	Prior to occupation of 100 or more dwellings	Necessary - TBC Directly related – TBC Fairly and reasonably related in scale and kind - TBC
Public Transport Services Contribution	£262,750	50% prior to occupation of 100 dwellings 50% prior to occupation of 200 dwellings	Necessary to ensure sustainable mode of transport and encourage and integrated into the development and made attractive to future users to reduce car dependency. Directly related as these will benefit the future occupants of the site and encourage use of sustainable transport options in the locality. Fairly and reasonably related in scale and kind. The contributions are in scale with the development and would be directly benefiting residents of the future development.
Secondary Education Contribution	£1,994,220	10% prior to implementation 30% prior to occupation of any dwellings	Necessary - TBC Directly related – TBC

		30% prior to occupation of 100 th dwelling 30% prior to occupation of 200 th dwelling	Fairly and reasonably related in scale and kind - TBC
Secondary Land Contribution	£199,980	Prior to occupation of any dwellings	Necessary - TBC Directly related – TBC Fairly and reasonably related in scale and kind - TBC
Special Education Contribution	£134,611	10% prior to implementation 30% prior to occupation of any dwellings 30% prior to occupation of 100 th dwelling 30% prior to occupation of 200 th dwelling	Necessary - TBC Directly related – TBC Fairly and reasonably related in scale and kind - TBC
Travel Plan Monitoring Contribution	£1,558	Prior to occupation of any dwellings	Necessary - TBC Directly related – TBC Fairly and reasonably related in scale and kind - TBC
Waste Recycling Contribution	£93.96 £93.96 x 250 dwellings = £23,490	50% prior to occupation of any dwellings 50% prior to occupation of 100 th dwelling	Necessary – The dwellings will require adequate waste receptacles for future occupants and in accordance with the advice in the Developer Contribution SP Directly related – The need for these comes from the increase in the number of dwellings Fairly and reasonably related in

			scale and kind – Costs in accordance with the advice in the Developer Contribution SPD
CDC and OCC Monitoring fee	CDC: £TBC OCC: £TBC	On completion of the S106	The CDC charge is based upon its recently agreed Fees and Charges A registration charge of £500 is also applicable. OCC to advise on their monitoring costs