

APPENDIX 2 - Heads of Terms for Section 106 Agreement/undertaking

Planning obligation			Regulation 122 Assessment
Detail	Amounts (all to be Index linked)	Trigger points	
Affordable Housing	100% of the extra care dwellings to be affordable homes.	TBC	Necessary – Yes, policies BSC3 and BSC4 and Oxfordshire market position statement Directly related – Yes, as proposed Fairly and reasonably related in scale and kind – yes, the amount is a policy requirement
OCCG	£56,448 at 68 x 1bed at £504 per dwelling, 14 x 2 bed at £720 per dwelling and 14 market at 2.4 (predicted population increase) x £360	TBC	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 the additional population generated by the development. The provision will support plans to surgery alterations to accommodate the additional population Directly related – the contribution will be used to fund increased facilities within Bicester Fairly and reasonably related in scale and kind – yes
Outdoor Sports Provision	Based on £2,017.03 per dwelling 96 x £2,017.03=£193,634.88 Towards enhancement of outdoor sports facilities at Whitelands Sports Ground	TBC	Necessary – Policies BSC10 and BSC11 seek to address existing deficiencies in access to sports and recreation through new provision or enhancement of existing facilities either on site or commuted sum off-site. Directly related – yes Fairly and reasonably related in scale and kind – yes
Indoor Sports Provision	Based on £335.32 per person 96x2.4=230.49 230.40 x £355.32 = £77,257.73	TBC	Necessary – Policies BSC10 and BSC12 seek to address existing deficiencies in existing provision through enhancements.

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	1,344.60 x £335.32 = £450,871.28 towards improvements at Bicester Leisure Centre		Directly related – Yes Fairly and reasonably related in scale and kind – Yes
Community Hall	<p>The development is providing on-site communal facilities including a bistro, large communal lounge, a multi-purpose room will enable the facility to host a wide range of different activities both internally and community wide.</p> <p>As the development is providing onsite facilities, if no contribution is requested, it will need to show how the facilities will be accessed community wide.</p>	TBC	<p>Necessary – Policy BSC12 of CLP Directly related – to mitigate the impact of the development. Fairly and reasonably related in scale and kind – Yes</p>
Public Art, Public Realm and Cultural Well-being	<p>£21,504.00 towards a public art scheme at £200 per unit plus 12% for management and maintenance.</p> <p>Could be provided on site by developer as part of the scheme.</p>	TBC	<p>Necessary Planning Obligation SPD 2018 – support cultural well-being and public art can play an important role in enhancing the character of an area. Directly related. Yes Fairly and reasonably related in scale and kind. Yes</p>
Public Open Space	Provision of public open space within the built development is already provided within Kinsmere	TBC	<p>Necessary – Policy BSC11 Directly related – Yes Fairly and reasonably related in scale and kind – Yes</p>
Play Space	1 x LAP for market dwellings or contribution towards improvement to existing play space within Kinsmere	TBC	<p>Necessary – Policy BSC11 Directly related – yes Fairly and reasonably related in scale and kind – Yes</p>

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Refuse and recycling bins	3 x bins per property – market dwellings	Prior to first occupation	Necessary – yes Directly related – yes Fairly and reasonably related in scale and kind - yes
Monitoring Fee - CDC	TBC	TBC	Necessary – Yes for monitoring obligations# Directly related – yes Fairly and reasonably related in scale and kind - yes
Transport	£1,000 per C3 dwelling towards Middleton Stoney Cycle Network Improvements	TBC	Necessary – yes Directly related – yes Fairly and reasonably related in scale and kind - yes
Travel Plan Monitoring	£3,110	TBC	Necessary – yes Directly related - yes Fairly and reasonably related in scale and kind - yes
Education	TBC re additional C3 dwellings	TBC	Necessary yes Directly related - yes Fairly and reasonably related in scale and kind - yes
Waste and Recycling	£1.315 towards the expansion and efficiency of household waste recycling centres	TBC	As above
Monitoring Fee - OCC	TBC	TBC	As above