

Land west of Hook Norton Road, Sibford Ferris

Draft Heads of Terms

March 2019



LAND & PARTNERS

## 1. Affordable Housing

At least 35% of the proposed dwellings to be provided as affordable homes on the site.

Based on a total of 25 homes on the site, 9 of these are to be provided as affordable homes to the following tenure/type mix:

### Affordable Rent

2 x 1b2pM - Affordable Rented

3 x 2b4pH - Affordable Rented

1 x 3b5pH - Affordable Rented

### Shared Ownership

2 x 2b4pH - Shared Ownership

1 x 3b5pH - Shared Ownership

50% of the affordable rented units will meet the Building Regulations Requirement M4(2) Category 2: Accessible and Adaptable Dwellings requirement.

Additionally, 100% of the affordable housing units are to be built to the government's Nationally Described Space Standard (Technical Housing Standards).

Registered Provider to be agreed with the Council.

## 2. Recreation and Leisure

### Off-site outdoor sports facilities

Subject to more specific information to be provided from the emerging district sports studies, a contribution of £2017.03 per dwelling, totalling £50,425.75 for 25 dwellings

### Off-site indoor sports facilities

Subject to more specific information to be provided from the emerging district sports studies, a contribution of £335.32 per person based on the 2018 SPD, totalling £20,873.67 for 25 dwellings.

### Community Hall Facilities

Based on the 2018 SPD, a contribution of £428.00 per dwelling, totalling £26,643.00 per dwelling.

### 3. Landscaping

#### To be delivered on the site:

- Informal open space with pedestrian connection to Woodway Road
- Play area (LAP)
- Orchard
- Balancing pond (subject to detailed drainage scheme)
- Allotments
- Tree planting
- Hedgerow

All the above to be maintained in perpetuity by a management company.

Unless the open space is adopted by the Council, whereby contributions towards maintenance of the open space will apply in line with the Developer Contributions Supplementary Planning Document (SPD) (February 2018).

### 4. Oxfordshire County Council

#### Transport

£20,000 towards a new shelter and hardstanding for the existing bus stop on Main Street, Sibford Ferris.

£4,850 towards the alteration of the speed limit Traffic Regulation Order on Hook Norton Road, and provision of a gateway feature and highway markings.

Commitment to S278 agreement for formation of new site access and provision of footway from the pedestrian access on Hook Norton Road to the existing footway network, if required.

#### Education

Contributions not sought due to CIL Regulation 123.