

Case Officer: Lewis Knox

Applicant: Bloor Homes (Western)

Ward Cropredy, Sibfords & Wroxton

Councillors Councillor Chapman, Councillor Reynolds & Councillor Webb

Proposal: Outline planning application for a residential development comprising up to 250 dwellings (with up to 30% affordable housing), public open space, landscaping and associated supporting infrastructure. Means of vehicular access to be determined via Edinburgh Way, with additional pedestrian and cycle connections via Dover Avenue and Balmoral Avenue. Emergency access provision also via Balmoral Avenue. All other matters reserved.

1. Introduction

- 1.1. This report provides an update following the application being considered at Planning Committee on 9th February 2023.

2. Scope of Delegation

- 2.1 The resolution of the Committee was: "that authority be delegated to the Assistant Director for Planning and Development to grant permission for application 22/02101/OUT subject to:

- A. The following conditions (and any amendments to those conditions deemed necessary to be agreed in consultation with the Planning Committee Chairman and the Lead Member for Planning):

1. No development shall commence until full details of the layout (including the layout of the internal access roads and footpaths), scale, appearance, and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.
- ~~2. In the case of the reserved matters, the final application for approval shall be made not later than the expiration of three years beginning with the date of this permission. [Deleted, because replicated in next Condition]~~
2. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.
3. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out in general accordance with the application form and the following plans and documents:
 - WE080-PD-039G – Location Plan;
 - 3877 (2632) Sheets 1 & 2 – Existing Topographical Survey plans;
 - P20-1853_02 Rev H – illustrative Concept Plan;
 - P20-1853_04 Rev C – Indicative Masterplan;
 - 10511-FPCR-XX-XX-DR-L-0001 Issue D – illustrative Landscape Strategy;
 - 06 04-SK-001-P0 – Pedestrian/Cycle & Emergency Access to Balmoral Avenue

plan;

06 04-SK-002-P0 – Pedestrian/Cycle Access to Dover Avenue plan; and

06 04-SK-003-P0 – Proposed Traffic Calming with Existing Development to The North plan.

4. No development shall take place until details of all finished floor levels in relation to existing and proposed site levels and to the adjacent buildings have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be constructed strictly in accordance with the approved levels.
5. Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include a commitment to deliveries only arriving at or leaving the site outside local peak traffic periods. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details.
 - a. The CTMP must be appropriately titled, include the site and planning permission number.
 - b. Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
 - c. Details of and approval of any road closures needed during construction.
 - d. Details of and approval of any traffic management needed during construction.
 - e. Details of wheel cleaning/wash facilities – to prevent mud etc, in vehicle tyres/wheels, from migrating onto adjacent highway.
 - f. Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
 - g. The erection and maintenance of security hoarding / scaffolding if required.
 - h. Contact details of the Project Manager and Site Supervisor responsible for onsite works to be provided.
 - i. The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
 - j. No unnecessary parking of site related vehicles (worker transport etc) in the vicinity – details of where these will be parked, and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.
 - k. Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
 - l. A before-work commencement highway condition survey and agreement with a representative of the Highways Depot – contact 0845 310 1111. Final correspondence is required to be submitted.
 - m. Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
 - n. Any temporary access arrangements to be agreed with and approved by Highways Depot.
 - o. Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.
6. Prior to first occupation a Residential Travel Plan and Residential Travel Information Pack should be submitted to the Local Planning Authority for written approval. Thereafter, the approved Residential Travel Plan shall be implemented and operated in accordance with the approved details.

7. Prior to commencement of any development a Construction Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved document shall include the following:
- a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - e) wheel washing facilities;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - h) measures for the protection of the natural environment;
 - i) hours of construction, including deliveries;
 - j) the temporary site compound including temporary structures
 - k) the location and noise levels of any temporary generators or other fixed mechanical plant.
 - l) details of external lighting and proposed operation times.
 - m) contact details for the site manager or other persons associated with the management of operations on the site.

Thereafter the development shall be carried out only in accordance with approved CEMP.

8. Prior to the commencement of the development hereby approved, full specification details of the vehicular accesses, driveways and turning areas to serve the dwellings, which shall include construction, layout, surfacing, lighting and drainage, shall be submitted to and approved in writing by the Local planning Authority. The access, driveways and turning areas shall be constructed in accordance with the approved details prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
9. No development shall commence above slab level unless and until a scheme for electric vehicle infrastructure to serve each dwelling has been submitted and approved in writing by the Local Planning Authority. The approved electrical vehicle charging infrastructure shall be provide in accordance with the approved details prior to the first occupation of the dwelling it serves.
- ~~10. No development shall commence including any demolition, and any works of site clearance, unless and until a method statement and scheme for enhancing biodiversity such that an overall net gain for biodiversity is achieved, to include details of enhancement features and habitats both within green spaces and integrated within the built environment, has been submitted to and approved in writing by the Local Planning Authority, which shall accompany any reserved matters application for layout and landscaping. This shall also include a timetable for provision. Thereafter, the biodiversity enhancement measures shall be carried out in accordance with the approved details and shall be retained as such thereafter in accordance with the approved details. [Deleted, because replicated in Condition 25 (now revised Condition 23)]~~
10. No development shall commence unless and until a Landscape and Ecology Management Plan (LEMP), which shall also cover the construction phase of the development, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out or managed other than in accordance with the approved LEMP.
11. Prior to the installation of any external lighting, a full lighting strategy to include illustration of proposed light spill and which adheres to best practice guidance in relation to ecological impact, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved document.

12. As part of any submission for reserved matters, full details of a renewable energy strategy for the site in accordance with Policy ESD5 of the Cherwell Local Plan, shall be submitted and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of any building the renewable energy serves.
13. No development shall be occupied until confirmation has been provided that either:-
 - i. Foul water Capacity exists off site to serve the development, or
 - ii. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
 - iii. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.
14. There shall be no occupation beyond the 49th dwelling until confirmation has been provided that either:-
 1. all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
 2. a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.
15. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.
16. Following the approval of the Written Scheme of Investigation referred to in condition 15, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.
17. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles including an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) Discharge Rates;
 - b) Discharge Volumes;
 - c) SuDS (Permeable Paving, Soakaway Tanks);
 - d) Maintenance and management of SuDS features (to include provision of a SuDS Management and Maintenance Plan);
 - e) Infiltration in accordance with BRE265;
 - f) Detailed drainage layout with pipe numbers;
 - g) Network drainage calculations;

- h) Phasing;
- i) Flood Flow Routing in exceedance conditions (to include provision of a flood exceedance route plan).

Development shall be carried out in accordance with the approved surface water drainage scheme.

18. No dwelling shall be occupied until it has been constructed to ensure that it achieves a water efficiency limit of 110 litres per person per day and shall continue to accord with such a limit thereafter.
19. If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.
20. All site clearance (including vegetation removal) shall be timed so as to avoid the bird nesting/breeding season from 1st March to 31st August inclusive, unless, in the case of a tree that is required to be removed for health and safety reasons, the Local Planning Authority has confirmed in writing that such works can proceed.
21. Prior to the commencement of the development hereby approved, an Arboricultural Method Statement (AMS), undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS.
22. Prior to the commencement of development hereby approved, a phasing plan covering the entire application site similar to that previously approved on the development to the north shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved phasing plan and each reserved matters application shall only be submitted in accordance with the terms of the approved phasing plan and refer to the phase (or phases) it relates to as set out in the approved phasing plan.
23. Prior to the commencement of the development hereby approved, including any demolition, and any works of site clearance, a method statement and scheme which ensures a minimum of 20% biodiversity net gain within the development site shall be submitted to and approved in writing by the Local Planning Authority. This shall also include a timetable for provision. Thereafter, the approved biodiversity enhancement measures features and habitats shall be carried out and retained in accordance with the approved details.
24. No reserved matters applications shall be approved or development commenced until a Design Code for the site has been produced in accordance with Condition 25 and following consultation with the Local Planning Authority and other stakeholders, and has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved Design Code.
25. The Design Code shall include:
 - a) The character, mix of uses and density of each character area identified, to include the layout of blocks and the structure of public spaces;
 - b) The character and treatment of the structure planting to the development areas;
 - c) Guidance surface water control including design standards and methodology for sustainable drainage systems, detail of specific features and constraints, including appropriate options for SUDs features, considerations for implementing during construction, and adoption requirements;

- d) The building height, scale, form, design features and means of enclosure that will form the basis of the character of each phase, subphase or parcel;
- e) The street form and hierarchy and the features that will be used to restrict traffic speeds and create legibility and requirements for street furniture;
- f) The approach to car parking and cycle parking within the phases, subphases and parcels and the level of car and cycle parking within each phase to be provided to serve the proposed uses;
- g) The materials to be used within each character area;
- h) The treatment of any hedge or footpath corridors and retained trees and woodlands and local areas of play within each phase, sub phase or parcel;
- i) The measures to be incorporated to protect the amenities of the occupiers of existing properties adjacent to the site measures to be incorporated into the development to ensure all properties have convenient locations for individual waste and recycling bins;
- j) Lighting proposals.

- B. The completion of a planning obligation under section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991 to secure the following (and any amendments as deemed necessary to be agreed in consultation with the Planning Committee Chairman and the Lead Member for Planning):

Cherwell District Council (all contributions will be index linked)

- § Community Hall Facilities - £285,833.33 (@250 x 2.49 x 0.185 x £2,482) for improvement of facilities at The Hill - 20% payable prior to occupation of any dwellings and 80% prior to occupation of 100th dwelling;
- § Outdoor Sport Provision - £504,257.50 off site contribution (250 x £2,017.03) for enhancement of facilities at North Oxfordshire Academy Community Use site - 25% payable prior to occupation of any dwellings, a further 25% payable prior to occupation of 100th dwelling and remaining 50% prior to occupation of 200th dwelling;
- § Indoor Sport Provision - £208,736.70 contribution (@250 x 2.49 x £335.32) towards Banbury Indoor Tennis Centre and/or other indoor sports provision in Banbury - 25% payable prior to occupation of any dwellings, a further 25% payable prior to occupation of 100th dwelling and remaining 50% prior to occupation of 200th dwelling;
- § Public Art/Public Realm - £56,000 contribution (@250 x £224) towards the provision of public art in the vicinity of the development – 50% payable prior to occupation of any dwellings and 50% payable prior to occupation of 100th dwelling;
- § Community Development Worker - £16,938.68 contribution towards employment of a community development worker to work to integrate residents into the community and wider area – payable prior to occupation of 50th dwelling;
- § Community Development Fund - £11,250 contribution (@£45/dwelling) towards community development work which will include initiatives to support groups for residents of the development – payable prior to occupation of 50th dwelling;
- § Affordable housing – policy compliant provision – to be provided in any phase prior to occupation of 85% of the Market dwellings in that phase;
- § LEAP provision – details to be agreed through Reserved Matters application and implemented prior to occupation of 75% of dwellings;
- § Landscape monitoring contribution of £15,000 for twice yearly monitoring over 15 years;

- § Provision of and commuted sum for maintenance of open space (including informal open space, mature trees, hedgerows, woodland. SUDS etc) or details of long-term management provisions in accordance with the Policy BSC11 of the CLP.

Thames Valley Police

- § Policing - £44,532.20 contribution will mitigate against the additional impacts of this development because existing infrastructures do not have the capacity to meet these - payable prior to occupation of 50th dwelling.

Oxfordshire County Council

- § Public Transport Services - £262,750 contribution. This is to increase bus services serving the development site and potentially extend the service to employment areas in the east of Banbury - 50% payable prior to occupation of 100th dwelling and 50% payable prior to occupation of 200th dwelling;
- § Highway Works - £224,358.97 contribution this is for the upgrading of local pedestrian and cycle ways in accordance with the emerging Banbury LCWIP - payable prior to occupation of 200th dwelling;
- § Public Rights of Way - £60,000 contribution. This would be for access mitigation measures on the footpaths in proximity of the site, monies would fund surface improvement, signing and furniture along routes - payable prior to occupation of 100th dwelling;
- § Travel Plan Monitoring - £1558 to enable the Travel Plan to be monitored for a period of five years - payable prior to occupation of any dwellings;
- § Secondary Education - £1,994,220 for secondary education capacity serving the development - 10% payable prior to implementation, 30% prior to occupation of any dwellings, a further 30% payable prior to occupation of 100th dwelling and remaining 30% payable prior to occupation of 200th dwelling;
- § Secondary Education Land Contribution - £199,980 for secondary school land contribution serving the development - payable prior to occupation of any dwellings;
- § Special Education - £134,611 Special school education capacity serving the development - 10% payable prior to implementation, 30% prior to occupation of any dwellings, a further 30% payable prior to occupation of 100th dwelling and remaining 30% payable prior to occupation of 200th dwelling;
- § Household Waste Recycling Centres - £23,490 contribution (@250 x £93.96) for expansion and efficiency of household waste recycling centres - 50% payable prior to occupation of any dwellings and 50% payable prior to occupation of 100th dwelling."

- 2.2 The terms of the delegation have now all been met by virtue of the completion of an appropriate S106 Deed on 21st December 2023.

3. Post Committee Matters

- 3.1 This report focusses on the officer recommendation and subsequent discussions that have taken place in respect to conditions and the S106 agreement.

- 3.2 At the time of the original Planning Committee consideration, there remained detailed points of negotiation with Oxfordshire County Council (OCC) as the Local Highway Authority and Local Lead Flood Authority that required resolution through the imposition of conditions and by way of S106 obligations.
- 3.3 A 'headline' list of suggested conditions to be imposed should planning permission be granted was presented to Committee in February along with a preliminary list of required heads of terms and financial contributions to be secured by planning obligation in a S106 legal agreement. The report explained that negotiations on the conditions and heads of terms were continuing, hence the delegated authority granted to the AD to modify the conditions and S106 obligations as deemed necessary.
- 3.4 The negotiation and drafting of the S106 have been subject to significant time lapse, which has resulted in the delay in determining this planning application and issuing planning consent in accordance with the Planning Committee resolution. This has been due to protracted negotiation on the drafting of the S106.
- 3.5 Annex 1 sets out within a table the 'headline' list of suggested conditions in the left-hand column with cross-references to where those matters are addressed in the agreed conditions, which are set out in the right-hand column. Areas of change are also highlighted in the right-hand column where it was ultimately determined and agreed with the applicant that matters would best be addressed through additional conditions.
- 3.6 Annex 2 sets out within a table the draft S106 Heads of Terms (HoTs) in the left-hand column and the agreed S106 obligations in the right-hand column.

4. Other Post Committee changes, submissions, and representations.

- 4.1 Since the Committee resolution the Government have updated and issued two new versions of the National Planning Policy Framework (NPPF), in 2023. In general terms the NPPF re-focuses on design quality, protecting and enhancing the environment, and promoting sustainable development. The most recent version (December 2023) of the NPPF introduced more significant alterations in respect to the assessment of housing land requirement and supply calculations but such variations are not significant in respect to the consideration and determination of this application.
- 4.2 One late Post Committee representation was received from the Integrated Care Board for Bucks, Oxon and Berks, requesting an additional £216,000 financial contribution be sought to help fund enhanced primary healthcare facilities in the locality. The requested sum appeared to be based on an assumed occupancy rate of 2.6 persons per household (i.e., $230 \times 2.6 = 600$) and a contribution equivalent to £361.20 per person. As that request had not been presented to and agreed to by Committee Members, was apparently based on an erroneous household size and was not discussed as part of the S106 negotiations that were subsequently concluded, the Applicant was not willing to agree to such an additional substantial contribution, which would negatively affect development viability.
- 4.3 In retrospect, post-Committee, Officers noted that OCC as Highway Authority had requested two additional conditions in the event of any approval in respect to accesses, driveways and turning areas and EV charging that had not been referenced in the original Committee report. Accordingly, two additional conditions not referenced in the Committee Minute have subsequently been added (Conditions 9 and 10) to the proposed planning permission.

5. Summary

- 5.1. Officers agree with the Applicant that the belated BOB ICB request for £216,000 of additional healthcare enhancement contributions was received late, was not based on an up-to-date and accurate housing occupancy rate, would undoubtedly and negatively affect development viability and, most critically, was not substantively justified in accordance with CIL Reg.122 guidance. Accordingly, therefore, the additional funding contribution was not pursued as part of the now completed S106.
- 5.2. Apart from the OCC Highways request, which Officers are satisfied have been appropriately addressed through imposition of additional conditions 9 and 10, there have been no other material changes in circumstances or considerations since the Committee resolution (changes to policy, etc). which in the view of Officers would trigger a requirement for it to be referred to the Committee for reconsideration and there is therefore no necessity to return this application to Committee.
- 5.3. This application seeks to bring forward a fourth phase of development on a third land parcel of 250 open-market and affordable homes as a southern extension of the approved Banbury 3 policy allocation that is consistent with that approved development and Development Plan strategy for accommodating development needs primarily at the two principal towns of Banbury and Bicester. On the basis of the resolution of the Committee, satisfactory details in respect of all updated conditions and S106 obligations have now been agreed, with any amendments to those conditions deemed necessary and, on this basis, the decision can now be issued.

Case Officer: Andy Bateson

DATE: 9th January 2024

Authorised By: Paul Seckington

DATE: 10th January 2024

Annex 1 – Conditions

Draft list of conditions	Conditions to be included on decision notice
<ol style="list-style-type: none"> 1. Reserved Matters to be approved 2. Statutory 3-yr Time Limit (outline) – TL 3. Implementation within 2 years of REM 4. Full compliance with Approved Plans 5. Floor Levels to be approved 6. Construction Method Statement/CTMP to be approved and implemented 7. Residential Travel Plan & Travel Pack 8. CEMP to be approved and implemented 9. Accesses, driveway & turning areas to be approved and implemented 10. EV charging infrastructure to be approved and provided 11. Biodiversity enhancement measures to be submitted, approved, implemented and thereafter maintained 12. LEMP to be submitted, approved and implemented 13. Lighting to be submitted, approved and implemented 14. Renewable Energy Strategy to be submitted, approved and implemented 15. Confirmation of acceptable Foul Water connectivity and capacity 16 Confirmation of acceptable Water network connectivity and capacity 17. Archaeological WSI to be submitted and approved 18. Approved WSI to be implemented 19. SuDS scheme to be submitted, approved and implemented 20. All homes to achieve a water efficiency limit of 110 litres per person per day 21. If contamination found then Remediation Strategy to be approved and implemented 22. All site clearance to avoid bird nesting/ breeding season (Mar. to Aug. inc.) 	<ol style="list-style-type: none"> 1. Yes 2. No, replicated in Condition 3 (now 2) 3. Yes, (now Condition 2) 4. Yes, (now Condition 3, with corrected plan references) 5. Yes, (now Condition 4) 6. Yes, (now Condition 5) 7. Yes, (now Condition 6) 8. Yes, (now Condition 7) 9. Added as new condition 8 but not referenced in Committee resolution. 10. Added as new condition 9 but not referenced in Committee resolution. 11. No, replicated in Condition 25 (now Condition 23) 12. Yes, (as Condition 10) 13. Yes, (as Condition 11) 14. Yes, (as Condition 12) 15. Yes, (as Condition 13) 16. Yes, (as Condition 14) 17. Yes, (as Condition 15) 18. Yes, (as Condition 16, with corrected X-ref to Condition 15) 19. Yes, (as Condition 17) 20. Yes, (as Condition 18) 21. Yes, (as Condition 19) 22. Yes, (as Condition 20)

23. Arbs Method Statement to be submitted, approved and implemented	23. Yes, (as Condition 21)
24. Phasing Plan to be submitted, approved and implemented	24. Yes, (as Condition 22, with minor extra wording)
25. Method Statement for a min 20% BNG to be submitted, approved and implemented	25. Yes, (as Condition 23, with additional wording from deleted former Condition 10)
26. Design Code to be submitted, approved and implemented	26. Yes, (as Condition 24, with no reserved matters approval prior to Design Code approval & corrected X-ref to Cond.25)
27. Specification of Design Code	27. Yes, (as Condition 25)

Annex 2 -S106 Agreement

Committee Report	S106 obligations
<p>Community Hall Facilities:</p> <p>£285,833.33 to be paid with 20% prior to any occupation and 80% prior to 100th dwelling occupation.</p> <p>Outdoor Sport Provision:</p> <p>£504,257.50 to be paid with 25% prior to any occupation, 25% prior to 100th dwelling and 50% prior to 200th dwelling occupation.</p> <p>Indoor Sport Provision:</p> <p>£208,736.70 to be paid with 25% prior to any occupation, 25% prior to 100th dwelling and 50% prior to 200th dwelling occupation.</p> <p>Public Art / Public Realm:</p> <p>£56,000 to be paid with 50% prior to any occupation and 50% prior to 100th dwelling occupation.</p> <p>Community Development Worker:</p> <p>£16,938.68 to be paid prior to occupation of 50th dwelling.</p> <p>Community Development Fund:</p> <p>£11,250 to be paid prior to 50th dwelling occupation.</p> <p>Affordable Housing:</p> <p>30% policy compliant provision with full occupation prior to 85% occupation of open market dwellings on any phase.</p> <p>LEAP Provision:</p> <p>Details to be agreed through Reserved Matters prior to occupation of 75% of dwellings.</p> <p>Landscape Monitoring:</p> <p>£15,000 for twice yearly monitoring over 15 years.</p>	<p>Yes £285,833.33 to be paid as per Committee resolution.</p> <p>Yes £504,257.50 to be paid as per Committee resolution.</p> <p>Yes £208,736.70 to be paid as per Committee resolution.</p> <p>Yes £56,000 to be paid as per Committee resolution.</p> <p>Yes £16,938.68 to be paid as per Committee resolution.</p> <p>Yes £11,250 to be paid as per Committee resolution.</p> <p>Yes agreed.</p> <p>Yes agreed.</p> <p>Yes £15,000 to be paid as per Committee resolution.</p>

<p>Open Space Maintenance:</p> <p>Details to be agreed through Reserved Matters in accordance with BSC11.</p>	Yes Agreed.
<p>Thames Valley Policing:</p> <p>£44,532.20 to be paid prior to occupation of 50th dwelling.</p>	Yes £44,532.20 to be paid as per Committee resolution.
<p>Public Transport Service Contribution:</p> <p>£262,750 to be paid 50% prior to 100th dwelling and 50% prior to 200th dwelling.</p>	Yes £262,750 to be paid as per resolution.
<p>Highway Works:</p> <p>£224,358.97 to be paid prior to 200th dwelling.</p>	Yes £224,358.97 to be paid as per resolution.
<p>Public Rights of Way:</p> <p>£60,000 to be paid prior to 100th dwelling.</p>	Yes £60,000 to be paid as per resolution.
<p>Travel Plan Monitoring Fee:</p> <p>£1,558 to be paid in full prior to first occupation.</p>	Yes £1,558 to be paid as per resolution.
<p>Secondary Education Contribution:</p> <p>£1,994,220 to be paid 10% prior to implementation; 30% prior to any occupation; 30% at 100th dwelling and 30% at 200th dwelling.</p>	Yes, £1,994,220 to be paid as per resolution.
<p>Secondary Ed. Land Contribution:</p> <p>£199,980 to be paid 10% prior to implementation; 30% prior to any occupation; 30% at 100th dwelling and 30% at 200th dwelling.</p>	Yes £199,980 to be paid as per resolution.
<p>Household Waste Recycling Centres Contribution:</p> <p>£23,490 to be paid 50% prior to any occupation and 50% prior to 100th dwelling occupation.</p>	Yes £23,490 to be paid as per resolution.