

**APPENDIX 1- 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	<p><b>Necessary</b> – Yes, policies BSC3 and BSC4 and Oxfordshire market position statement</p> <p><b>Directly related</b> – Yes, as proposed</p> <p><b>Fairly and reasonably related in scale and kind</b> – yes, the amount is a policy requirement</p>
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	<p><b>Necessary</b> – 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</p> <p><b>Directly related</b> – the contribution will be used to fund increased facilities within Bicester</p> <p><b>Fairly and reasonably related in scale and kind</b> – yes</p>
Outdoor Sports Provision	<p>Based on £2,017.03 per dwelling</p> <p>96 x £2,017.03=£193,634.88</p> <p>Towards enhancement of outdoor sports facilities at Whitelands Sports Ground</p>	TBC	<p><b>Necessary</b> – 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.</p> <p><b>Directly related</b> – yes</p> <p><b>Fairly and reasonably related in scale and kind</b> – yes</p>
Indoor Sports Provision	<p>Based on £335.32 per person</p> <p>96x2.4=230.49</p> <p>230.40 x £355.32 = £77,257.73</p>	TBC	<p><b>Necessary</b> – Policies BSC10 and BSC12 seek to address existing deficiencies in existing provision through enhancements.</p>

	1,344.60 x £335.32 = £450,871.28 towards improvements at Bicester Leisure Centre		<b>Directly related</b> – Yes <b>Fairly and reasonably related in scale and kind</b> – Yes
Community Hall	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.  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.	<b>TBC</b>	<b>Necessary</b> – Policy BSC12 of CLP <b>Directly related</b> – to mitigate the impact of the development. <b>Fairly and reasonably related in scale and kind</b> – Yes
Public Art, Public Realm and Cultural Well-being	£21,504.00 towards a public art scheme at £200 per unit plus 12% for management and maintenance.  Could be provided on site by developer as part of the scheme.	TBC	<b>Necessary</b> Planning Obligation SPD 2018 – support cultural well-being and public art can play an important role in enhancing the character of an area. <b>Directly related.</b> Yes <b>Fairly and reasonably related in scale and kind.</b> Yes
Public Open Space	Provision of public open space within the built development is already provided within Kinsmere	TBC	<b>Necessary</b> – Policy BSC11 <b>Directly related</b> – Yes <b>Fairly and reasonably related in scale and kind</b> – Yes
Play Space	1 x LAP for market dwellings or contribution towards improvement to existing play space within Kinsmere	TBC	<b>Necessary</b> – Policy BSC11 <b>Directly related</b> – yes <b>Fairly and reasonably related in scale and kind</b> – Yes

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	<b>Necessary</b> – yes Directly related – yes Fairly and reasonably related in scale and kind - yes
Travel Plan Monitoring	£3,110	TBC	<b>Necessary</b> – yes <b>Directly related</b> - yes <b>Fairly and reasonably related in scale and kind</b> - yes
Education	TBC re additional C3 dwellings	TBC	<b>Necessary</b> yes <b>Directly related</b> - yes <b>Fairly and reasonably related in scale and kind</b> - yes
Waste and Recycling	£1.315 towards the expansion and efficiency of household waste recycling centres	TBC	<b>As above</b>
Monitoring Fee - OCC	TBC	TBC	<b>As above</b>