

**Proposed Agreement
Section 106 Town and Country Planning Act 1990
Heads of Terms**

24 July 2007

The redevelopment proposals provide a number of significant benefits which are identified in this Statement, the accompanying Environmental Statement and the Design and Access Statement.

In addition to the significant range of direct benefits deriving from the scheme, NOC are also proposing a number of planning obligations which they expect will be attached to the outline planning application by means of an Agreement made pursuant to s106 of the Town and Country Planning Act 1990 and concluded with Cherwell District Council and Oxfordshire County Council.

The obligations to be contained in the Agreement have been the subject of discussion with officers from the relevant Council departments. It is envisaged that these discussions will continue throughout the determination period for the outline application.

Overall, is NOC's desire to deliver an appropriate package of planning obligations in accordance with ODPM Circular 05/05.

The following obligations should be contained within the Agreement:

1. Affordable Housing

The provision of 30% of the dwellings in the development as affordable housing units. The affordable housing will be located across the development, and comprise a mix of sizes and tenures. Measures will be put in place to ensure the appropriate future management of the affordable housing.

2. Education

The provision of a two form entry primary school with foundation class on site, and payment of a contribution to the County Council towards the provision of new or the improvement or expansion of existing secondary schools in Bicester, and special education needs.

3. Transport

Payment of a contribution towards enhancements to public transport serving the development, and towards the enhancement of off-site public rights of way.

4. **Sport, Community and Children's Play Areas**

The provision of sport, community and/or children's play facilities on the development in accordance with the District Council's policy, and payment of a contribution towards the provision of swimming facilities serving the development.

5. **Management Company**

A mechanism for the future management and maintenance of the facilities to be provided as part of the proposed development, the common areas of the site and the flying field.

6. **Public Art**

Funding measures to secure the provision of public art as part of the development.

7. **Library**

Payment of a contribution to the County Council to improve library facilities at Bicester.

8. **Waste Management**

The provision of waste management facilities for the development. In addition, contributions will be made towards the provision of waste disposal sites for the development and the implementation of initiatives to promote recycling.

9. **Social and Healthcare**

If it is deemed necessary to serve the residents of the proposed development measures will be included to fund the upgrading of day care facilities in Bicester.

10. **Museum/Record Centre**

The Developer will procure the provision of a museum/record centre offering (inter alia) visitor tours to the former airbase being retained as part of the development.

11. **Retail**

Provision will be made on the proposed development to offer an appropriate range of retail services to meet the needs of residents.