

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

25th October 2010

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.

The existing approved scheme for the comprehensive development of the former Upper Heyford Airbase has a detailed Unilateral Undertaking setting out a range of obligations which apply to the New Settlement Area and the Flying Field. Some of these obligations have already been triggered and acted upon. As the Dorchester Group have decided to amend the housing solution and submit a new hybrid planning application for the New Settlement Area it will be necessary to restate those obligations that relate to the New Settlement Area as set out below; the remainder of the obligations relating to the Flying Field will remain unchanged but for ease of reference will be incorporated in a new obligation, for avoidance of doubt this will cover the Heritage Centre, Flying Field Management Plan and on and off site countryside access measures.

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

Overall, it 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. This will be provided as either free serviced land, or the equivalent of free serviced land i.e. an RSL (or other institution approved by Cherwell) will pay Dorchester build cost (build cost are £1,275 sq.m BCIS linked) for the built housing stock. 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 through the involvement of an Affordable Housing Provider (AHP) or other institution approved by Cherwell. These measures will also seek to provide Affordable

Housing for those existing residents who qualify for this benefit in accordance with the Council's Local Lettings Policy.

2. **Education**

The provision of additional homes on site gives rise to an increased demand on education facilities. As a result of this additional demand, Dorchester will either:

- transfer a site for primary education to OCC and pay an education contribution toward the provision of a primary school along with the 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; or
- provide primary education on site through the provision of a free school, subject to Department of Education agreement and planning.

3. **Transport**

Payment of a contribution towards enhancements to public transport serving the development, including off-site funding. On-site access routes to be provided.

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

The provision of sport, community, Open Space and/or children's play facilities within the NSA on the development in accordance with the District Council's policy, and either:

- payment of a contribution towards the provision of indoor sport serving the development, or
- provision of indoor sports facilities serving the development, provided on site

The facilities will either be managed in perpetuity by the base management company or put up for adoption by the local authority, the choice is to be at the applicants choice.

5. **Management Company**

A mechanism for the future management and maintenance of the facilities to be provided as part of the proposed development including the common areas of the NSA.

6. **Public Art**

Funding measures to secure the provision of public art on-site as part of the development, in terms of an agreed financial contribution per dwelling.

7. **Adult Learning facilities and Library facilities**

Payment of a contribution to the County Council to improve facilities serving the development.

8. **Waste Management and Recycling Banks**

Waste management facilities for the development will be provided. 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. **Domestic Bins**

A financial contribution towards the provision of the requisite number of waste bins will be offered.

10. **Social and Healthcare**

If it deemed necessary to serve the residents of the proposed development measure will be included to fund the upgrading of day care facilities. Dorchester will refurbish the existing community hall if required.

11. **Retail**

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

12. **Nursery**

Provision will be made on the proposed development to offer a nursery or site for a nursery.

12. **Police facility**

An appropriate size of neighbourhood police facility will be provided on the site by Dorchester for use by Thames Valley Police, provided that the facility is to be staffed by the constabulary.