

**FULL PLANNING APPLICATION FOR THE
DEMOLITION OF BUILDINGS 485 AND 488 AND
THE ERECTION OF 43 DWELLINGS WITH
ASSOCIATED PARKING, INFRASTRUCTURE,
LANDSCAPING AND PUBLIC OPEN SPACE**

**DORCHESTER PHASE 6, HEYFORD PARK, CAMP
ROAD, UPPER HEYFORD**

S106 HEADS OF TERMS

ON BEHALF OF DORCHESTER GROUP

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This document which outlines the Applicant's proposed S106 Heads of Terms has been prepared by Pegasus Group on behalf of Dorchester Group ("the Applicant") to support a full planning application (ref. 16/00263/F) in respect of Dorchester Phase 6 at Heyford Park for a development comprising the erection of 43 dwellings with associated parking, infrastructure, landscaping and public open space, and the demolition of Building 485 and 488.

2. S106 HEADS OF TERMS

Introduction and General Approach

- 2.1 The proposals for the S106 Heads of Terms closely reflect those that were agreed for a similar application at Heyford Park (for up to 60 dwellings relating to land at Dow Street, Upper Heyford), reference 13/01811/OUT on 30th March 2016.
- 2.2 The general approach adopted in the March 2016 Dow Street Agreement was to amend the provisions of the previous 22 December 2011 Agreement (which included the Dow Street application site), as amended by Supplemental Agreements made dated 28th August 2012 and 27th June 2014. This overall S106 framework (the 2011 Agreement as varied by the two Supplemental Agreements) is referred to hereafter as the 'Principal Agreement'.
- 2.3 It is also the case that the Principal Agreement includes this current Phase 6 application site, and it is therefore appropriate to consider a similar approach and framework to that agreed at Dow Street earlier this year.

Specific S106 Items and Clauses

- 2.4 The principal items proposed include:
- 2.5 The Phase 6 application shall be regarded as a 'Qualifying Application' for the purposes of the Principal Agreement, and the various clauses reflecting the definition of a Qualifying Application are to be amended to reflect this change;
- 2.6 The 43 dwellings proposed in this application shall be regarded as constituting New Build Dwellings in the Principal Agreement;
- 2.7 Clause 14 of the Principal Agreement should be amended to refer to 1,178 dwellings;
- 2.8 Affordable Housing – the mix proposed for Phase 6 comprises 30% Affordable Housing (of which 69% are provided as Affordable Rented Housing and 31% as Shared Ownership Housing). The number of bedrooms of the dwellings in each category of affordable housing is shown below:

Affordable Housing - Rented	
No. of Beds	No. of Units
1	2
2	5

3	2
Sub-Total	9
Affordable Housing - Intermediate	
No. of Beds	No. of Units
2	2
3	2
Sub-Total	4
Total Market Housing	30
Total Affordable Housing	13
GRAND TOTAL	43

- 2.9 Public Open Space/Local Area of Play provision – the areas of POS/LAP are to be agreed, laid out and then transferred to a Management Company;
- 2.10 Refuse Bin Contribution - a contribution will be made in accordance with the current contribution requirements;
- 2.11 Oxfordshire County Council contributions – contributions are to be made towards School Transport, Library, Strategic Waste Management, County Museum Resource Centre, Social & Health Care, and Adult Learning in accordance with the current contribution requirements.
- 2.12 The Applicant is willing to enter into a dialogue with the Authorities responsible to agree the specific details on the proposed Heads of Terms as outlined above.