

Expression	Meaning
“Public Transport Infrastructure Contribution”	means the sum of Twenty Five Thousand Four Hundred and Twenty Eight Pounds (£25,428) Index Linked towards the provision and installation of real time passenger information on bus stop serving the Site
“Safety Improvements Contribution (No. 1)”	means the sum of SEVENTY EIGHT THOUSAND SEVEN HUNDRED AND THIRTY THREE POUNDS (£78,733) Index Linked towards safety measures at the junction of North Aston Road and the A4260 arising from the impact of the Development
“Safety Improvements Contribution (No. 2)”	means the sum of SEVENTY FOUR THOUSAND SEVEN HUNDRED AND FORTY POUNDS (£74,740) Index Linked towards safety measures at safety measures at the junction of the A4260 and B4027
“Secondary Education Contribution”	<p>means the sum of THREE MILLION ONE HUNDRED AND THIRTY SIX THOUSAND SIX HUNDRED AND TWENTY EIGHT POUNDS (£3,136,628.00) Index Linked towards either the expansion of Heyford Park Free School's secondary phase (which is subject to the approval of the Regional Schools' Commissioner) or expansion of a secondary school in Bicester payable in two instalments as follows:</p> <ul style="list-style-type: none"> - Secondary Education Instalment 1 being 10% of the Secondary Education Contribution and - Secondary Education Instalment 2 being the remaining 90% of the Secondary Education Contribution
“Secondary Education Matrix Sum”	<p>means the sum calculated in accordance with the following formula:</p> $£(A \times W) + (B \times X) + (C \times Y) + (D \times Z)$ <p>When</p>

Expression**Meaning**

A means the number of 1 Bed Dwellings

B means the number of 2 Bed Dwellings

C means the number of 3 Bed Dwellings

D means the number of 4 Bed Dwellings

W, X, Y and Z are as set out in Annex 1 to this Schedule

“Secondary Education Supplemental Payments”

means the sum calculated as follows:-

(Mf – P) Index Linked

Where Mf is the Secondary Education Matrix Sum applying the total number and type of Dwellings occupied at the relevant Return Date and

P is the aggregate of the payments in respect of the Secondary Education Contributions (and also any Secondary Education Supplemental Payments) which have been paid to the County Council at the relevant Return Date in all cases disregarding adjustments for index linking

“Secondary Education Supplemental Payment Return Date”

means a Return Date where, by applying the information comprised in the Return for the Return Period ending on the day before the Return Date the Secondary Education Matrix Sum exceeds £3,136,628.00

“SEND Contribution”

means the sum of Four Hundred and Seven Thousand and Twenty Three Pounds (£407,023) Index Linked towards the expansion of special educational needs capacity serving the Site at the Bardwell School at Bicester or an alternative scheme of similar benefit

“SEND Matrix Sum”

means the sum calculated in accordance with the following formula:

$£(A \times J) + (B \times K) + (C \times L) + (D \times M)$

Expression	Meaning
	When A means the number of 1 Bed Dwellings B means the number of 2 Bed Dwellings C means the number of 3 Bed Dwellings D means the number of 4 Bed Dwellings J, K, L and M are as set out in Annex 1 to this Schedule
“SEND Supplemental Payments”	means the sum calculated as follows:- (Mg – P) Index Linked Where Mg is the SEND Matrix Sum applying the total number and type of Dwellings occupied at the relevant Return Date and P is the aggregate of the payments in respect of the SEND Contributions (and also any SEND Supplemental Payments) which have been paid to the County Council at the relevant Return Date in all cases disregarding adjustments for index linking
“SEND Supplemental Payment Return Date”	means a Return Date where, by applying the information comprised in the Return for the Return Period ending on the day before the Return Date the SEND Matrix Sum exceeds £407,023
“Strategic Waste Management Contribution”	means the sum of NINETY FIVE THOUSAND FIVE HUNDRED AND SEVENTY FIVE POUNDS (£95,575) Index Linked towards the expansion and efficiency of Household Waste Recycling Centres (HWRC) in Oxfordshire to serve the Site or an alternative scheme of similar benefit
“Supplemental Primary Education Contribution”	means the sum of ONE MILLION AND SEVENTY SIX THOUSAND FIVE HUNDRED AND SIXTY SIX POUNDS (£1,076,566) Index Linked towards

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	permanent and/or temporary primary and nursery capacity serving the Development
“Travel Plan Monitoring Contribution”	means the sum of TWO THOUSAND FOUR HUNDRED AND SEVENTY EIGHT POUNDS (£2,478) Index Linked towards the cost of monitoring the travel plan for the Development
“Trigger Date”	means the date on which a contribution is due to be paid to the County Council under paragraph 2 to this Schedule
“Trigger Formula”	has the same meaning as in the Sixteenth Schedule
“Village Traffic Calming Contribution”	<p>means the sum of SIX HUNDRED AND FOUR THOUSAND ONE HUNDRED AND TWELVE POUNDS (£604,112.00) Index Linked as a proportionate contribution towards the overall cost of measures to mitigate the impact of traffic in the following villages calculated on the basis of a total requirement from Policy Villages 5 Allocation of £75,000 per village for Fritwell; Ardley; Somerton; North Aston; Chesterton; Middleton Stoney; Lower Heyford; Kirtlington (and £37,500 for Bucknell and £25,000 for Upper Heyford only):</p> <p>Payable in instalments as follows:</p> <ol style="list-style-type: none"> 1) Village Traffic Calming Instalment 1 being 10% of the Village Traffic Calming Contribution and 2) Village Traffic Calming Instalment 2 being the remaining 90% of the Village Traffic Calming Contribution paid in accordance with clause 2.28.2 below
“Village Traffic Calming Notice”	means written notice by the County Council containing:

Expression

Meaning

- a statement as to which village(s) referred to in the definition of the Village Traffic Calming Contribution the payment relates
- a written estimate of the costs of the implementation of the traffic regulation order or orders to which that payment relates
- that traffic regulation order or orders have been made and
- that works to implement the traffic regulation order will commence within 6 months of the date of the service of the Village Traffic Calming Notice

2. COVENANTS

The Owner covenants with the County Council as follows:

- 2.1 to pay Primary Education Instalment 1, Local Weight Restriction Instalment 1, the Travel Plan Monitoring Contribution and Village Traffic Calming Instalment 1 to the County Council prior to the Commencement of the Development
- 2.2 not to cause or permit the Commencement of the Development until it has paid the Primary Education Instalment 1, Local Weight Restriction Instalment 1, the Travel Plan Monitoring Contribution and Village Traffic Calming Instalment 1 to the County Council
- 2.3 to pay Bus Instalment 1 (subject to the operation of the Twenty-first Schedule) the Library Contribution and Secondary Education Instalment 1 to the County Council prior to first Occupation of any Dwelling; and
- 2.4 not to cause or permit the first Occupation of any Dwelling until it has paid Bus Instalment 1 (subject to the operation of the Twenty-first Schedule) the Library Contribution and Secondary Education Instalment 1 to the County Council
- 2.5 to pay Cycle Route Instalment 1 to the County Council prior to first Occupation of more than 50 Dwellings; and

- 2.6 not to cause or permit the first Occupation of more than 50 Dwellings until it has paid Cycle Route Instalment 1 to the County Council
- 2.7 to pay Safety Improvements Contribution (No. 2) and the Strategic Waste Management Contribution to the County Council prior to first Occupation of more than 100 Dwellings; and
- 2.8 not to cause or permit the first Occupation of more than 100 Dwellings until it has paid Safety Improvements Contribution (No. 2) and the Strategic Waste Management Contribution to the County Council
- 2.9 to pay Bus Instalment 2 (subject to the operation of the Twenty-first Schedule) and the Cycle Route Instalment 2 to the County Council prior to first Occupation of more than 200 Dwellings; and
- 2.10 not to cause or permit the first Occupation of more than 200 Dwellings until it has paid Bus Instalment 2 (subject to the operation of the Twenty-first Schedule) and Cycle Route Instalment 2 to the County Council
- 2.11 to pay Bus Instalment 3 (subject to the operation of the Twenty-first Schedule) and Secondary Education Instalment 2 to the County Council prior to first Occupation of more than 300 Dwellings; and
- 2.12 not to cause or permit the first Occupation of more than 300 Dwellings until it has paid Bus Instalment 3 (subject to the operation of the Twenty-first Schedule) and Secondary Education Instalment 2 to the County Council
- 2.13 to pay Bus Instalment 4 (subject to the operation of the Twenty-first Schedule) to the County Council prior to first Occupation of more than 500 Dwellings; and
- 2.14 not to cause or permit the first Occupation of more than 500 Dwellings until it has paid Bus Instalment 4 to the County Council (subject to the operation of the Twenty-first Schedule)
- 2.15 to pay the SEND Contribution to the County Council prior to first Occupation of more than 600 Dwellings; and

- 2.16 not to cause or permit the first Occupation of more than 600 Dwellings until it has paid the SEND Contribution to the County Council
- 2.17 to pay Bus Instalment 5 (subject to the operation of the Twenty-first Schedule) to the County Council prior to first Occupation of more than 750 Dwellings; and
- 2.18 not to cause or permit the first Occupation of more than 750 Dwellings until it has paid Bus Instalment 5 to the County Council (subject to the operation of the Twenty-first Schedule)
- 2.19 to pay Primary Education Instalment 2 to the County Council on the letting of the building contract
- 2.20 to pay the Public Transport Infrastructure Contribution to the County Council within 14 days of the grant of the first Qualifying Permission on in respect of any part Masterplan Area A
- 2.21 notwithstanding the terms of paragraph 2.20 above not to Commence Development on any party of Masterplan Area A until they have paid the Public Transport Infrastructure Contribution to the County Council
- 2.22 subject always to paragraph 2.23 below to pay the M40 Junction 10 Contribution on 31 March 2025 Provided always that this obligation shall not be enforceable unless Commencement of Development on the Pink Land has occurred.
- 2.23 in the event that the Junction 10 Improvement Scheme as defined in the Sixteenth Schedule is not commenced by 31 March 2025, then paragraph 2.22 shall be of no effect and shall be replaced by the following:
- 2.23.1 to pay the Junction 10 Improvement Scheme to the County Council prior to first Occupation of more than 500 Dwellings; and
- 2.23.2 not to cause or permit the first Occupation of more than 500 Dwellings until it has paid the M40 Junction 10 Contribution to the County Council
- 2.24 to pay Safety Improvements Contribution (No. 1) to the County Council within 14 days of a formal decision by the County Council to proceed to implement a closure to general traffic of part of the B4030 west of Middleton Stoney as a direct consequence

of the Development Provided Always that the County Council may not call for the payment of Safety Improvement Contribution (No.1) later than the date 3 years after the date the County Council is notified of the first Occupation of the 1,170th Dwelling on the Pink Land .

2.25 Not to cause or permit Development Trigger B to be reached before they have paid Middleton Stoney Mitigation Instalment 1 to the County Council and

2.26 To pay Middleton Stoney Mitigation Instalment 1 to the County Council prior to the date when Development Trigger B is reached

2.27 Not to cause or permit Development Trigger C to be reached before they have paid Middleton Stoney Mitigation Instalment 2 to the County Council and

2.28 To pay Middleton Stoney Mitigation Instalment 2 to the County Council prior to the date when Development Trigger C is reached

2.29 Provided always 200 Dwellings have been Occupied:

2.29.1 to pay Local Weight Restriction Instalment 2 to the County Council within 14 days of receipt of the Local Weight Restriction Notice

2.29.2 to pay such part of Village Traffic Calming Instalment 2 within 90 days of receipt of the Village Traffic Calming Notice Provided Always that the aggregate of payments made under this paragraph may not exceed the value of Village Traffic Calming Instalment 2

2.30 Provided always 400 Dwellings have been Occupied:

2.30.1 to pay Cycle Route Instalment 3 to the County Council on the date 6 months after the date of the Cycle Route Notice

2.30.2 to pay Cycle Route Instalment 4 to the County Council on the date 24 months after the date that payment at paragraph 2.29.1 above is due to be paid

3. PAYMENTS COVENANTS

3.1 The Owner covenants to pay to the County Council within 14 days of each Library Supplemental Payment Return Date a Library Supplemental Payment calculated by

applying the information comprised in the Return for the Return Period ending on the day before that Return Date

3.2 The Owner covenants to pay to the County Council within 14 days of each Secondary Education Supplemental Payment Return Date a Secondary Education Supplemental Payment calculated by applying the information comprised in the Return for the Return Period ending on the day before that Return Date

3.3 The Owner covenants to pay to the County Council within 14 days of each SEND Supplemental Payment Return Date a SEND Supplemental Payment calculated by applying the information comprised in the Return for the Return Period ending on the day before that Return Date

4. COVENANTS (NOTIFICATION AND PROVISION OF INFORMATION)

4.1 In the event that the County Council considers that the Owner may have failed to give notification of an event taking place in accordance with Clause 15 or if the Owner fails to make a Return within 21 days of any Return Date or makes a Return which appears to be incomplete:-

4.1.1 The County Council may investigate whether the event has taken place and/or as applicable the number and type/size of Dwelling occupied and/or the use class and size of Commercial Unit occupied for the purpose of ascertaining whether or not any of the obligations or restrictions in this Deed has become operative and the owner will pay to the Council the sum of £450 in respect of the costs of each such investigation; and

4.1.2 The Trigger Date be such date as the Council reasonably selects by reference to the investigations undertaken under paragraph 4.1.1 above; and

4.1.3 If the Council reasonably considers that a Return Date is Library Supplemental Payment Return Date the relevant Library Supplemental Payment shall be such sum as the Council reasonably determines and the due date for payment of the relevant Library Supplemental Payment shall be the Library Supplemental Payment Return Date and