

Appendix 4 – Draft Heads of Terms SI06

NB: Contribution figures may vary as a result of the reduced number of houses.

	Description of Obligation	Policy Context	Financial contribution Value	Commentary
Affordable Housing	40% affordable housing	H3		Medium value zone location.
Custom/self-build housing	5% of residential plots	H5		
Education	Secondary (including sixth form)	OS5	£3,064,836	Expansion of secondary capacity serving the Witney area
	Special school provision		£347,358	Expansion of special school capacity serving the Witney area
Transport and Movement	A40 Shore's Green West Facing Slips	WIT1, T1, T2, T3	£6,837,989	Without improvements at this junction, the detrimental cumulative impacts of the local plan growth would be severe within Witney. It is therefore justified as necessary and established in WIT1 Policy that the East Witney SDA allocated site should contribute towards this package.
	Re-designating the A4095 via Jubilee Way, Oxford Hill, A40, Ducklington Lane and Thorney Leys including signage.		£261,214	Scheme is directly related to traffic arising from the development.
	Bridge Street scheme		£783,641	
	Jubilee Way/Oxford Hill/Cogges Hill Road junction scheme		£783,641	
	A4095 Woodstock Road/Jubilee Way junction scheme.		£783,641	
	Tar Road Passing Places Scheme		£200,000	

	<p>A40 Corridor Infrastructure Programme including dual carriageway, park and ride, bus lanes, and cycle scheme.</p> <p>Cycle route to Hanborough Station</p> <p>Provision of footpath/cycle connections including new river crossing</p> <p>Public Transport services</p> <p>Public Rights of way</p> <p>Travel Plan Monitoring fee</p> <p>Traffic Regulation Order (TRO)</p> <p>Wayfaring signage</p>		<p>£1,105,500</p> <p>£495,000</p> <p>£607,500</p> <p>£85,000</p> <p>£2,346</p> <p>£3,120</p> <p>£49,500</p>	<p>Scheme necessary to deliver safe cycle access from the site to the nearest railway station.</p> <p>Schemes necessary to deliver safe footway/cycleway routes from the site to key destinations on the network.</p> <p>Improvements to public transport service</p> <p>To upgrade and enable improvements to PRow sections outside of the site and in the vicinity</p> <p>The fee is charged for the work required by the County Council to monitor travel plans related solely to this development site. They are based on an estimate of the officer time required to undertake this task.</p> <p>TRO to enable the relocation of the existing 0mph/National speed limit on the Stanton Harcourt Road from its current location to a new point circa 50m southwards.</p> <p>To increase awareness of walking and cycling route options and journey times to increase active travel take up</p>
--	---	--	---	--

	Cycle parking		£13,061	from SDA for travel in Witney and locally. To enable active travel from the development site to key locations in Witney.
Sport, leisure and recreation	Sport/recreation facilities (Outdoor sports)	WIT1, EH4, EH5 & EH2	£195,494	Toward the cost of a replacement Sports Hall.
			£805,500	Towards improvements to pitch provision in the catchment area.
			£215,806	Towards the cost of a replacement swimming pool.
	Play areas (NEAP)		£368,100	Provision and maintenance of an on-site NEAP play area to include a flood lit Multi Use Games Area and wheeled sports track/skate park
	Upgrade of nearest play park facility in Eton Close		£20,000	
	Provision & maintenance of open space & GI			Amenity green space – 0.6ha per 1000 people Natural & semi-natural green space – 1.8ha per 1000 Formal parks & gardens – 0.8ha per 1000
Allotments			Standard – 0.3ha per 1000 (Note: Application proposes 0.69ha)	
	Lower Windrush Valley Project		£22,707	Contribution towards the LWVP for creation, enhancement and management of natural and amenity greenspace in the Lower Windrush Valley.

	<p>Contribution towards capital infrastructure improvement projects in the Lower Windrush Valley</p> <p>Lake & Country Park</p>		<p>£11,004</p> <p>£10,000</p>	<p>Towards the inclusion of an educational space as part of the Town Council's long-term plan to manage this area.</p>
Biodiversity	Enhancements and restoration measures in the Windrush in Witney project area	WIT1, WIT6, EH2, EH3		
Community & Culture	<p>Library</p> <p>Engagement of a part-time community Connector over 2 years to develop and lead creative activities in this space and in the local community with a community grant budget.</p> <p>Archaeological storage</p>	OS5, OS4, EH4	<p>£141,252</p> <p>£77,480 based on £210 per unit of market housing excluding social housing)</p> <p>TBC</p>	<p>Towards the expansion of capacity at Witney Library including the provision of additional book stock</p> <p>The developer to incorporate a dedicated creative space into the design of the community hub for residents to come together for creative and well being activities</p> <p>Extension of the archaeological storage facility at Standlake.</p>
Health & Social Care	Expanding local primary medical care capacity. Primary care is at capacity in Witney and requires additional infrastructure to provide capacity for population growth.	OS5	£388,800	OCCG would allocate resources to increase capacity of existing health facilities in partnership with Witney & Eynsham Primary Care Network and its members, rather than create new standalone provision. This is appropriate to the scale of the development and sustainable future healthcare.

	Children's services		TBC	Increased provision at children's homes.
Emergency Services	Fire & rescue services Policing/community safety infrastructure Ambulance service provision	OS5	TBC	
Waste & recycling	On-site recycling/refuse containers & associated infrastructure & off-site waste recycling & management infrastructure	OS5	TBC	Towards strategic waste management infrastructure serving the site
Monitoring costs			TBC	