

## Appendix 4 – Draft Heads of Terms SI06 (Subject of on-going discussions)

|  | 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              | £2, 547,216                  | Expansion of secondary capacity serving the Witney area   |
|  | Special school provision   |                  | £269, 223                    | 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. |                  | £236,676                     | Scheme is directly related to traffic arising from the development.   |
|  | Jubilee Way/Oxford Hill/Cogges Hill Road junction scheme   |                  | £659,919                     |   |
|  | A4095 Woodstock Road/Jubilee Way junction scheme.  |                  | £267, 567.57                 |   |
|  | Tar Road Passing Places Scheme   |                  | £790,000                     |   |
| A40 Corridor Infrastructure Programme including dual carriageway, park |  | £1,105,500       |                              |   |

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|  | and ride, bus lanes, and cycle scheme.                               |  |             |  |
|  | Cycle route to Hanborough Station                                    |  | £432,972.97 | Scheme necessary to deliver safe cycle access from the site to the nearest railway station.  |
|  | Provision of footpath/cycle connections including new river crossing |  | £950,000    | Schemes necessary to deliver safe footway/cycleway routes from the site to key destinations on the network.  |
|  | Public Transport services  |  | £607,500    | Improvements to public transport service   |
|  | Public Rights of way   |  | £85,000     | To upgrade and enable improvements to PRoW sections outside of the site and in the vicinity  |
|  | Travel Plan Monitoring fee   |  | £2,563      | 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. |
|  | Traffic Regulation Order (TRO)                                       |  | £3,120      | 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.   |
|  | Wayfaring signage  |  | £119,000    | To increase awareness of walking and cycling route options and journey times to increase active travel take up from SDA for travel in Witney and locally.  |

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|                               | Cycle parking                                       |                      | £11,875.50   | To enable active travel from the development site to key locations in Witney.  |
|                               | Shores Green Scheme                                 |                      |  | Safeguarding of land required for access to 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 facilities including a (NEAP)                  |                      |  | Provision and maintenance of an on-site play facilities including a 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<br>Natural & semi-natural green space – 1.8ha per 1000<br>Formal parks & gardens – 0.8ha per 1000                      |
| Allotments                    |   |                      | Standard – 0.3ha per 1000<br>(Note: Application proposes 0.69ha) |  |
|                               | Lower Windrush Valley Project                       |                      | £22,707  | Contribution towards the LWVP for creation, enhancement and management of natural and  |

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|                      | <p>Contribution towards capital infrastructure improvement projects in the Lower Windrush Valley</p> <p>Lake &amp; Country Park</p>  |                      | <p>£11,004</p> <p>£10,000</p>  | <p>amenity greenspace in the Lower Windrush Valley.</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.   |

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|                   | Children's services  |     | TBC     | Increased provision at children's homes.                           |
| Waste & recycling | On-site recycling/refuse containers & associated infrastructure & off-site waste recycling & management infrastructure | OS5 | £42,282 | Towards strategic waste management infrastructure serving the site |
| Monitoring costs  |  |     | TBC     |  |