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| **Site:** |  Land East of Woodstock Oxford Road Oxfordshire |
| **Planning Application No.:** | 16/01364/OUT |
| **Date:** | 24 October 2017 |
| **Parties:** | 1. Equiom (Guernsey) Limited and Justine Markovitz ( the Owner)
2. JA Pye (Oxford) Limited ( the Developer)
3. West Oxfordshire District Council (WODC)
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| **Affordable Housing** | **Tenure** |
| * 14.5% x 1 bed Flat - Affordable Rented
* 14.5% x 2 bed Flat - Affordable Rented
* 26% x 2 bed House - Affordable Rented
* 15.5% x 3 bed House - Affordable Rented
* 9.5% x 2 bed House - Shared Ownership
* 7% x 3 bed House - Shared Ownership
* 7% x 2 bed Flat - Shared Ownership
* 3.5% x 1 bed Flat - Shared Ownership
* 2.5% x 4 bed House - Affordable Rent

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| **Covenants** |
| It is agreed that WODC may approve an Affordable House Scheme with provides for:* Delivery of the Affordable Housing Dwellings by a provider which is not a Registered Provider
* Different sizes, bedroom types, or unite types or a different mix of Affordable Housing Dwellings;
* Variations to the Local Connection requirement; and
* Any other agreed variations to the provisions of Affordable Housing Schedule as the parties agree.

The above Affordable Housing Scheme to be agreed by WODC prior to the Implementation of Phase 2. No Occupation of more than 80% of general Market Housing in any phase (except phase 1) until all of the Affordable Housing Units in that phase are constructed and transferred to an RP.  |
| **Contributions**  | **Amount** | **Index** | **Trigger** | **Purpose** |
| **Police Contribution** | £47,350.00 | RPI  | 250 Dwelling  | Thames Valley Police staff set up including vehicle provision, mobile IT, ANPR camera and premises provision |
| **Sport and Recreation Facilities Contribution** | £326,400.00 | RPI | 250 Dwelling | Implementation towards Sports and Recreation Facilities in the vicinity  |
| **Public Art** | * Not to Implement until a Public Art Statement Providing information on Public Art (including timescales and costs) has been approved by WODC.
* Public Art to be provided on Site to the value of £210 per Dwelling.
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| **Open Space** | * Not to implement any Phase of the Development until a Management Scheme for that Phase has been submitted to and approved by the WODC.
* Not to Implement Phase 2 or Phase 6 until a specification for play areas in those phases have been approved by WODC.
* Not to Occupy or permit the Occupation of any more than 90% of Dwellings in any Phase until the Public Open Space and Play Area have been provided.
* Not to use the Public Open Space for any purpose other than a recreational open space.
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| **Long Stop for repayment**  | 5 Years |
| **Monitoring fee**  | None payable |
| **Viability Re-assessment** | * Prior to the Implementation of Phase 2 Pye/Blenheim to prepare a Viability Appraisal and submit to WODC.
* Within 15 Working Days, WODC to either:
	+ Approve; or
	+ notify Blenheim/ Pye within 15 working days (or else deemed approval); and
	+ if there is no response, there is deemed approval.
* If there is no agreement the parties shall appoint an expert within 15 working days who shall be required to reach a decision as soon as possible after receipt of representations form the parties.
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