

Appendix 15

Summary of the Heads of Terms

1.0 Provision of affordable housing		
	Summary: description	Summary: implementation
1.1	30% affordable housing - 705 affordable homes in total	1) Implemented gradually across the various development parcels, in accordance with an agreed 'affordable housing distribution' plan 2) Serviced plots or completed dwellings to be transferred to a Registered Provider
1.2	Of the total above 65% (458 homes) will be social rented	
1.3	Of the total above 35% (247 homes) will be shared ownership	

2.0 Provision of custom and self-build housing		
	Summary: description	Summary: implementation
2.1	Provision of up to 5% of plots to be offered for sale for custom and self-build housing, subject to demand	1) Implemented gradually in accordance with an agreed 'custom and self-build housing distribution' plan 2) Marketing arrangements for custom and self-build plots and parcels will be specified
2.2	Of the total above an agreed % will be marketed as individual plots (to facilitate self-build). To be determined in light of evidence from the register	
2.3	Of the total above an agreed % will be marketed as either parcels for custom builders, or for self-build. Again, to be determined in light of evidence from the register	

3.0 Provision of housing for elderly people		
	Summary: description	Summary: implementation
3.1	At least 60 dwellings to be provided specifically for elderly people - designed to agreed, appropriate standards: e.g. Lifetime Homes; Housing an Ageing Population - Panel for Innovation (HAPPI) 2009 Restricted to occupants over a specified age. A proportion to be delivered in a mixed-tenure block, to meet local needs as agreed with the Clinical Commissioning Group (CCG) and Gloucestershire County Council (GCC)	Implemented gradually in accordance with an agreed 'housing for the elderly distribution plan' Buildings to accord with the HAPPI (2009) design principles, and other agreed standards

4.0 Access and movement		
	Summary: description	Summary: implementation
4.1	Off-site improvements to the highway network	To be completed to GCC/Local Highway Authority (LHA) requirements as part of the development
4.2	Off-site junction improvements	To be completed to GCC/LHA requirements as part of the development
4.3	New and improved public transport services	£1,810,000 to pump-prime new/extended services, in liaison with GCC and bus operators
4.4	New and improved pedestrian and cyclist routes	To be completed to GCC/LHA and CDC requirements as part of the development
4.5	Travel Planning	Travel Planning to be implemented to GCC/LHA requirements
4.6	Toucan crossing A419/A429/Hammond Way/Hospital Roundabout (Future pedestrian crossing to Amphitheatre)	£131,000 financial contribution to GCC/LHA to enable future implementation in liaison with CDC and CTC
4.7	Cycle parking in Cirencester Town Centre	£2,400 financial contribution to GCC/LHA
4.8	Triggers for all of the above	Specified in 'Grampian' style planning conditions and/or in the relevant legal agreement

5.0 Education provision		
	Summary: description	Summary: implementation
5.1	Early years provision - 142 nursery places	1) 78 places in a new nursery, to be provided alongside the new primary school 2) £867,840 financial contribution to GCC to fund 64 additional places at existing nurseries. Payments in phase with development
5.2	Temporary primary school provision (for the first phase of development)	£800,000 financial contribution to GCC to host the new Chesterton primary school in temporary accommodation (for a maximum of two years) until the permanent building is completed on-site
5.3	Primary school provision – 630 places	New (3 forms of entry) primary school and nursery to be provided on-site as part of the development (see also 5.4 below)
5.4	Development brief (including design standards, arrangements for phasing, and triggers for delivery) for the combined primary school and nursery	Primary school to open for the start of the first occupation of the 500 th dwelling. Subsequent expansion also triggered by dwelling completions and/or starts of academic years
5.5	Secondary school provision	£3,275,118 financial contribution to GCC to finance additional places at Deer Park School and Kingshill School. Payments in phase with development
5.6	Apprenticeships	£400,000 financial contribution to CDC to support the provision of additional apprenticeship places at Cirencester College and Stroud College. Payments in phase with development

6.0 Primary health care provision		
	Summary: description	Summary: implementation
6.1	Facilitate provision of new GP surgery with supporting services on-site	Either: 1) commercial arrangement with an existing GP Surgery and the Clinical Commissioning Group (CCG) to provide a new surgery on-site that meets Chesterton needs, together with wider needs; or, 2) safeguarding of an appropriately sized site in the neighbourhood centre to accommodate a new 3-GP surgery, to meet needs arising from the development

7.0 Improved town centre access		
	Summary: description	Summary: implementation
7.1	Improved town centre parking	£500,000 financial contribution to CDC to help improve town centre parking facilities
7.2	Improvements to town centre public realm	£100,000 financial contribution to CDC to help improve town centre public realm Implementation of priority CTC town centre projects (CDC to ensure CIL Regulations compliance)

8.0 Community development		
	Summary: description	Summary: implementation
8.1	Provision of multi-functional community building incorporating: community meeting space; satellite library space, for use by Cirencester Library; Community Management Organization office accommodation; and a policing point, for use in community policing (see also on-site indoor sports provision).	Multi-functional community building of 1,000 sqm Gross Internal Floor Area (GIFA) provided on-site as part of the development
8.2	Establish Community Management Organization (CMO) Working Group	The CMO Working Group will plan and implement establishment of the CMO itself, in liaison with CTC and other key stakeholders
8.3	Establishment of CMO to oversee future community development and maintain community assets	<ol style="list-style-type: none"> 1) Long-term financing of CMT (i.e. from service charges and revenue generating assets) to be agreed as a planning obligation 2) CMT on-site office and meeting space (120 sq m) provided within the multi-functional community building (see 7.1 above) 3) Development to finance start-up staffing costs for CMO 4) Development to finance initial management and maintenance costs for the open spaces prior to service charges revenue (see also 10.2) 5) £200,000 financial contribution to CDC, to be transferred to the CMO to finance initial community development initiatives (see 8.4 and 8.5 below) 6) Publication of quality assurances to be agreed as a planning obligation
8.4	Community development initiatives	£100,000 to provide seed funding for community development initiatives
8.5	Public art and cultural initiatives	£100,000 to fund public art and cultural activities

9.0 Sport and play provision (on-site and off-site)		
	Summary: description	Summary: implementation
9.1	On-site provision of indoor sports hall and fitness suite, to complement community meeting space (see also 7.1)	Sports hall and fitness suite of 950 sqm Gross Internal Floor Area (GIFA) provided on-site as part of the development
9.2	On-site provision of sports pitches and courts - 1 ha in total	3 x tennis courts and 2 x mini football pitches provided on-site as part of the development
9.3	Improvements to and subsequent maintenance of off-site sports facilities	£900,000 financial contribution to CDC to finance improvements to and subsequent maintenance of off-site sports facilities, commensurate with requirements generated by the development
	Future maintenance of the resurfaced Artificial Grass Pitch (AGP) at Cirencester Deer Park School	
	Future maintenance of the new third generation (3G) football pitch at the Corinium Stadium	
	Contribution towards provision of floodlighting at Cirencester Rugby Club	
	Contribution towards provision of new rugby union pitches at Pike Field	
	Contribution towards future maintenance of the Cirencester Leisure Centre	
9.4	On-site provision of children's playing space	Hierarchy of playing spaces provided on-site as part of the development, in accordance with the approved phasing plan 1) The play areas associated with a particular phase/sub-phase shall be provided prior to 50% occupation of the same 2) The development will finance ongoing maintenance costs until transfer to the CMO (or to the CTC, with an appropriate commuted sum)
	1 x Neighbourhood equipped area for play (NEAP)	
	5 x Design for Play areas within the green infrastructure network	
	5 x Local equipped areas for play (LEAPs)	
	16 x Local areas for play (LAPs)	

10.0 Green infrastructure (on-site)		
	Summary: description	Summary: implementation
10.1	Provision of on-site open green space - 39.9 ha in total	On-site green infrastructure provided on-site as part of the development To be provided (to specified standards) ready for use in phase with development
	6.7 ha of formal park	
	14.7 ha of semi-natural open space	
	8.3 ha of amenity green space	
	4.5 ha over Scheduled Ancient Monument	
	3.9 ha of green space beneath the overhead power lines	
	1.1 ha of existing bridleways, footpaths and tracks	
	0.7 ha of allotments	
10.2	Arrangements for initial maintenance of on-site green infrastructure until the CMO is established and its revenue comes on stream	Development to finance initial management and maintenance costs for the open spaces prior to service charges revenue (see also 8.3, item 4 above)

11.0 Conservation of biodiversity		
	Summary: description	Summary: implementation
11.1	Scheduled Ancient Monument (SAM) Restoration and Management Plan (compensation for breeding skylarks)	Management Plan to be agreed and implemented
11.2	Compliance with Ecological Mitigation and Management Framework (EMMF)	Updated EMMF to be agreed and implemented
11.3	Compliance with strategic Ecological Construction Method Statement (ECMS) and subsequent Construction Environmental Management Plans (CEMPs)	ECMS to be agreed and implemented Subsequent CEMPs for individual reserved matters applications (RMAs) to adhere to ECMS
11.4	Strategic Landscape, Ecological and Arboriculture Management Plan (LEAMP)	LEAMP to be agreed and implemented

12.0 Provision of neighbourhood centre		
	Summary: description	Summary: implementation
12.1	Development brief (including design proposals, arrangements for marketing, and triggers for phased construction)	Implemented gradually in accordance with agreed development brief Triggers in the section 106 agreement will ensure that proportionate community facilities are provided to serve the first phases of development, culminating in delivery of the complete neighbourhood centre as early as practicable Triggers to be agreed through discussions about the overall Phasing Plan
12.2	Scheme for the restoration and re-use of Listed Building	Triggers to be agreed through discussions about the overall Phasing Plan
12.3	Provision of recycling bank facilities at the neighbourhood centre	Neighbourhood recycling bank to be provided at appropriate location with the neighbourhood centre (e.g. shop car park)

13.0 Main employment areas		
	Summary: description	Summary: implementation
13.1	Development briefs for main employment area - 9.1 ha in total (including design proposals for common infrastructure within the employment areas, arrangements for marketing, and triggers for phased construction of common infrastructure)	Submission, approval and implementation of servicing and marketing arrangements required by the section 106 agreement Triggers to be agreed through discussions about the overall Phasing Plan

14.0 Enabling provision of broadband		
	Summary: description	Summary: implementation
14.1	Below ground infrastructure (e.g. ducting) to be provided to enable provision of highspeed broadband cables to all properties	Infrastructure to be provided in phase with development

