

## PLANNING CONSULTATION

<b>Planning Reference</b>	22/03064/OUT
<b>Development Location</b>	Land Opposite Hanwell Fields Recreation Adj To, Dukes Meadow Drive, Banbury
<b>Development Proposal</b>	Outline planning application for up to 176 dwellings and associated open space with all matters reserved other than access.

CIL Regulation 122 states that the use of planning obligations should only be sought where they meet all the following three tests:

- They are necessary to make the development acceptable in planning terms
- They are directly related to the development
- They are fairly and reasonably related in scale and kind to the development.

<b>Planning Obligations S106</b>	<b>Requested Costs</b>	<b>Justification</b>	<b>Policy Links</b>
Community Hall Facilities	<p>A sum based on the requirement to provide 0.185m<sup>2</sup> community space per occupier of the Dwellings at a cost of £2,482 per m<sup>2</sup> as follows:</p> <ul style="list-style-type: none"> <li>• 2.49 (Average occupancy per Dwelling) multiplied by the Composition of the Development</li> <li>• The result multiplied by 0.185 (0.185m<sup>2</sup> community space required per resident)</li> </ul>	<p>We are seeking a contribution towards the provision of additional or enhanced facilities at the Hanwell Fields Community Centre, Rotary Way.</p>	<p>Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.</p>

	<ul style="list-style-type: none"> <li>That result multiplied by £2,482.00 (cost per m<sup>2</sup> of provision of community space)</li> </ul> <p><b>Example at 176 Dwellings</b></p> <p>176 x 2.49 = 438.24 residents  438.24 x 0.185m<sup>2</sup> = 81.07m<sup>2</sup>  81.07 x £2,482.00 = <b>£201,215.74</b></p>		
Outdoor Sport Provision	<p>In line with the Developer Contributions SPD, the size of the development is above the threshold for onsite provision and justifies a request for a youth grass football pitch.</p> <p>Alternatively, a contribution of <b>£2,017.03</b> per dwelling will be sought.</p> <p><b>Example at 176 Dwellings</b></p> <p>176 x £2,017.03 = <b>£354,997.28</b></p>	<p>We are seeking either on-site provision or an off-site contribution towards pitch improvements at Hanwell Fields Recreation Ground and/or North Oxfordshire Community Use Site</p>	<p>Policy BSC 10 Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals.</p> <p>Policy BSC 11 – Local standards of provision – outdoor recreation</p>
Indoor Sport Provision	<p>A sum based on a contribution of £335.32 per occupier of each Dwelling as follows:</p> <ul style="list-style-type: none"> <li>2.49 (Average occupancy per Dwelling) multiplied by the</li> </ul>	<p>We are seeking an off-site indoor sport contribution towards Banbury Indoor Tennis Centre and/or improvements of leisure centre provision in the locality.</p>	<p>Policy BSC 10 Addressing existing deficiencies in provision through enhancements of provision, improving access to existing facilities. Ensuring proposals for new development contribute to sport and recreation provision</p>

	<p>Composition of the Development</p> <ul style="list-style-type: none"> <li>• Result multiplied by £335.32</li> </ul> <p><b>Example at 176 Dwellings</b></p> <p>176 x 2.49 = 438.24  438.24 x £335.32 = <b>£146,950.64</b></p>		<p>commensurate to the need generated by the proposals. Policy BSC 12 – Indoor Sport, Recreation and community Facilities. The council will encourage the provision of community facilities to enhance the sustainability of communities – enhancing quality of existing facilities and improving access.</p>
<p>Community Development Worker</p>	<p>As the development is between 100 and 250 dwellings, developers are expected to provide the costs of employing a community development worker for 0.4 FTE for 1 year. Costs calculated at Grade G, £34,984.00 per annum plus 26% on costs.  0.4 of FTE = <b>£17,631.94</b> for 1 year.</p>	<p>We are seeking a contribution towards employment of a community development worker to work to integrate residents into the community and wider area.</p>	<p>Community development is a key strategic objective of the Cherwell Local Plan. The Local Plan includes a series of Strategic Objectives and a number of these are to facilitate the building of sustainable communities. SO10 is a strategic objective to provide sufficient accessible good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs, reduce social exclusion and poverty and address inequalities in health, maximising well-being. Paragraph B.86 of the Local Plan states that the Council wishes to ensure that new development fully integrates with existing settlements to forge one community, rather than separate communities.</p>

			<p>Furthermore, evidence gathered in preparing the 2017 Cherwell Community Spaces Development Study strongly endorses the value in having a Community Development Worker available at an early stage in a new development to kickstart the process of bringing people together, developing new activities and putting in place the start of a strong community.</p> <p>Strategic Objective SO14 seeks to create more sustainable communities.</p> <p>The contribution shows how the developer will support the initial formation and growth of the community through investment in community development, which enhances well-being and provides social structures through which issues can be addressed.</p>
Community Development Fund	<p>Calculated as £45.00 per dwelling</p> <p>Example at 176 Dwellings</p> <p>176 x £45.00 = <b>£7,920.00</b></p>	<p>We are seeking a contribution towards community development work which will include initiatives to support groups for residents of the development.</p>	<p>The NPPF (March 2021) paragraph 69 states that planning should aim to achieve places which promote... "opportunities for meetings between members of the community who might not otherwise come in contact with each other". Paragraph 17 states</p>

			that planning should “take account and support local strategies to improve health, social and cultural well-being for all and deliver sufficient community and cultural facilities to meet local needs.
Public Realm / Public Art	<p>A developer contribution of £200 per dwelling would be requested plus 5% management and 7% maintenance.</p> <p><b>Total for 176 dwellings £39,424.00</b></p>	<p>We are seeking a contribution towards the commissioning of artwork which should relate to the wider community and contribute towards a public art trail linking the cycling routes and green areas in the neighbourhood, in keeping with the distinctive character of the area. Engagement with the local schools and community groups in the neighbouring developments is strongly encouraged as part of the design process in order to aid community cohesion and sense of place.</p>	<p>SPD 4.130 Public Realm, Public Art, and Cultural Well-being. Public realm and public art can plan an important role in enhancing the character of an area, enriching the environment, improving the overall quality of space and therefore peoples’ lives.</p> <p>SPD 4.132 The Governments Planning Practise Guidance (GPPG) states public art and sculpture can plan an important role in making interesting and exciting places that people enjoy using.</p>

The above figures are in line with the Development Contributions Supplementary Planning Document (SPD). These figures will need to be index linked up to 2022.

Directorate Wellbeing

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