

PLANNING CONSULTATION

Planning Reference	23/00977/OUT
Development Location	OS Parcel 9195 North of Claydon Road, Cropredy
Development Proposal	Outline Planning Application (except for access) for residential development of up to 60 dwellings (use class C3) including a community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated landscaping, earthworks, parking, engineering works and infrastructure.

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.

Planning Obligations S106	Requested Costs	Justification	Policy Links
Community Hall Facilities	Average occupancy per dwelling = 2.49 residents 0.185m ² community space required per resident. 60 dwellings x 2.49 = 149.40 residents 149.40 x 0.185m ² = 27.64m ² 27.64 x £2,482.00 = £68,602.48	As the community building mentioned in the planning application is proposed as a medical facility, not a community hall facility, we would be seeking a contribution towards improvements / enhancements at either Cropredy Village Hall or Cropredy Sports & Social Club, both facilities are widely used by the community with improvement projects identified.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.
Outdoor Sport Provision	Based on £2,017.03 per dwelling 60 x £2,017.03= £121,021.80	We would be seeking an off-site contribution towards enhancing provision at Cropredy Tennis, Football, Cricket and Canoe clubs.	Policy BSC 10 Ensuring proposals for new development contribute to sport and recreation provision

		Numerous projects have been identified aimed at increasing formal outdoor sports provision in Cropredy.	<p>commensurate to the need generated by the proposals.</p> <p>Policy BSC 11 – Local standards of provision – outdoor recreation.</p>
Indoor Sport Provision	<p>Based on £335.32 per person $60 \times 2.49 = 149.40$ $149.40 \times £335.32 = \mathbf{£50,096.81}$</p>	We would be seeking an off-site indoor sport contribution towards additional equipment to increase the provision of short mat bowls in Cropredy. Remaining funds will further enhance the provision of indoor sport in the locality, including the provision of an indoor tennis centre.	<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 commensurate to the need generated by the proposals.</p> <p>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>
Public Art	<p>Based on £200 per dwelling $60 \times £200 = £12,000.00$ Plus 5% management and 7% maintenance fees = £13,440.00</p>	We would be seeking a contribution towards public artwork to be created in the vicinity of the site.	SPD 4.130 Public Realm, Public Art and Cultural Well-being. Public realm and public art can play an important role in enhancing the character of an area, enriching the environment, improving the overall quality of space and therefore peoples' lives.

			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.
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The above figures are in line with the Development Contributions Supplementary Planning Document (SPD). These figures will need to be index linked up to 2023.

Directorate Well-being

Name Thomas Darlington / Helen Mack

Date 11 May 2023