

PLANNING CONSULTATION

Planning Reference	23/03366/OUT
Development Location	Land Opposite Hanwell Fields Recreation Adj To, Dukes Meadow Drive, Banbury
Development Proposal	Outline planning application for up to 117 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.

Planning Obligations S106	Requested Costs	Justification	Policy Links
Community Hall Facilities	<p>A sum based on the requirement to provide 0.185m² community space per occupier of the Dwellings at a cost of £2,482 per m² as follows:</p> <ul style="list-style-type: none"> • 2.4 (Average occupancy per Dwelling) multiplied by the Composition of the Development • The result multiplied by 0.185 (0.185m² community space required per resident) 	<p>We are seeking a contribution towards the provision of additional or enhanced facilities at 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"> That result multiplied by £2,482.00 (cost per m² of provision of community space) <p>Example at 117 Dwellings</p> <p>117 x 2.4 = 280.8 residents 280.8 x 0.185m² = 51.95m² 51.95 x £2,482.00 = £128,939.90</p>		
Outdoor Sport Provision	<p>A contribution of £2,017.03 per dwelling will be sought.</p> <p>Example at 117 Dwellings</p> <p>117 x £2,017.03 = £235,992.51</p>	<p>We are seeking an off-site outdoor sport contribution towards pitch and changing facility enhancements at North Oxfordshire Academy 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"> 2.4 (Average occupancy per Dwelling) multiplied by the Composition of the Development Result multiplied by £335.32 	<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 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</p>

	<p>Example at 117 Dwellings</p> <p>117 x 2.4 = 280.80</p> <p>280.80 x £335.32 = £94,157.86</p>		<p>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, £35,647.00 per annum plus 22% on costs.</p> <p>0.4 of FTE = £17,395.74 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</p>

			<p>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 117 Dwellings</p> <p>117 x £45.00 = £5,265.00</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 that planning should "take account and support local strategies to improve health, social and cultural well-being for all and deliver</p>

			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>Total for 117 dwellings £26,208.00</p>	<p>We are seeking a contribution towards public art on the development. The area is typified by 3 public art pieces on roundabouts in the vicinity. This development would also benefit from a focal point or way marker or seat in one of the public open spaces. As no space has been identified for public art by the developer, we propose a location either at the entrance to the site or on the edge overlooking adjacent fields and in view of the housing.</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 2023.

Directorate Wellbeing

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Date 19 December 2023