

# DEVELOPMENT - INTERNAL MEMORANDUM

**From:** Head of Development Management and Major Developments

**To:** Recreation, Health And Communities  
**FAO** Rebecca Dyson  
Public Art/Community Halls/Community Dev./Indoor Sports/Outdoor Sports

**Our Ref:** 15/01326/OUT

**Ask for:** Matthew Parry

**DDI:** 01295 221837

**Date:** 31.07.2015

---

**Subjects:** CONSULTATION - APPLICATION

REQUEST FOR INFORMATION RELATING TO A PLANNING OBLIGATION

**Application No.:** 15/01326/OUT

**Applicant's Name:** Gladman Developments Ltd

**Proposal:** OUTLINE - Up to 280 dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicle access point from White Post Road, creation of car park and associated ancillary works. All matters to be reserved with the exception of access

**Location:** OS Parcels 6741 And 5426 West Of Cricket Field North Of Wykham Lane Bodicote Oxfordshire

**Parish(es):** Bodicote

**UPRN :** 010011882381

I should be grateful if you would let me have your observations on the above application by submitting your comments via the Consultee Access online service within **14 days** from the date of this memorandum. Any observations received after this date may fail to be taken into account in the determination of the application.

[ConsulteeAccess](#) can be used to view details of this application. If you wish to submit your comments via this service, you must be logged in to do so.

If you have any problems using the service please contact Planning on extension 1882. Alternatively, you can log a call through the Council's IT Service Desk on extension 7080, or via the Intranet [self-service facility](#).

If you have any queries regarding the application, please contact **Matthew Parry** on extension number **01295 221837**.



Head of Public Protection  
& Development Management

# PLANNING OBLIGATION REQUEST - INTERNAL MEMORANDUM

**From:** Recreation, Health And Communities

**To:** Head of Development Management and Major Developments

**FAO:** Matthew Parry

**Your Reference:** 15/01326/OUT

**Our Reference:**

**Date of Consultation:** 31.07.2015

**Target Date for Response:** 14 days

<b>Application/Site Reference:</b>	15/01326/OUT
<b>Development Location:</b>	OS Parcels 6741 And 5426 West Of Cricket Field North Of Wykham Lane Bodicote Oxfordshire
<b>Development Proposal:</b>	OUTLINE - Up to 280 dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicle access point from White Post Road, creation of car park and associated ancillary works. All matters to be reserved with the exception of access
<b>Planning Obligation Requirement :</b>	
<p><b>HALLS:</b></p> <p>For the overall Salt Way development the Cherwell Local Plan 2011 – 2031 Part 1 - Policy Banbury 17: South of Salt Way – East, directs the provision of an on-site community facility. Therefore this application should reflect this policy when providing community facilities for the overall site and, in conjunction with other current or future developments on this site, ensure the provision, by developers, of an on-site community centre commensurate with the scale of the overall development. The floor space for this facility (Banbury 17) should therefore be in the region of 600m<sup>2</sup>, plus secure outdoor space. Such provision also needs to take account of the requirement for a community development worker as outlined below.</p> <p><b>COMMUNITY DEVELOPMENT WORKER:</b></p> <p>The overall development of the site should have provision of a Community Development Worker. A contribution of £35,952.91 based on figures @ April 2015 (plus any additional inflation as appropriate) is based on an community development worker for 15 hours per week for 30 months. The community development worker will work with the residents to support their establishment of a community association working towards the operation and management of the community centre. This application should reflect this requirement.</p> <p><b>COMMUNITY DEVELOPMENT – EVENTS AND PROJECTS:</b></p> <p>A contribution of £22,988.79 @ April 2015 (subject to further inflation as appropriate) towards community events and projects, such as information events, newsletters and welcome packs, to support the new residents to integrate into the community.</p>	
<b>Justification Policies:</b>	

Cherwell Local Plan 2011-2031 – Part 1 Policy Banbury 17:South of Salt Way – East

Planning Obligations SPD Appendix J

**Detail:**

**Detail Specification:**

**Trigger for works/Contribution:**

**Commuted sum:**

**Capital:**

**Revenue:**

**Indexation:**

**Capital Management:**

**Revenue Management:**

**Standard Heads of Terms:**

**CDC Contact:** Vickie Zielinski

**Ext:** 1645

**Signed:**

**Date:** 5 August 2015