



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Cherwell District Council

TOWN AND COUNTRY PLANNING ACT 1990

Appeal by Firethorn Trust

Land at North West Bicester

Charlotte Avenue

Bicester

Oxfordshire

OX27 8AS

LPA Reference: 21/01630/OUT

PLANNING INSPECTORATE REF NO:

APP/C3105/W/23/3315849

Additional information in Respect of Planning Obligations

June 2023

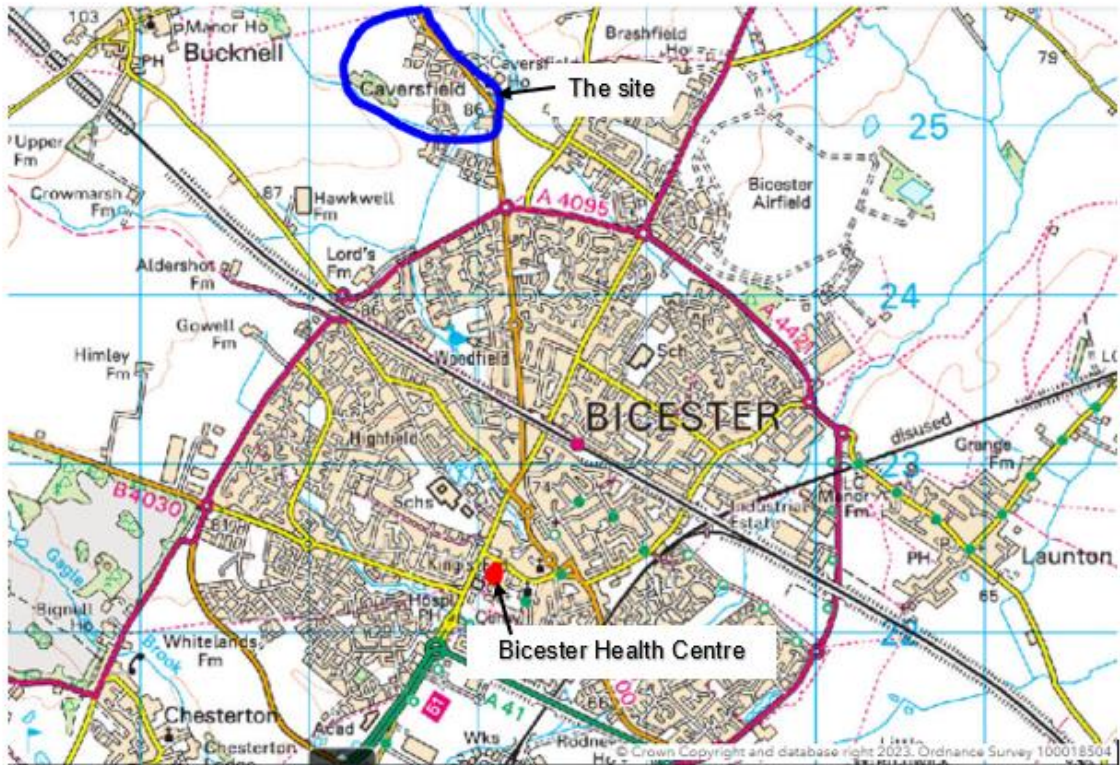
1. INTRODUCTION

- 1.1. This statement should be read alongside the Council's main CIL Compliance statement, dated May 2023, and the supplementary CIL Compliance Statement, dated June 2023. It provides additional information following discussion with the Planning Inspector, during the first week of the Public Inquiry.

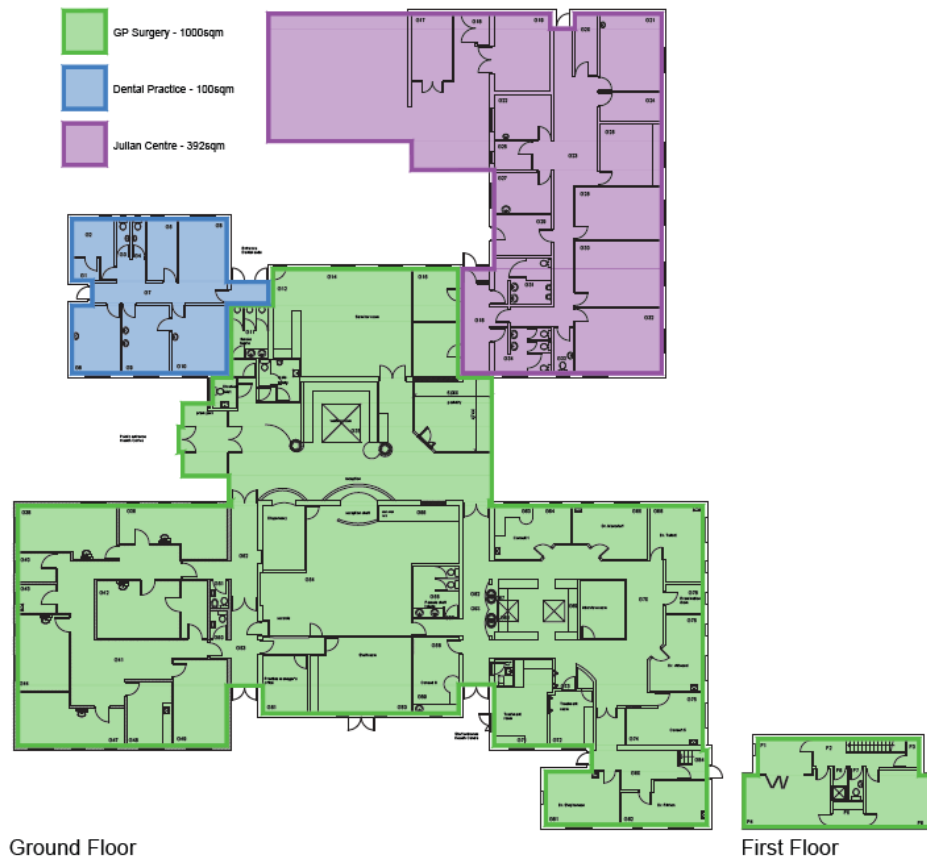
2. REQUESTED OBLIGATIONS

2.1. Health

- 2.2. As set out at para 3.21 of the Council's May 2023 CIL Compliance Statement, the contribution requested would be used to support local plans relating to surgery alterations in the form of re-purposing/ refurbishing annex accommodation at Bicester Health Centre for primary care use purposes. This provides additional primary care estate capacity to mitigate the demand created by the proposed housing development.
- 2.3. Bicester Health Centre is located on Coker Close, Bicester, OX26 6AE and, for context, is identified by the red dot below (the appeal site is broadly indicated by the area in blue):



2.4. The NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board have confirmed that the contribution would be put towards the refurbishment of the Julier Centre which is an annex to the existing Bicester Health Centre and not currently in GP use. The intention is to refurbish this accommodation to bring this into GP use thereby increasing the capacity at the Health Centre. The Plan below shows the existing floor plan of the Health Centre. The Julier Centre is identified (in purple):



Bicester Health Centre

2.5. Community Space and Maintenance

- 2.6. The location of the new community building provision, north of the railway line, is shown on the plan included at appendix 1 of this document. The maintenance costs would also be related to this building.
- 2.7. A planning application (LPA Ref:21/04275/OUT) which seeks planning permission for a mixed-use development including up to 3,100 dwellings and supporting infrastructure, has been submitted to Cherwell District Council. The proposal relates to the land to the south of the appeal site and extends southwards to the north of the railway line. The parameter plan identifies mixed uses in the area consistent with the Masterplan: the proposed location of the community building is where the community building is expected to be. This plan is still under consideration at this stage.

2.8. Sports pitches

2.9. The location of the new sports pitches, and the sports pavilion, are shown on the plan included at Appendix 1 of this document. The maintenance costs would also be related to these pitches and the pavilion. A large proportion of the sports pitch land has been secured via a S106 relating to development permitted to the south of the site (14/02121/OUT), with the land due for transfer to the District Council.

2.10. This site sits to the south of the railway line but is part of the wider NW Bicester site. For ease of reference, the reasons why a single location to serve the whole site is considered appropriate, is set out in paragraph 3.48 of the Council's May 2023 CIL Compliance Statement.

2.11. Commuted Sums for landscape management and maintenance

2.12. The commuted sums are tendered contractual rates. The rates and activities which would take place for each item have been identified; and the rate set out is for a 15 year maintenance period. The commuted sum for payment would be dependent upon the scheme to be proposed and once that detail is known, a calculation of the commuted sum can be undertaken using a formula approach.

PLAY AREAS - MAINTENANCE PROVISION

LAP/LEAP Combined **£179,549.95**

Operations

Weekly inspection

Annual inspection

Sweep

Bin emptying

Shrub maintenance

Young tree maintenance

Mow grass

Litter pick

NEAP **£388,276.31**

Operations

Weekly inspection

Annual inspection

Sweep

Bin emptying

Shrub maintenance

Young tree maintenance

Mow grass

Litter pick

MUGA **£ 73,215.11**

Operations

Weekly inspection

Annual inspection

Sweep
Litter pick
Chemical treatment
Powerwash
Line marking

**GREEN INFRASTRUCTURE – MAINTENANCE
PROVISION**

Public Open Space **£12.65/sqm**

Operations

Mow grass – close mown
Mow grass – meadow
Shrub maintenance
Young tree maintenance
Sweep paths
Spray paths
Maintain furniture
Litter bin emptying
Dog bin emptying
Litter pick

Hedge Maintenance **£26.60/lm**

Operations

Cut hedges – above 1.8 m
Cut hedges – below 1.8 m

New Woodland **£35.02/sqm**

Operations

Maintain woodland planting
Re-planting (10% failure)
Maintain woodland – arboricultural work
Maintain mulch (50 mm)

Orchard Area **£35.02/sqm**

Operations

Maintain orchard planting
Re-planting (10% failure)
Maintain orchard – pruning
Maintain mulch (50 mm)

Mature Woodland Area **£46.97/sqm**

Operations

Litter pick
Tree removal
Re-planting featured trees
Young tree maintenance (5yrs)
Maintain woodland – arboricultural works

Mature Tree Management **£280.04/tree**

Operations

Maintain tree

WATER FEATURE SUDS - MAINTENANCE PROVISION

Ditch / Swale Maintenance

£120.32/lm

Operations

Maintain aquatic areas

Sediment excavation

Stream Maintenance

£151.81/sqm

Operations

Maintain aquatic areas

Balancing Pond Maintenance

£66.05/sqm

Operations

Hydrology inspection (inlets/outlets)

Cut grass

Litter clearance

Grill clearance

ALLOTMENTS - MAINTENANCE PROVISION

Allotment Areas

£7.16/sqm

Operations

Mow grass – close mown

Cut hedges – below 1.8 m

Maintain allotment plots (10%)

Sweep paths

Spray hard surfaces

Maintain furniture

Litter bin emptying

Litter pick

2.13. Community Management Organisation (CMO) costs

2.14. For completeness, the original Business Plan relating to the CMO (then called a Local Management Organisation (LMO)) accompanies this statement. The actual financial figures identified have been worked out utilising the information within this Plan (for example, as set out at para 3.70 of the Council's May 2023 CIL Compliance Statement, a 30 year period has been accounted for rather than 25 or 35 years); and the Council have not accounted for the CMO to manage and maintain open space. Therefore, those costs have been deducted, as explained at para 3.70 of the Council's May 2023 CIL Compliance Statement. The Business Plan provides more detail as to the intentions for the CMO and how funding towards it would be used.

2.15. As set out at paragraph 3.75 of the Council's May 2023 CIL Compliance Statement, the Council has proposed to divide the cost of the CMO proposals by three so that this site contributes towards the long-term governance proposals at

a third of the originally intended cost. In short, it will effectively cover a contribution towards the Organisation for a 10 year period (rather than 30 years).

2.16. This is primarily in acknowledgement of the viability challenges the site currently faces, and to help assist with closing the gap. It is also due to this site being a relatively small proportion of the wider NW Bicester site where the expectation would be that the development would be delivered and occupied over no more than a 10 year period. For these reasons, it would contribute towards the CMO at the early stages of its expansion, with other sites elsewhere contributing towards its on-going success.

2.17. The Council consider this to be a pragmatic approach which would meet the governance requirements of Policy Bicester 1 and, because it is reasonable in scale and kind and directly related to the site and the wider NW Bicester masterplan, would be in accordance with the tests for a planning obligation, (as set out at paragraph 3.76 of the Council's May 2023 statement).

2.18. Zero Carbon

2.19. The contribution, which would be payable at the end of the cascade in the planning condition and the S106 Agreement¹, would be spent on carbon reduction measures around the District, at the time it was received. Presently, the Council has opportunities to make carbon reduction improvements to the fabric of its thirteen local Community Centres and the fabric of the Council's four Leisure Centres across the District, which, until recently (before heat pumps were installed) contributed to 48% of the carbon emissions from all of the Council owned buildings. Reducing the carbon emissions from these buildings would enable carbon offsetting, contribute towards the District meeting its sustainability commitments (following its declaration of a Climate Emergency) and be in accordance with the CIL tests.

2.20. Forward Funding

2.21. As discussed at the Inquiry, further advice, which demonstrates how this vital contribution is reasonable in scale and kind, and directly related to the appeal site, and the wider masterplan, will be set out in Counsel's closing submission, on Tuesday 13th June 2023.

¹ (NB: This contribution would only be payable if true zero carbon cannot be achieved on site or via an offsetting scheme proposed, and delivered, by the applicant).

Appendix 1:

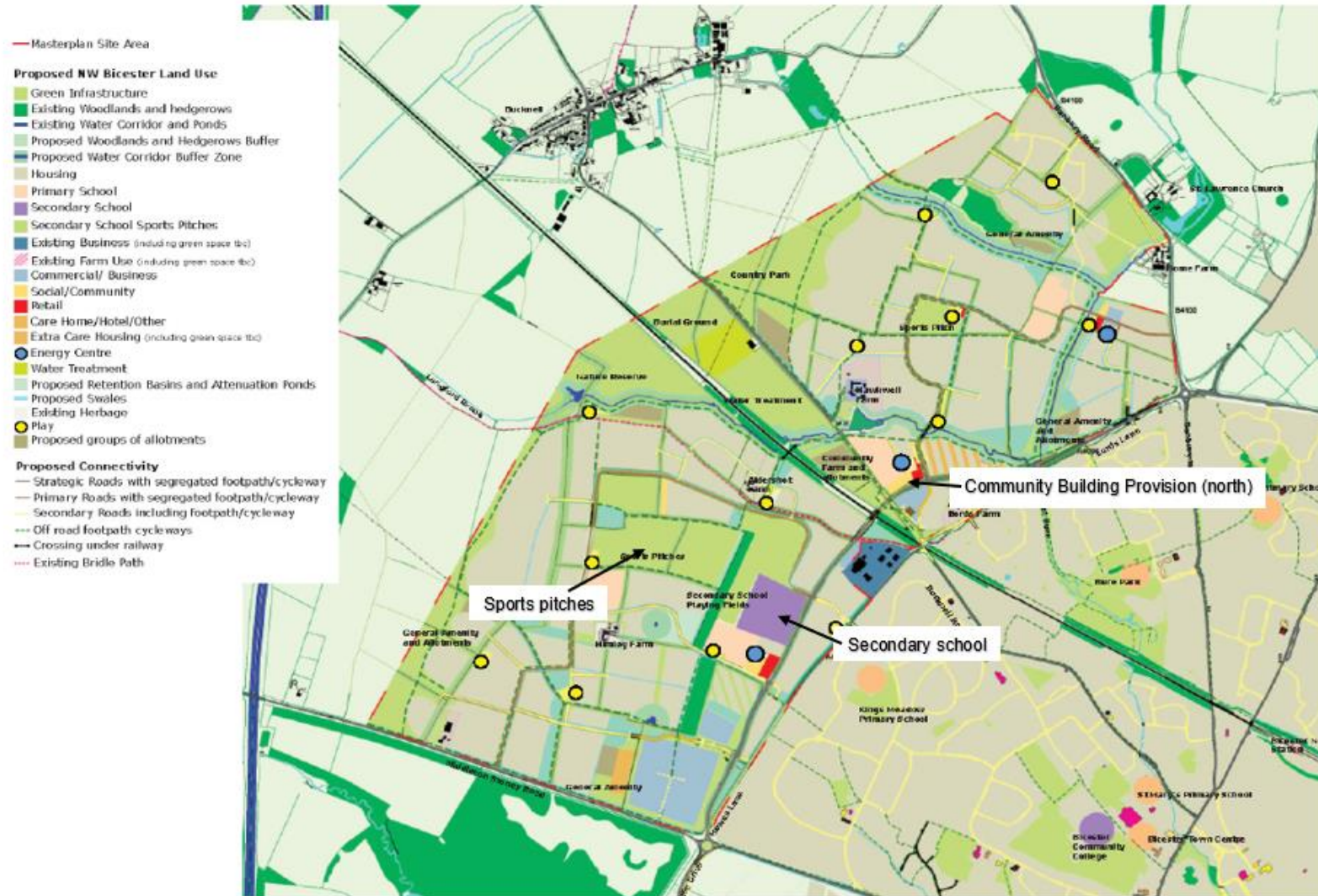


Figure 10: North West Bicester Masterplan – Masterplan Framework