

**PLANNING CONSULTATION**

<b>Planning Reference</b>	<b>19/02948/F</b>
<b>Development Location</b>	Land to the South and adjacent to, South Side, Steeple Aston
<b>Development Proposal</b>	10 Residential Units

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 a development acceptable in planning terms
- They are directly related to a 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 (Links to CIL 122)</b>	<b>Policy Links</b>
Community Hall Facilities	Based on; Average occupancy of 1.85 per 2 bed dwelling (2) 2.88 per 3 bed dwelling (5) 3.96 per 4 bed dwelling (3) Average occupancy = 3.0 0.185m <sup>2</sup> community space required per resident £2,482 per m <sup>2</sup> towards refurbishment of	Seeking a contribution towards the refurbishment / improvements at either of the community facilities in Steeple Aston listed below;  1. Village Hall, Fir Lane: addition of radiators to poorly-heated rooms and replacement of some in the main hall; improvements to main hall lighting; upgrading of PA system and hearing loop; installation of internet connection.  2. Sports and Recreation Centre, Fir Lane: improvements to the kitchen facilities including replacement electrical equipment and kitchen furniture.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.  The improvements will protect and enhance the quality of existing facilities.

	<p>existing community hall 10 dwellings x 3.00 = 30.00 residents 30.00 x 0.185 m<sup>2</sup> = 5.55m<sup>2</sup> 5.55 x £2482 = <b>£13,775.10</b></p>		
Outdoor Sport Provision	<p>Based on £2430.16 per dwelling (figure adjusted to average persons per dwelling 3.0) 10 x £2430.16 = <b>£24,301.60</b></p>	<p>We are seeking a contribution towards the development of the following outdoor sports provision in Steeple Aston;</p> <ol style="list-style-type: none"> <li>1. The principal recreation space in the village is Robinsons' Close, off Fir Lane, location of the Football Ground which is maintained by the Sports &amp; Recreational Trust. The football pitch requires some one-off capital expenditure as additional usage is envisaged. Projects include top dressing of the field, new fencing and gates to the field area; provision of outdoor gym equipment; provision of an additional cricket net.</li> <li>2. Resurfacing with tarmac of the adjacent basketball court.</li> </ol>	<p>Policy BSC 10 Addressing existing deficiencies in provision through enhancement of existing provision. 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. A financial contribution to enhancement of existing facilities off site. Access to football pitches within a 10-minute walk / 800m.</p> <p>Policy Villages 4: Meeting the need for open spaces, sport and recreation.</p>
Indoor Sport Provision	<p>Based on £335.32 per person (10 dwellings x 3.00) x £335.32 = <b>£10,059.60</b></p>	<p>Seeking a contribution towards the Sports and Recreation Centre in Steeple Aston which needs replacement of and improvements to the fabric of the building to facilitate use of the hall in the</p>	<p>Policy BSC 10 Addressing existing deficiencies in provision through enhancement of provision, improving access to existing facilities. Ensuring</p>

		<p>winter, therefore allowing an increase in usage for indoor sport. Specific improvements include the insulation of the building with internal cladding and replacement windows, replacement of the boiler and new interior lighting to replace the existing fluorescent tubes.</p>	<p>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>
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The above figures are in line with the Developer Contributions Supplementary Planning Document (SPD). These figures will need to be index linked up to 2020.

Directorate Well-being

Name Helen Mack

Date 3<sup>rd</sup> February 2020