

## PLANNING CONSULTATION

<b>Planning Reference</b>	20/00293/OUT
<b>Development Location</b>	Bicester Gateway Business Park, Wendlebury Road, Chesterton
<b>Development Proposal</b>	Outline application (Phase 1B) including access (all other matters reserved) for approximately 4,413 sqm B1 office space (47,502 sqft) GIA, approximately 273 residential units (Use Class C3) including ancillary gym, approximately 177 sqm GIA of café space (Use Class A3), with an ancillary, mixed use co-working hub (794 sqm/ 8,550 sqft GIA), multi-storey car park, multi-use games area (MUGA), amenity space, associated infrastructure, parking and marketing boards

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 1.85 per dwelling. (1 bed residential units)  0.185m <sup>2</sup> community space required per resident 273 dwellings x 1.85 = 505.05 residents	We are seeking a contribution towards improvement / upgrading Kingsmere Community Centre.  Even though the development is looking to provide community spaces, such as cafe, work stations, amenity space, the contribution is sought to ensure community hall facilities meet the needs of the residents generated by the new development.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities. The improvements will enhance the quality of existing facilities.  Bicester 10 – 37% of the development is located in Bicester 10. 63% of the development is outside this area.

	<p>505.05 x 0.185 m<sup>2</sup> = 93.43 m<sup>2</sup></p> <p>93.43 x £2482.00 = <b>£231,893.26</b> <b>index linked</b> <b>from 2Q17</b></p>		
Community Development	<p>0.4 FTE for 2 years Costs calculated at Grade G, £32,709 per annum plus 26% on costs <b>0.4 of FTE = £32,970.6</b> <b>index linked from 2Q17</b></p>	<p>As the development site is in excess of 250 dwelling, we are seeking a contribution towards the costs of employing a community development worker.</p>	<p>Community Development is a key strategic objective of the Cherwell Local Plan – Strategic Objective SO10 which seeks to provide sufficient accessible, good quality services, facilities and infrastructure.</p> <p>Strategic Objective SO14 seeks to create more sustainable communities.</p>
Outdoor Sport Provision	<p>Based on £1498.60 per dwelling.</p> <p>273 x £1498.60 = £409,117.80</p> <p>Reduced by 11% <b>£364,114.84</b> <b>index linked from 2Q17</b></p>	<p>We are seeking a contribution towards the expansion/upgrade of the Whitelands Farm Sports Ground Bicester and/or improvements to the community use sports facilities at Alchester Academy</p> <p>We welcome the MUGA proposed for the site, but the size of the development requires additional contributions. Local standards of outdoor recreation is 1.13ha per 1000 people. Therefore 1.13/2 = 0.565 ha for 500 residents, this equates to 5650m<sup>2</sup>. MUGA is 684m<sup>2</sup> so costs expected reduced by 11.4%</p>	<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>Bicester 10 – 37% of the development is located in Bicester</p>

			10. 63% of the development is outside this area.
Indoor Sport Provision	Based on £335.32 per person (273 dwellings x 1.85) x £335.32 = <b>£169,353.37</b> <b>index linked from 2Q17</b>	Seeking a contribution towards the expansion / enhancement of indoor facilities at Bicester Leisure Centre.  The development includes an anillary gym, but no details of size or number of stations are included in the application.	Policy BSC 10 Addressing existing deficiencies in provision through enhancement 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.  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.

Directorate Well-being

Name Helen Mack

Date 9<sup>th</sup> March 2020