

**PLANNING CONSULTATION**

<b>Planning Reference</b>	<b>20/002227/OUT</b>
<b>Development Location</b>	The Beeches, Heyford Road, Steeple Aston, OX25 4SN
<b>Development Proposal</b>	Erection of up to 10 dwellings with all matters reserved except the means of access on to Heyford Road.

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	<p>Number of residents;</p> <p>3 x 2 bed (1.85)                      5 x 3 bed (2.88)                      1 x 4 bed (3.96)                      1 x 5 bed (3.96)</p> <p>Average occupancy =  <math>27.87/10 = 2.79</math> residents</p> <p><math>2.79 \times 10 = 27.9</math>  <math>27.9 \times 0.185 = 5.16 \text{ m}^2</math>  <math>5.16 \times \text{£}2482 = \text{£}12,807.12</math></p>	<p>We are seeking a contribution towards improvements at Steeple Aston Village Hall, projects identified include installing radiators, improving lighting, upgrading the PA system and hearing loop and installing internet connection; and / or improvements of the community facilities at the village Sports and Recreation Centre.</p>	<p>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.</p>

<p>Outdoor Sport Provision</p>	<p>(£2017.03 / 2.49) x 2.79</p> <p>Cost per dwelling = £2,260.05</p> <p>£2,260.55 x 10 = <b>£22,600.50</b></p>	<p>We are seeking a contribution towards improvements at the village recreation space. Projects include top dressing the football field to allow for additional usage, provision of outdoor adult gym equipment, provision of an additional cricket net and resurfacing the basketball court with tarmac.</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>Policy Villages 4: Meeting the need for open spaces, sport and recreation.</p>
<p>Indoor Sport Provision</p>	<p>(2.79 x 10) x £335.32</p> <p>= <b>£9,355.43</b></p>	<p>Seeking a contribution towards improvements at the Sports and Recreation Centre in the village. Improvements to the fabric of the building are required to facilitate use of the hall in winter, increasing capacity throughout the year. Projects include insulation improvements, replacement of boiler and new lighting.</p>	<p>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.</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>

Public Art / Public Realm	10 x £200 per dwelling = <b>£2000.00</b>	Seeking a contribution towards delivery of an artist led project for young people at the Primary School linking to themes from the Beeches site.	<p>SPD 4.130 Public Realm, Public Art and Cultural Well-being. Public realm and public art can play an important role in enhancing the character of an area, enriching the environment, improving the overall quality of space and therefore peoples' lives. Public art and the quality of the public realm are important considerations in the design and layout of a development.</p> <p>SPD 4.132 The Government's Planning Practise Guidance (PGPG) states public art and sculpture can play an important role in making interesting and exiting places that people enjoy using.</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 22 September 2020