

PLANNING CONSULTATION

Planning Reference	21/00500/OUT
Development Location	Land North of Railway House, Station Road, Hook Norton
Development Proposal	Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond.

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 the development acceptable in planning terms
- They are directly related to the development
- They are fairly and reasonably related in scale and kind to the development.

Planning Obligations S106	Requested Costs	Justification	Policy Links
Community Hall Facilities	<p>Average occupancy per dwelling = 10 x 1.85 (2 bed) = 18.50 27 x 2.88 (3 bed) = 77.76 6 x 3.96 (4 bed) = 23.76 Average occupancy = 120.02/43 = 2.79 residents. 0.185m² community space required per resident.</p> <p>43 dwellings x 2.79 = 119.97 residents 119.97 x 0.185m² = 22.19m² 22.19 x £2,482.00 = £55,075.58</p>	We are seeking a contribution towards improvements at Hook Norton Memorial Hall.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.

Outdoor Sport Provision	<p>Based on $(£2,017.03/2.49) \times 2.79 = £2,260.05$ per dwelling</p> <p>$43 \times £2,017.03 = \mathbf{£97,182.15}$</p>	<p>We are seeking a contribution towards the enhancement of off-site outdoor sports facilities at Hook Norton Sport and Social Club.</p>	<p>Policy BSC 10 Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals. Policy BSC 11 – Local standards of provision – outdoor recreation</p>
Indoor Sport Provision	<p>Based on £335.32 per person $43 \times 2.79 = 119.97$ $119.97 \times £335.32 = \mathbf{£40,228.34}$</p>	<p>We are seeking an off-site indoor sport contribution towards improvements at Hook Norton Memorial Hall to provide an increase in capacity for the provision of indoor sport activity.</p>	<p>Policy BSC 10 Addressing existing deficiencies in provision through enhancements 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 Realm / Public Art	<p>Based on £200 per dwelling plus 7% maintenance and 5% management fees.</p> <p>Total = £9,632.00</p>	<p>We are seeking a contribution towards the provision of public art in the vicinity of the development. The public art will respond to the unique features of the location and engage with the local community.</p>	<p>SPD 4.130 Public Realm, Public Art and Cultural Well-being. Public realm and public art can plan an important role in enhancing the character of an area, enriching the environment, improving the overall quality of space and therefore peoples' lives.</p> <p>SPD 4.132 The Governments Planning Practise Guidance (GPPG) states public art and sculpture can plan an important role in making interesting and exciting places that people enjoy using.</p>
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The above figures are in line with the Development Contributions Supplementary Planning Document (SPD). These figures will need to be index linked up to 2021.

Directorate Well-being

Name Helen Mack Date 22 March 2021