

**PLANNING CONSULTATION**

<b>Planning Reference</b>	21/01119/OUT
<b>Development Location</b>	Q8 Fuelcare, Tramway Road, Banbury, OX16 5TD
<b>Development Proposal</b>	Outline planning application for the re-development of the Banbury Oil Depot to include the demolition / removal of buildings and other structures associated with the oil depot use and the erection of up to 143 apartments and up to 166m <sup>2</sup> of community and/or retail and/or commercial space (Class Use E and/or F2) with all matters (relating to appearance landscaping, scale and layout) reserved except for access off Tramway 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 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.

<b>Planning Obligations S106</b>	<b>Requested Costs</b>	<b>Justification</b>	<b>Policy Links</b>
Community Hall Facilities	<p>Average occupancy per dwelling =            70 x 1 bed (1.28) = 89.6            46 x 2 bed (1.85) = 85.1            13 x 3 bed (2.88) = 37.44            14 x studios (1.28) = 17.92            Average occupancy = 230.06/143            = 1.61            0.185m<sup>2</sup> community space required            per resident.</p> <p>143 dwellings x 1.61 = 230.23            residents            230.23 x 0.185m<sup>2</sup> = 42.59m<sup>2</sup>            42.59 x £2,482.00 = <b>£105,708.38</b></p>	We are seeking a contribution towards the refurbishment / improvements at Grimsbury Community Centre or The Mill Centre.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.

Community Development	As the development is between 100 and 250 dwellings, developers are expected to provide the costs of employing a community development worker for 0.4 FTE for 1 year. Costs calculated at Grade G, £33,608.50 per annum plus 26% on costs. <b>0.4 of FTE = £16,938.68</b>	We are seeking a contribution towards employment of a community development worker.	
Outdoor Sport Provision	Based on £1,304.18 per dwelling  143 x £1,304.18 = <b>£186,497.74</b>	We are seeking a contribution towards the development / enhancement of football pitches at Chandos Close, Banbury. The contribution is instead of providing facilities which would be expected with a development of over 65 dwellings. Alternatively, the contribution would be towards the community football facilities associated with the relocation of Banbury United Football Club.	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
Indoor Sport Provision	Based on £335.32 per person 143 x 1.61 = 230.23 230.23 x £335.32 = <b>£77,200.72</b>	We are seeking an off-site indoor sport contribution towards the Indoor Tennis Centre &/or improvements in indoor sports facilities in Banbury.	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.

			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.
Public Art	Based on £200 per dwelling plus 5% management and 7% maintenance fee.  <b>Total = £32,032.00</b>	We are seeking a contribution towards a public art scheme in the vicinity of the new development. The public art scheme should enhance the development’s sense of place at the hub of Banbury’s railway transport network through situating the work as part of a new gateway feature, or alternatively to feature on the riverside walks. An element of public engagement should be included as part of the process.	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.  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.

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 10 May 2021