

Comment for planning application 21/01630/OUT

Application Number	<input type="text" value="21/01630/OUT"/>
Location	<input type="text" value="Land at North West Bicester Home Farm, Lower Farm and SGR2 Caversfield"/>
Proposal	<input type="text" value="Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination"/>
Case Officer	<input type="text" value="Caroline Ford"/>
Organisation Name	<input type="text" value="Recreation and Leisure (CDC)"/>
Address	<input type="text" value="Cherwell District Council, Bodicote House, White Post Road, Bodicote, Banbury, OX15 4AA"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please see attached comments."/>
Received Date	<input type="text" value="10/06/2021 09:23:38"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Planning consultation response 21.01630.OUT.pdf

PLANNING CONSULTATION

Planning Reference	21/01630/OUT
Development Location	Land at North West Bicester, Home Farm, Lower Farm and SGR2, Caversfield
Development Proposal	Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping , layout and scale reserved for later determination.

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	Based on £1050.94 per dwelling (towards build and fit out costs) 530 x £1050.94 = £556,998.20 (index linked from 2Q17)	We are seeking a contribution towards the development of community space on the NW Bicester development north of the railway line. A large community hall of 1,200sqm is required to serve the North of the site in accordance with the Masterplan. The position of the building is identified in application 14/01384/OUT. It is understood there may be the possibility to provide for	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities. The PPS1 Eco Towns Supplement (July 2009) (paragraph 13.1) states: “Building sustainable communities is about providing facilities which contribute to the well-being, enjoyment and health of people. Planning applications should include a good level of provision of services within the ecotown that is proportionate to the size of the

		Community Space at St Laurence Church, Caversfield. If a crossing is provided to access community use at St Laurence Church from the development, CDC is prepared to take this into account and review the contribution.	development. This should include leisure, health and social care, education, retail, arts and culture, library services, sport and play facilities and community and voluntary sector facilities.....”(CDC italics).
Outdoor Sport Provision	<p>Based on £227.68 per dwelling capital costs and £250.35 per dwelling maintenance costs.</p> <p>530 x £227.68 = £120,670.40 (index linked from 2Q17) for capital costs.</p> <p>530 x £250.35 - £132,685.50 (index linked from 2Q17) for maintenance costs.</p>	We are seeking an off-site outdoor sports contribution towards the provision of pitches to serve the development and the wider North West Bicester Development.	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	<p>Based on £493.00 per dwelling</p> <p>530 x £493.00 = £261,290.00 (index linked from 2Q17)</p>	We are seeking an off-site indoor sport contribution towards enhanced community sporting facilities at Bicester Leisure Centre.	<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>

<p>Public Realm / Public Art / Cultural Wellbeing</p>		<p>We are not looking to seek a contribution towards public art but the site should provide a 'Cultural Wellbeing Statement' to explain how the site will contribute towards cultural wellbeing in terms of public art and the wider matters.</p>	<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.</p> <p>SPD 4.132 The Governments Planning Practise Guidance (GPPG) states public art and sculpture can play an important role in making interesting and exciting places that people enjoy using.</p> <p>The PPS1 Eco Towns Supplement (July 2009) para 13.1 states "Building sustainable communities is about providing facilities which contribute to the well-being, enjoyment and health of people (CDC italics)". In terms of the infrastructure needs of eco towns, the PPS1 Supplement requires community facilities including those for arts and culture.</p>
<p>Community Led Management Organisation</p>	<p>Based on £1,417.91 per dwelling</p> <p>530 x £1,417.91 = £751,492.30 (index linked from 2Q17)</p>	<p>We are seeking a contribution towards the community management organisation which aims to</p> <ul style="list-style-type: none"> • encourage and promote the environmental social 	<p>The PPS1 Eco Towns Supplement (July 2009) paragraph 21.1 states that "to support the transition process, planning applications should set out: (d) how developers will support the initial formation and growth of communities, through investment in community</p>

		<p>and economic sustainability principles of living in the North West Bicester Development.</p> <ul style="list-style-type: none"> • Carry out on-going community engagement and encouraging involvement in all states of the CMO throughout the construction of the development and the remainder of the North West Bicester Development and during the lifetime of the North West Bicester Development. • The employment of a person to liaise with the occupants of the development and any existing CMO established in the connection with another part of the NW Bicester development to secure full integration. • Investments in order to generate income to be 	<p>development and third sector support, which enhance well-being and provide social structures through which issues can be addressed; and (e) how developers will provide information and resources to encourage environmentally responsible behaviour...; and (g) a governance transition plan from developer to community”. Paragraph 22.1 sets out the requirements for long term governance structures that should accompany planning applications for eco towns including to ensure that: (e) community assets are maintained. Paragraph 22.2 states that the governance proposals should set out “ the proposed financial, management and legal structures (including arrangements for the transfer of land, buildings or endowment funds to resident community organisations for community use and development, including, cultural, worship and income generating purposes (CDC’s italics).</p> <p>The CDC Local Plan Part 1 Policy Bicester 1 refers to the need for the submission of proposals to support the setting up and operation of a financially viable Local Management Organisation by the new community to allow locally based long term ownership and management of facilities in perpetuity.</p>
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Community Facility Maintenance	<p>Calculated as £144.83 per dwelling towards allotment and community farm commuted sum and £249.24 per dwelling towards the community building commuted sum.</p> <p>530 x £144.83 = £76,759.90 (index linked from 2Q17) towards allotment and community farm commuted sum</p> <p>530 x £249.24 = £132,097.20 (index linked from 2Q17) towards community hall commuted sum.</p>	We are seeking a contribution towards the management and maintenance of the allotments, community farm and community hall on the wider North West Bicester development.	Please see above
Community Development Worker	<p>Calculated as £347.46 per dwelling.</p> <p>530 x £347.46 = £184,153.80 (index linked from 2Q17)</p>	We are seeking a contribution towards the employment of workers to carry out community development work on the basis of 2 posts to be funded for the first 20 years build out of the NW Bicester development and 2 part time posts for the following 4 years.	The PPS1 Eco Towns Supplement (July 2009) PPS1 paragraph 22.2 covers endowment funds for community use and development in the context of resident - led community organisations and the need for governance structures to resolve any differences, avoid tensions and create a sense of belonging for residents. Also paragraph 22.1 requires planning applications to be accompanied by long term governance structures to ensure that (a) standards are met, maintained and evolved to meet future needs, (b) that there is continued community involvement and engagement to develop social capital

			and (e) community assets are maintained. Paragraph 21.1 (d) states that planning applications should set out how developers will support the initial formation and growth of communities through investment in community development and third sector support - which enhance well-being and provide social structures through which issues can be addressed.
Community Development Fund	Calculated as £45.29 per dwelling; £45.29 x 530 = £24,003.70 (index linked from 2Q17)	We are seeking a contribution towards community development work which will include initiatives to support groups for residents of the Development.	<p>The PPS1 Eco Towns Supplement (July 2009), paragraph 21.1 (d) states that planning applications should set out how developers will support the initial formation and growth of communities through investment in community development and third sector support - which enhance well-being and provide social structures through which issues can be addressed.</p> <p>The NPPF (March 2012) (paragraph 69) states that planning should aim to achieve places which promote “opportunities for meetings between members of the community who might not otherwise come in contact with each other.” Paragraph 17 states that planning should “take account and support local strategies to improve health, social and cultural well-being for all and deliver sufficient community and cultural facilities to meet local needs”.</p>

Directorate Wellbeing

Name Helen Mack Date 10 June 2021