

**PLANNING CONSULTATION**

<b>Planning Reference</b>	21/03426/OUT
<b>Development Location</b>	Land opposite Hanwell Fields Recreation Adj to, Dukes Meadow Drive, Banbury
<b>Development Proposal</b>	Outline Planning application for up to 78 dwellings and associated open space with all matters reserved other than access.

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	Average occupancy per dwelling = 2.49  0.185m <sup>2</sup> community space required per resident.  2.49 x 78 =194.22 residents. 194.22 x 0.185m <sup>2</sup> = 35.93m <sup>2</sup> 35.93 x £2,482.00 = <b>£89,178.26</b>	We are seeking a contribution towards improvements / expansion of existing community facilities at Hanwell Fields Community Centre, Rotary Way.  .	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.
Outdoor Sport Provision	Based on £2,017.03 per dwelling  78 x £2,017.03 = <b>£157,328.34</b>	We are seeking a contribution towards pitch improvements at Hanwell Fields Recreation Ground and/or North Oxfordshire Community use site.	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. A

			<p>financial contribution to enhancement of existing facilities off-site.</p> <p>CDC Playing Pitch Strategy – identifies the need to provide full size 3G artificial grass pitches in Banbury.</p>
Indoor Sport Provision	<p>Based on £335.32 per person</p> <p><math>78 \times 2.49 = 194.22</math></p> <p><math>194.22 \times £335.32 = \mathbf{£65,125.85}</math></p>	<p>We are seeking an off-site indoor sport contribution towards the Indoor Tennis Centre and/or improvements of leisure centre provision in the locality.</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. Ensuring that development proposals contribute towards the provision of new or improved facilities where the development generates a need for sport, recreation and community facilities which cannot be met by existing provision.</p>

Public Art	<p>Based on 78 dwellings @ £200 per dwelling plus 5% management and 7% maintenance</p> <p><b>£17,472.00</b></p>	<p>We are seeking a contribution towards public art in the locality. The scheme could include artwork on the roundabout near the local centre. This would be in keeping with the other roundabouts on earlier phases of the development each with a landmark artwork and be prominent and visible. It would be beneficial if the consultation process for designing and developing the work included the community association and school which are already well-established.</p> <p>There is the possibility for artwork on the open space in the region of the LEAP, which would provide a focal point and encourage residents to the walk to higher ground. This would be contingent on whether pathways and gradient facilitate access and visibility.</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. 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 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>
------------	---	--	--

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 November 2021