

## PLANNING CONSULTATION

<b>Planning Reference</b>	21/03522/OUT
<b>Development Location</b>	OS Parcel 3673 Adjoining and West of 161 Rutten Lane, Yarnton, OX5 1LT
<b>Development Proposal</b>	The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm) (Class E), alongside the creation of two locally equipped play areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works.

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>We are seeking further details of the proposed on-site community facility alongside a management plan, prior to planning consent being sought.</p> <p>If the developers are providing onsite provision, we would be seeking a commuted sum for maintenance in line with the developer contribution standards, <b>£298.88 per m<sup>2</sup></b>.</p>	<p>If the development provides a community facility, to a specification and with a management plan agreed by CDC, we are not seeking a contribution. The facility will aim to be the main focal point of the community and be the location for enriching activities that empower individuals and the community within walking distance of individual homes. The facility needs to define parameters with regards to</p>	<p>Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.</p> <p>Policy PR11 – Development proposals demonstrate that the community facilities infrastructure requirements can be met.</p>

	<p>If the on-site provision does not plan to provide a facility which includes a space for community activities and a detailed management plan, an off-site contribution will be sought towards enhancements at Yarnton Village Hall. The off-site contribution will be calculated in line with the SPD. A sum based on the requirement to provide 0.185m<sup>2</sup> community space per occupier of the Dwellings at a cost of £2,482 per m<sup>2</sup>.</p> <p>540 x 2.49 = 1,344.6  1,344.6 x 0.185 = 248.75  248.75 x £2,482.00 = <b>£617,397.50</b></p>	<p>management, terms of use, sustainability, affordability, and availability.</p> <p>If the development is not providing a community facility with appropriate space for community activities and a detailed management plan, then an off-site contribution will be sought to enhance the community facilities at Yarnton Village Hall.</p>	
Community Development Worker	<p>As the development is between 500 and 1000 dwellings, developers are expected to provide the costs of employing a community development worker for 0.8 FTE for 2 years. Costs calculated at Grade G, £33,722.00 per annum plus 26% on costs.  0.8 of FTE = £33,991.78 for 2 years  <b>Total = £67,983.56</b></p>	<p>We are seeking a contribution towards employment of a community development worker to work to integrate residents into the community and wider area.</p> <p>A broad job description and timescales for employment would be agreed with the developer to ensure the role provides maximum benefit.</p>	<p>Community development is a key strategic objective of the Cherwell Local Plan. The Local Plan includes a series of Strategic Objectives and a number of these are to facilitate the building of sustainable communities. SO10 is a strategic objective to provide sufficient accessible good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs, reduce social exclusion and poverty and address inequalities in health, maximising well-being. Paragraph B.86 of the Local Plan states that the Council wishes to ensure</p>

			<p>that new development fully integrates with existing settlements to forge one community, rather than separate communities.</p> <p>Furthermore, evidence gathered in preparing the 2017 Cherwell Community Spaces Development Study strongly endorses the value in having a Community Development Worker available at an early stage in a new development to kickstart the process of bringing people together, developing new activities and putting in place the start of a strong community.</p> <p>Strategic Objective SO14 seeks to create more sustainable communities.</p> <p>The contribution shows how the developer will support the initial formation and growth of the community through investment in community development, which enhances well-being and provides social structures through which issues can be addressed.</p>
Community Development Fund	<p>Calculated as £45.00 per dwelling.</p> <p><b>540 x £45 = £24,300.00</b></p>	<p>We are seeking a contribution towards community development work which will include initiatives to support groups for residents of the development.</p>	<p>The NPPF (March 2021) 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</p>

			<p>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> <p>Community Development is a key objective of the Cherwell Local Plan. The Local Plan includes a series of Strategic Objectives and a number of these are to facilitate the building of sustainable communities. SO10 is a strategic objective to provide sufficient accessible good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs, reduce social exclusion and poverty and address inequalities in health, maximising well-being. Paragraph B.86 of the Local Plan states that the Council wishes to ensure that new development fully integrates with existing settlements to forge one community, rather than separate communities.</p>
Outdoor Sport Provision	<p>Based on £2,017.03 per dwelling</p> <p>540 x £2,017.03 = <b>£1,089,196.20</b></p>	<p>We are seeking an off-site contribution towards the development of outdoor sports provision at PR7a, to provide grass pitches, 3G football pitch with floodlighting, pavilion and car parking,</p>	<p>Policy BSC10 seeks to address existing deficiencies in access to sports and recreation provision through the enhancement of existing facilities, improve access to existing facilities or</p>

		<p>and/or towards improvements of football pitches and pavilions at Rutten Lane and Green Lane, Yarnton.</p> <p>The development of the larger outdoor sport facility at PR7a (4 hectares of pitches) will be a sustainable site aimed at serving all the partial review sites into the future.</p>	<p>securing new provision. In addition, where new development is proposed, the Council will ensure that proposal provide appropriate sport and recreation provision commensurate to the need generated by the development.</p> <p>Policy BSC 11 – Local Standards of Provision – outdoor recreation. A financial contribution to enhancement of existing facilities off site.</p> <p>The approach to develop this site is endorsed by Sport England and the Oxfordshire FA.</p> <p>CDC Playing Pitch Strategy identifies the need to provide an additional 4 ha grass pitches in the Kidlington area by 2031. In addition, the studies show the need to provide two full-size 3G football pitches by 2031. As stated in the sports studies, the off-site contributions are to be targeted at a site accessible to new residents within an appropriate time and the contributions will go towards new planned provision.</p> <p>The proposed site for the development of off-site sport provision has been identified in the Cherwell Local Football Facility Plan.</p>
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<p>Indoor Sport Provision</p>	<p>Based on £335.32 per person  <math>540 \times 2.49 = 1,344.60</math>  <math>1,344.60 \times £335.32 = \mathbf{£450,871.28}</math></p>	<p>We are seeking an off-site indoor sport contribution towards improvements at Kidlington &amp; Gosford Leisure Centre which include the building of a new teaching pool.</p> <p>Following the 2020/21 Leisure Centre Feasibility Studies, indicative plans have been drawn up which include the expansion of the swimming offer at the leisure centre.</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 ensure that new developments will contribute towards the provision of new or improved facilities where there is a need which cannot be met by existing provision.</p>
<p>Public Realm, Public Art and Cultural Well-being</p>	<p>A contribution of <b>£60,480</b> towards the public art scheme is considered a reasonable sum to commit, based on the number of commercial housing units (excluding affordable housing units and care facility) at <b>£200 per unit plus 12% for maintenance and management of the commissions.</b></p>	<p>We would be seeking a contribution towards a public art scheme to support the cultural wellbeing of the new development.</p> <p>This development is ‘driven by the sites natural features and desire to enhance connections into the wider community’. The emphasis on wellbeing features and respecting the heritage of the area would be strongly enhanced with the embedding of artistic features in the landscape to encourage their use and appreciation. In the interests of aiding connections and developing distinct characteristics</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 play an important role in making interesting and exciting places that people enjoy using.</p>

		<p>for Kidlington communities, the artwork should ideally resonate with other public artwork in the area for a more cohesive impact.</p> <p>The Rosie the Elephant and Friends sculpture sited on the Kidlington roundabout nearby has proved hugely popular with local people and provides a distinctive landmark that encapsulates a unique era in the town's history, still just within living memory. There is scope to build on that theme with more related stories, like the 3 wolves that escaped from the zoo and were at large for several days in the area before recapture for instance.</p> <p>Sculptural features at key points around the green corridor, for example where the community woodland meets the ancient woodlands wire mesh fence, along with creative signage/interpretation to help provide learning opportunities for schools, visitors, and residents alike, to support a narrative between the wild and built environment and builds on existing cultural currency.</p> <p>Another recommendation is to engage an artist to develop bespoke and creative way-markers for the cycle/footpaths, which could also potentially be rolled out to other routes in the area to create to a broad network</p>	
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		<p>and connect the neighbouring communities. The design of these should seek to be interactive and encourage imaginative play and stimulate curiosity about the natural environment. A creative variation on the 'Blue Line' health walks initiative has much potential, by using different animal footprints to indicate varying routes for example.</p> <p>Participatory activity for schools and community groups embedded in the design development of the artwork is recommended as best practice in ensuring the work is meaningful and inspires cultural wellbeing.</p> <p>The public art officers at CDC would welcome discussions with the developer regarding public art on the development.</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 2023.

Directorate Wellbeing

Name Tom Darlington / Helen Mack

Date 18 January 2023