

PLANNING CONSULTATION

Planning Reference	21/03558/OUT
Development Location	Land on the North East Side of Gavray Drive,
Development Proposal	Outline – Residential development for up to 250 dwellings including affordable housing and ancillary uses including retained Local Wildlife Site, public open space, play areas, localised land remodelling, compensatory flood storage, structural planting and 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.
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Planning Obligations S106	Requested Costs	Justification	Policy Links
Community Hall Facilities	<p>Figures calculated using the average occupancy per dwelling 2.4 residents. 0.185m² community space required per resident.</p> <p>2.4 x 250 = 600 residents 600 x 0.185m² = 111 m² 111 x £2,482.00 = £275,502.00</p>	<p>We are seeking an off-site community facilities contribution to enhance community facilities in the locality, including Langford Village Community Centre and Graven Hill Community Centre</p> <p>As the development is not proposing any provision regarding community hall facilities, the contribution will go towards improvements at a local existing facility to meet the need generated by the increased number of residents from the development. Though Langford Village Community Centre has undergone improvements in recent years, there are still</p>	<p>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.</p> <p>Policy Bicester 13 Gavray Drive states a contribution towards community facilities as an infrastructure need.</p>

		<p>further enhancements the community centre would like to undertake. Included within this would be plans to increase the number (and refurbishment) of the toilets, including male, female and accessible toilets. Options for a potential extension to the side of the building are to be progressed to meet the needs of the additional residents in the locality as well as modernisation of the Kitchen space. It will be important to ensure there is a safe, accessible route from the new development to Langford Village Community Centre.</p> <p>Alternatively, the contribution could support the provision of the new community centre due to be delivered at Graven Hill.</p>	
Community Development Worker	<p>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, £38,370.50 per annum plus 22% on costs. 0.4 of FTE for 1 year = £18,724.80</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>Community development is a key strategic objective of the Cherwell Local Plan – Strategic Objective SO10 which seeks to provide sufficient accessible, good quality services, facilities and infrastructure.</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</p>

			social structures through which issues can be addressed
Community Development Fund	<p>Calculated as £45.00 per dwelling.</p> <p>250 x £45 = £11,250.00</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 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>
Outdoor Sport Provision	<p>The outdoor sport figure has been calculated using the Sport England Playing Pitch Calculator (PPC) to estimate the additional demand for playing pitches that may be generated from the new population.</p> <p>CDC inputted the most up-to-date playing figures in Cherwell from the National Governing Bodies of Sport and population data to obtain accurate figures using the PPC.</p> <p>As the development will be contributing towards off-site</p>	<p>We are seeking an off-site formal outdoor sports contribution, towards enhancements at Whitelands Farm Sports Ground and/or Graven Hill.</p> <p>In response to previous comments, green outdoor space is not formal outdoor sport provision. In the latest sports studies commissioned by CDC, Bicester Tennis Club was identified as having current and future capacity issues. The report stated 'it cannot be said that supply is sufficient to meet demands as there is instead a clear need to improve supply in ways that can attract and better accommodate more users'. The provision of floodlit courts would provide both an increase in provision for the</p>	<p>Policy BSC 10 Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals.</p> <p>Policy BSC 11 – Local standards of provision – outdoor recreation. A financial contribution to enhancement of existing facilities off-site.</p> <p>Policy Bicester 13 Gavray Drive states that a contribution towards off-site formal sports provision will be required as an infrastructure need.</p>

	<p>outdoor sports provision, the contribution towards new pitches, changing rooms and lifecycle costs to meet the additional demand was calculated in Part 3 of the PPC results.</p> <p>Total contributions for 250 dwellings - £702,314.00</p>	<p>whole community and address capacity issues at Bicester Tennis Club.</p> <p>In addition, floodlit courts could cater for both tennis and netball, as access to quality netball courts is currently being under-provided for in the locality.</p>	
Indoor Sport Provision	<p>The indoor sport figure has been calculated using the Sport England Sports Facilities Calculator (SFC) to estimate the additional demand for key community sports facilities created by the new population.</p> <p>As the development will be contributing towards off-site indoor sports provision, the SFC provided an estimated cost value towards new facilities/ improvements to meet the additional demand.</p> <p>Total contribution from 250 dwellings - £266,134.00</p>	<p>We are seeking an off-site indoor sport contribution towards the expansion / enhancement of indoor facilities at Bicester Leisure Centre.</p> <p>In 2020, CDC commissioned consultants to undertake a leisure facility future needs review. This report recommended the need for additional pool water space at Bicester Leisure Centre. Following on from these studies, CDC appointed FMG to produce plans for increasing pool capacity at Bicester Leisure Centre with the addition of a learner pool. Learn to Swim provision is much needed in the local community and with further developments planned in Bicester, this additional provision will be essential. Contributions from across developments in Bicester will be pooled</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>

		together towards the improvements and enhancements at Bicester Leisure Centre.	
Public Art	A contribution of £70,000.00 - based on £250 per dwelling plus 12 % towards maintenance and management of the work – would be an appropriate sum to enable this to uniquely benefit both people and place as well as creatively embed a strong sense of belonging and raised awareness of the environment around.	<p>We would be seeking a contribution towards a public art scheme. The development is in an area which includes the River Ray conservation target area and a valued local wildlife site. With the Langford Brook water course running through the middle and a lowland meadow identified as a BAP priority habitat, it seeks the harmonious integration of residential and open green space use, with a significant 75% of the overall acreage reserved for open green space. Enhanced Public Rights of Way and walkways, designed to extend the green network of walkable neighbourhoods to enable a high degree of integration and connectivity for both old and new communities, also serve to underscore this focus. Public art should also be deployed to promote and celebrate this 'green jewel' at the heart of this development, with a significant emphasis on a participatory element to its design and execution to engage and educate younger residents in particular in the process.</p> <p>Artistic features in the form of unique welcoming gateways or wayfinders to the nature walk would serve to aid a positive relationship and interface to the local wildlife areas, using appropriate natural materials to further underline the heritage and character of the area, for example potential use of wood and clay/ceramic insets. Just as the masterplan is</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>Policy Bicester 13 – Gavry Drive, the provision of public art to enhance the quality of the place, legibility and identity.</p>

		described as the 'work of many hands' so could the public art scheme be, by incorporating elements designed and created by school children and local community in an artist-led process to ensure a quality and meaningful outcome most suited to the context of the CTA.	
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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 11 November 2025