

# Consultee Comment for planning application 21/03644/OUT

<b>Application Number</b>	<input type="text" value="21/03644/OUT"/>
<b>Location</b>	<input type="text" value="OS Parcel 6372 South East Of Milestone Farm Broughton Road Banbury"/>
<b>Proposal</b>	<input type="text" value="Erection of up to 49 dwellings, associated open space, sustainable urban drainage systems, and access from Balmoral Avenue"/>
<b>Case Officer</b>	<input type="text" value="David Lowin"/>
<b>Organisation</b>	<input type="text" value="Recreation &amp; Leisure (CDC)"/>
<b>Name</b>	<input type="text"/>
<b>Address</b>	<input type="text" value="Recreation &amp; Leisure Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
<b>Type of Comment</b>	<input type="text" value="Comment"/>
<b>Type</b>	<input type="text"/>
<b>Comments</b>	<input type="text" value="Please see attached comments."/>
<b>Received Date</b>	<input type="text" value="18/11/2021 10:39:57"/>
<b>Attachments</b>	The following files have been uploaded: Planning consultation response 21.03644.OUT.pdf

**PLANNING CONSULTATION**

<b>Planning Reference</b>	21/03644/OUT
<b>Development Location</b>	OS Parcel 6372 South East of Milestone Farm, Broughton Road, Banbury
<b>Development Proposal</b>	Erection of up to 49 dwellings, associated open space, sustainable urban drainage systems, and access from Balmoral Avenue.

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;</p> <p>8 x 1 bed (1.28) = 10.24</p> <p>15 x 2 bed (1.85) = 27.75</p> <p>19 x 3 bed (2.88) = 54.72</p> <p>7 x 4 bed (3.96) = 27.72</p> <p>Total = 120.43</p> <p>Average occupancy per dwelling = 120.43/49 = 2.46</p> <p>0.185m<sup>2</sup> community space required per resident.</p> <p>2.46 x 49 =120.54 residents.</p> <p>120.54 x 0.185m<sup>2</sup> = 22.30m<sup>2</sup></p> <p>22.30 x £2,482.00 = <b>£55,348.60</b></p>	<p>We are seeking a contribution towards improvements / expansion of existing community facilities at The Hill or Sunshine Centre in the locality.</p> <p>.</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>Outdoor Sport Provision</p>	<p>Based on £2,017.03 per dwelling</p> <p><math>(2,017.03/2.49) \times 2.46 = \text{£}1,992.73</math> per dwelling</p> <p><math>49 \times \text{£}1,992.73</math> = <b>£97,643.77</b></p>	<p>We are seeking a contribution towards pitch and pavilion improvements at North Oxfordshire Community use site.</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>CDC Playing Pitch Strategy – identifies the need to provide full size 3G artificial grass pitches in Banbury.</p>
<p>Indoor Sport Provision</p>	<p>Based on £335.32 per person</p> <p><math>49 \times 2.46 = 120.54</math> <math>120.54 \times \text{£}335.32 = \text{£}40,419.47</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</p>

			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.
Public Art	Based on 49 dwellings @ £200 per dwelling plus 5% management and 7% maintenance  <b>£10,976.00</b>	We are seeking a contribution towards public artwork to be created in the vicinity of the site. A scheme could complement the Will Glanfields totem high backed benches locally, enhancing the quality of place, legibility and identity.	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.  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 16 November 2021