

PLANNING CONSULTATION

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| Planning Reference | 21/04275/OUT |
| Development Location | Part OS Parcel 8149 Adj Lords Lane And SE Of Hawkwell Farm, Lords Lane, Bicester |
| Development Proposal | Outline – with all matters reserved except for Access – Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation (C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar; employment area (B2,B8, E(g)); learning and non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook Primary school); green infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including NEAPS/LEAPS/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition. |

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 |
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| Community Hall Facilities | We are seeking agreement on the proposed community facilities. | We are not seeking a contribution towards build and fit out costs for community hall facilities as the development is providing a local centre which will include a community space for use by the new residents. | 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 |

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| | | | 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 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>3100 x £227.68 = £705,808.00 (index linked from 2Q17) for capital costs.</p> <p>3100 x £250.35 = £776,085.00 (index linked from 2Q17) for maintenance costs.</p> <p>Contribution towards the sports pavilion at the formal sports pitches; x £697.00 = £ (index linked from 2Q17)</p> | <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.</p> <p>We are no longer expecting the formal sports pitch shown on the plans for the development, but we would expect this area of pitch provision to be retained as informal sports provision.</p> <p>The rationale behind the change from the masterplan is to enable a higher standard of sports provision and associated facilities to be provided with</p> | <p>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</p> |

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| | | <p>long term management and maintenance. A central location for sports provision will allow for inclusion of facilities such as a more durable hybrid pitch.</p> <p>We are confident the sports provision in the south will still be adequate to cater for the increase in number of dwellings in the north, but we would be seeking additional costs towards the provision of these facilities to ensure the fixtures, fittings and maintenance can cater for the increased usage of the site. The original costs were calculated on the initial number of dwellings on the masterplan.</p> | |
| Indoor Sport Provision | <p>Based on £493.00 per dwelling</p> <p>3100 x £493.00 = £1,528,300.00 (index linked from 2Q17)</p> | <p>We are seeking an off-site indoor sport contribution towards enhanced community sporting facilities at Bicester 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 encourage the provision of community facilities to enhance the sustainability of communities –</p> |

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| | | | enhancing quality of existing facilities and improving access. |
| Public Realm / Public Art / Cultural Wellbeing | | 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>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> |
| Community Led Management Organisation | Based on £1,417.91 per dwelling 3100 x £1,417.91 = £4,395,521.00 (index linked from 2Q17) | We are seeking a contribution towards the community management organisation which aims to | 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 |

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| | | <ul style="list-style-type: none"> • encourage and promote the environmental social and economic sustainability principles of living in the North West Bicester Development. • 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 | <p>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; 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</p> |
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| | | <p>to secure full integration.</p> <ul style="list-style-type: none"> Investments in order to generate income to be applied or reinvested for community benefit and the carrying out of the CMO's activities in perpetuity. | long term ownership and management of facilities in perpetuity. |
| 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>3100 x £144.83 = £448,973.00 (index linked from 2Q17) towards allotment and community farm commuted sum</p> <p>3100 x £249.24 = £772,644.00 (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 onsite and on the wider North West Bicester development. | Please see above |
| Community Development Worker | <p>Calculated as £347.46 per dwelling.</p> <p>3100 x £347.46 = £1,077,126.00 (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 |

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| | | | <p>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.</p> |
| Community Development Fund | <p>Calculated as £45.29 per dwelling; $£45.29 \times 3100 = \text{£}140,399.00$ (index linked from 2Q17)</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 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</p> |

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| | | | support local strategies to improve health, social and cultural well-being for all and deliver sufficient community and cultural facilities to meet local needs". |
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Directorate Well-being

Name Helen Mack Date