

PLANNING CONSULTATION

Planning Reference	22/00747/OUT
Development Location	Land At Bicester Road, Kidlington
Development Proposal	Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road.

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
Community Hall Facilities	<p>Average occupancy per dwelling 2.49 0.185m² community space required per resident.</p> <p>370 x 2.49 = 921.30 921.30 x 0.185 = 170.44</p> <p>170.44 x £2,482.00 = £423,032.08</p>	We are seeking a contribution towards improvements at a community facility within the locality.	<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>
Community Development Worker	As the development is between 250 and 500 dwellings, developers are expected to provide the costs of employing a community development worker for 0.4 FTE	We are seeking a contribution towards employment of a community development worker to work to integrate residents into the community and wider area.	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

	<p>for 2 years. Costs calculated at Grade G, £33,608.50 per annum plus 26% on costs. 0.4 of FTE = £16,938.68 for 2 years Total = £33,877.36</p>		<p>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> <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>
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Community Development Fund	<p>Calculated as £45.00 per dwelling.</p> <p>370 x £45 = £16,650.00</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> <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>We are seeking the development of an outdoor sport facility at PR7a.</p>	<p>The 4 hectares is based on the need identified in the Playing Pitch</p>	<p>Policy BSC10 seeks to address existing deficiencies in access to sports and recreation provision through the enhancement of existing</p>

	<p>The sports facility is to include 4 hectares of formal sports pitches aimed at serving the development and wider community. The pitches are to include both grass pitches and a 3G football pitch with floodlighting. In addition, the sports facility will include a pavilion with 4 changing rooms, officials' room, kitchen and clubroom, along with parking provision.</p>	<p>Strategy findings published as part of the Local Plan evidence base.</p>	<p>facilities, improve access to existing facilities or 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>CDC Playing Pitch Strategy identities 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.</p> <p>The proposed site has been identified in the Cherwell Local Football Facility Plan.</p> <p>Cherwell Local Plan – Partial Review – Policy PR7a</p>
Indoor Sport Provision	<p>Based on £335.32 per person $370 \times 2.49 = 921.30$ $921.30 \times £335.32 = \textbf{£308,930.32}$</p>	<p>We are seeking an off-site indoor sport contribution towards improvements at Kidlington & 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</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</p>

		include the expansion of the swimming offer at the leisure centre.	towards the provision of new or improved facilities where there is a need which cannot be met by existing provision.
Public Realm, Public Art and Cultural Well-being	A contribution of £82,880 is based on £200 per residential dwelling (£74,000) plus 5% (£3700) for management and 7% (£5180) to be proportionate to the scale and location of the development.	<p>This is a significant development which gives good consideration to facilitating green infrastructure connectivity and Healthy Place making of Kidlington. We would like to see this further developed with a contribution towards the Provision of Public art to enhance the quality of the place, legibility and identity.</p> <p>The public art commissioned should relate to distinctive characteristics of Kidlington and serve to encourage exploration of the interconnectivity of the surrounding green infrastructure through a series of artworks to add new points of interest and a sense of cultural cohesion.</p> <p>The recommendation is to engage a lead artist/artist team to develop a series of bespoke and creative way-markers or landmark features around the cycleways and footpaths. These could also potentially be rolled out to other routes in the area to create to a broader network and link in the</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>neighbouring communities. The design of these should seek to be interactive and encourage imaginative play and stimulate curiosity about the natural environment.</p> <p>It is also recommended that the design and execution of the artwork embeds participatory activity for local schools and community groups to ensure the work is meaningful and inspires cultural wellbeing.</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 2022.

Directorate Wellbeing

Name Tom Darlington / Helen Mack

Date 14 April 2022