

PLANNING CONSULTATION

Planning Reference	22/01611/OUT
Development Location	Stratfield Farm, 374 Oxford Road, Kidlington, OX5 1DL
Development Proposal	Outline planning application for up to 118 no dwellings (all matters reserved except for access) with vehicular access from Oxford 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>A sum based on the requirement to provide 0.185m² community space per occupier of the Dwellings at a cost of £2,482 per m² as follows:</p> <ul style="list-style-type: none"> • 2.49 (Average occupancy per Dwelling) multiplied by the Composition of the Development • The result multiplied by 0.185 (0.185m² community space required per resident) 	We are seeking a contribution towards improvements at a community centre in 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>

	<ul style="list-style-type: none"> • That result multiplied by £2,482.00 (cost per m² of provision of community space) <p>Example at 118 Dwellings</p> <p>2.49 x 118 = 293.82 residents. 293.82 x 0.185m² = 54.36m² 54.36 x £2,482.00 = £134,921.52</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, £33,608.50 per annum plus 26% on costs. 0.4 of FTE = £16,938.68 for 1 year Total = £16,938.68</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. 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> <p>Furthermore, evidence gathered in preparing the 2017 Cherwell Community Spaces Development Study strongly endorses the value in having a Community Development</p>

			<p>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>Example at 118 Dwellings</p> <p>118 x £45.00 = £5,310.00</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</p>

			<p>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 a contribution of £2,017.03 per dwelling</p> <p>Example at 118 Dwellings</p> <p>118 x £2017.03 = £238,009.54</p>	<p>We are seeking a 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>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>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 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</p>

			<p>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>
Indoor Sport Provision	<p>A sum based on a contribution of £335.32 per occupier of each Dwelling as follows:</p> <ul style="list-style-type: none"> • 2.49 (Average occupancy per Dwelling) multiplied by the Composition of the Development • Result multiplied by £335.32 <p>Example at 118 Dwellings</p> <p>118 x 2.49 = 293.82 293.82 x £335.32 = £98,532.72</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 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>
Public Realm, Public Art and Cultural Well-being	<p>A contribution of £200 per dwelling towards the public art scheme is sought plus 5% management and 7% maintenance costs.</p>	<p>We would be seeking a contribution towards a public art scheme to support the cultural wellbeing of the new development.</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>Example at 118 Dwellings = £26,432.00</p>	<p>The development extends the urban fringe but also retains natural features that make up the areas key defining characteristics. The artwork should be situated between the two key sections of the new dwellings and link the modern orchard to the historic orchard at Stratfield Farm in recognition of the cultural heritage of the area. A participatory element of the design phase that includes local school children would be recommended to create a meaningful and relevant artwork that contributes to the area's identity and sense of place.</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>
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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 05 July 2022