

PLANNING CONSULTATION

Planning Reference	22/01715/OUT
Development Location	Land South of Perdiswell Farm, Shipton Road, Shipton on Cherwell
Development Proposal	Erection of up to 500 dwellings with associated access, open space and infrastructure.

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>The development is not providing onsite community hall facilities. As a result, an off-site contribution will be sought.</p> <p>This sum would be 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>	We are seeking an off-site contribution towards improvements and enhancements 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"> • 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) • That result multiplied by £2,482.00 (cost per m² of provision of community space) <p>Example at 500 Dwellings</p> <p>2.49 x 500 = 1,245 residents. 1,245 x 0.185m² = 230.33m² 230.33 x £2,482.00 = £571,679.06</p>		
Community Development Worker	<p>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 for 2 years. Costs calculated at Grade G, £33,722.00 per annum plus 26% on costs. 0.4 of FTE = £16,995.89 for 1 year. Total for 2 years = £33,991.78</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</p>

			<p>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>
Community Development Fund	<p>Calculated as £45.00 per dwelling.</p> <p>Example at 500 Dwellings</p> <p>500 x £45.00 = £22,500.00</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</p>

			<p>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 onsite provision at 1.13 ha per 1000 people. Number of residents is $500 \times 2.49 = 1245$, this figure equates to 1.41 ha of formal sports pitch provision. This equates to two full sized football pitches. A changing pavilion and car parking are to be provided to support use of the onsite sports provision. Onsite provision will need to include a commuted sum for both the pitches and pavilion.</p>	<p>We are seeking either onsite provision or off-site contribution towards the development of formal outdoor sports provision.</p> <p>The CDC Development Contribution Supplementary Planning Document identifies the requirement for onsite provision on a development of this size, with associated facilities.</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>Alternatively, we are seeking an off-site contribution of £2,017.03 per dwelling</p> <p>Example at 500 Dwellings</p> <p>500 x £2017.03 = £1,008,515.00</p>	<p>Alternatively, the off-site contribution would go towards community football provision in the locality.</p>	<p>Policy BSC 11 – Local Standards of Provision – outdoor recreation. A financial contribution to enhancement of existing facilities off site.</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 500 Dwellings</p> <p>500 x 2.49 = 1,245</p> <p>1,245 x £335.32 = £417,473.40</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>

<p>Public Realm, Public Art and Cultural Well-being</p>	<p>A contribution of £200 per dwelling towards the public art scheme is sought plus 5% management and 7% maintenance costs.</p> <p>Example at 500 Dwellings = £112,000.00</p>	<p>We would be seeking a contribution towards a public art scheme to support cultural wellbeing which would be in keeping for a development of this scale. The proposed development is situated in an area notable for its World Heritage Site, Scheduled Ancient Monuments and Outstanding Natural Beauty, and presents as a modest extension to Woodstock, mindful of the need for community integration and social cohesion in its particular setting. A sculptural landmark feature reflecting local identity and interest could significantly enhance opportunity to better reveal its unique relationship to the wider local landscape, particularly through the engagement of local schools and the Oxfordshire Museum in the design process.</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>
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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 2023.

Directorate Wellbeing

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