

PLANNING CONSULTATION

Planning Reference	22/02101/OUT
Development Location	Land Adjoining Withycombe Farmhouse, Stratford Road A422, Drayton
Development Proposal	Outline planning application for a residential development comprising up to 250 dwellings (with up to 30% affordable housing), public open space, landscaping and associated supporting infrastructure. Means of vehicular access to be determined via Edinburgh Way, with additional pedestrian and cycle connections via Dover Avenue and Balmoral Avenue. Emergency access provision also via Balmoral Avenue. All other matters reserved.

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 	We are seeking a contribution towards improvements / enhancements of community facilities at The Hill. Improved drainage is required to increase capacity at the facility along with the development of the outdoor space for community use.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.

	<ul style="list-style-type: none"> 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 250 Dwellings</p> <p>250 x 2.49 = 622.5 residents 622.5 x 0.185m² = 115.16m² 115.16 x £2,482.00 = £285,827.12</p>		
Outdoor Sport Provision	<p>We are seeking a contribution of £2,017.03 per dwelling</p> <p>Example at 250 Dwellings</p> <p>250 x £2,017.03 = £504,257.50</p>	We are seeking an off-site contribution towards the enhancement of sports facilities at North Oxfordshire Academy Community Use site.	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
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 	We are seeking an off-site indoor sport contribution towards Banbury Indoor Tennis Centre and/or other indoor sports provision in Banbury.	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.

	<ul style="list-style-type: none"> Result multiplied by £335.32 <p>Example at 250 Dwellings</p> <p>250 x 2.49 = 622.5 622.5 x £335.32 = £208,736.70</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 existing facilities and improving access.
Public Realm / Public Art	<p>Based on £200 per dwelling plus 5% management and 7% maintenance fee.</p> <p>Total amount= £56,000.00</p>	We would be seeking a contribution towards the provision of public art in the vicinity of the development. It is recommended that the artwork(s) commissioned celebrates its locality and enhances connectivity of the development and surrounding areas to contribute to a strong sense of place and support community inclusion.	<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 plan an important role in making interesting and exciting places that people enjoy using.</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 years. Costs calculated at Grade G, £33,608.50 per annum plus 26% on costs.</p> <p>0.4 of FTE for 1 year = 16,938.68</p>	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 – Strategic Objective SO10 which seeks to provide sufficient accessible, good quality services, facilities and infrastructure.

			<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>250 x £45 = £11,250</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>

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 Thomas Darlington /Helen Mack

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