

PLANNING CONSULTATION

Planning Reference	22/02866/OUT
Development Location	Land East Of, Ploughley Road, Ambrosden
Development Proposal	Outline planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration.

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 enhancements at Ambrosden Village Hall.	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 120 Dwellings</p> <p>120 x 2.49 = 298.80 residents 298.80 x 0.185m² = 55.28m² 55.28 x £2,482.00 = £137,204.96</p>		
Outdoor Sport Provision	<p>In line with the Developer Contributions SPD, the size of the development is above the threshold for onsite provision and justifies a request for 9v9 grass football pitch.</p> <p>Alternatively, a contribution of £2,017.03 per dwelling will be sought.</p> <p>Example at 120 Dwellings</p> <p>120 x £2,017.03 = £242,043.60</p>	<p>We are seeking either on-site provision or an off-site contribution towards the provision of formal outdoor sports facilities in the locality of the development &/or towards provision at Graven Hill.</p>	<p>Policy BSC 10 Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals.</p> <p>Policy BSC 11 – Local standards of provision – outdoor recreation</p>
Indoor Sport Provision	<p>A sum based on a contribution of £335.32 per occupier of each Dwelling as follows:</p>	<p>We are seeking an off-site indoor sport contribution towards enhanced community sporting facilities in the locality of the</p>	<p>Policy BSC 10 Addressing existing deficiencies in provision through enhancements of provision, improving access to existing</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 120 Dwellings</p> <p>120 x 2.49 = 298.80 298.80 x £335.32 = £100,193.62</p>	development &/or at Bicester Leisure Centre.	facilities. Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals. 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>A developer contribution of £200 per dwelling would be requested plus 5% management costs and 7% maintenance costs.</p> <p>Total £26,880.00</p>	We would be seeking a contribution towards the provision of public art. The artwork should be designed in keeping with the local distinctiveness and identity, with a participatory creative consultation phase to steer the design towards a meaningful landscape feature situated in one of the public green spaces or as part of the children’s play area.	<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	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	We would be 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

	<p>1 year. Costs calculated at Grade G £34,984.00 per annum plus 26% on costs.</p> <p>04 of FTE = £17,631.94</p>		<p>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 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>
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Community Development Fund	<p>Calculated as £45 per dwelling</p> <p>Example at 120 Dwellings</p> <p>120 x £45 = £5,400.00</p>	We would be seeking a contribution towards community development work which will include initiatives to support groups for residents of the development	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 support local strategies to improve health, social and cultural well-being for all and deliver sufficient community and cultural facilities to meet local needs”.

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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