

PLANNING CONSULTATION

Planning Reference	22/03063/F
Development Location	Land East of Larsen Road, Heyford Park
Development Proposal	Erection of 126 dwellings with access from Camp Road, provision of public open space and associated 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.

NB This development is part of the larger development 18/00825/HYBRID. Details of the contributions for the whole Hybrid site were previously submitted. The contributions below are relevant to this specific development which make up part of the overall contributions.

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 £2,920.00 per m²</p> <ul style="list-style-type: none"> • 2.4 (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 a community centre for new residents at Heyford Park.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.

	<ul style="list-style-type: none"> • That result multiplied by £2,920 <p>126 dwellings; $2.4 \times 126 = 302.4$ $302.4 \times 0.185\text{m}^2 = 55.94\text{m}^2$ $55.94 \times £2,920.00 = \mathbf{£163,344.80}$</p>		
Outdoor Sport Provision	<p>Based on £2,017.03 per dwelling</p> <p>$126 \times £2,017.03 = \mathbf{£254,145.78}$</p>	We are seeking a contribution towards the provision and maintenance of outdoor sport facilities at Heyford Park.	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>Based on £335.32 per person</p> <p>$126 \times 2.4 = 302.4$ $302.4 \times £335.32 = \mathbf{£101,400.77}$</p>	We are seeking an indoor sport contribution towards the provision of onsite indoor sport at Heyford Park.	Policy BSC 10 Addressing existing deficiencies in provision through enhancements of provision. 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 Art	We would be seeking a contribution of £200 per dwelling plus 5% management and 7% maintenance fees. = £28,224.00	We are seeking a contribution towards Public Art on the Heyford Park development. The public art requirement for this large development would be a substantial programme of artistic interventions on the new landscape with reference to its geographical and heritage values.	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.
Community Development	A community development worker 0.8 FTE for 2.5 years. Grade G = £34,984.00 plus 26% on costs Total for 2.5 years = £88,159.68 The development would need to contribute towards a proportion of these costs. The proportion to be worked out at 0.4 FTE for 1 year as the development is between 100-250 dwellings. Total contribution £17,631.94.	As the whole Heyford Park development site is in excess of 1000 dwellings, we are seeking a contribution towards the costs of employing a community development worker to work to integrate residents into the community and wider area. The contribution requested for this development is in line with the SPD developer contributions.	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. Strategic Objective SO14 seeks to create more sustainable communities.

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

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