

PLANNING CONSULTATION

Planning Reference	22/03452/F
Development Location	OS Parcel 6920 East of Oxford Road and Adjoining and South of Canal Lane, Bodicote.
Development Proposal	Erection of new 128-bed residential care home (Use Class C2) together with associated access, parking and landscaping.

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"> • 1.28 (Average occupancy per one bed 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 enhancements at Longford Park Community Centre.	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 £2,482.00 (cost per m² of provision of community space) <p>For 128 dwellings;</p> <p>128 x 1.28 = 163.84 residents 163.84 x 0.185m² = 30.31m² 30.31 x £2,482.00 = £75,229.42</p>		
Public Realm / Public Art	<p>A contribution for public art calculated through the number of new dwellings, in this case 128 x £200 = £25,600 and an additional 5% for management costs (£1280) and 7% maintenance reserve (£1792) provided, bringing the total contribution request to £28,672</p>	<p>The proposed development will be set in a key location of Longford Park in what is planned to be a 'village centre' comprising of commercial properties, the school, open space and further mixed residential. A public right of way is aligned with the northern perimeter (Canal Lane), whilst to the east the site meets Longford Park Road and is adjacent to Longford Park Primary School. The impact of the development on the public/private ratio of the area and the loss of natural environment surrounding existing homes needs to be mitigated and addressed through appropriate design and a cultural contribution that 'should aim to achieve a transition between the village centre and the residential</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>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>

		<p>character of the surrounding area' and so ensure that the development may have a positive impact on the immediate environment and its neighbours.</p> <p>The contribution would allow for an appropriate sculptural feature or artistic enhancement to the boundary fencing along Longford Park Road and Canal Lane. Given the proximity of the local school, an engagement programme with the schoolchildren and local residents is strongly recommended.</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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Date 27 February 2023