

PLANNING CONSULTATION

Planning Reference	22/03883/F
Development Location	Land North of 66 And Adjacent, Water Eaton Lane, Gosford.
Development Proposal	Development of 96 Dwellings (50% affordable housing), extension to Bicester Road Cemetery with associated access (from Bicester Road), open space, landscaping 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>Average occupancy per dwelling 2.49 0.185m² community space required per resident.</p> <p>96 x 2.49 = 239.04 239.04 x 0.185 = 44.22</p> <p>44.22 x £2,482.00 = £109,754.04</p>	We are seeking a contribution towards improvements at a community facility within 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>
Outdoor Sport Provision	<p>Based on £2,017.03 per dwelling.</p> <p>96 x £2,017.03 = £193,634.88</p>	We are seeking an off-site outdoor sports contribution towards the development and improvements of formal outdoor sports facilities in the vicinity.	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

			<p>ensure that proposals provide appropriate sport and recreation provision commensurate to the need generated by the development.</p> <p>CDC Playing Pitch Strategy identifies the need to provide an additional 4 ha grass pitches in the Kidlington area by 2031. In addition, the studies show the need to provide two full-size 3G football pitches by 2031.</p>
Indoor Sport Provision	<p>Based on £335.32 per person $96 \times 2.49 = 239.04$ $239.04 \times £335.32 = \mathbf{£80,154.89}$</p>	<p>We are seeking an off-site indoor sport contribution towards improvements at Kidlington & Gosford Leisure Centre and/or a new facility in the vicinity.</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>
Public Realm, Public Art and Cultural Well-being	<p>A contribution of £18,816.00 is calculated based on 96 dwellings, 50% affordable. $(48 \times £200) + (48 \times £150) = £16,800$ plus 12% management and maintenance provision = £2,016 Total = £18,816.00</p>	<p>We would like to see this development contribute towards the public art scheme for PR7 to enhance the quality of place, legibility and identity. This contribution may be pooled with other public art contributions arising from the Partial review site</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>developments in the vicinity to enable a more cohesive approach to a wider scheme of work.</p> <p>As this development is part of PR7a in Kidlington, the recommendation is for a public art scheme to help link and enhance the creation of a network of green spaces, cycle routes and footpaths throughout these new developments. It is also recommended that the design and execution of the artwork embeds participatory activity for engaging local schools to ensure the work is interactive, encourages imaginative play and stimulates curiosity about the natural environment and local heritage.</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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Date 14 February 2023