

PLANNING CONSULTATION

Planning Reference	23/00173/OUT
Development Location	Land South of, Green Lane, Chesterton
Development Proposal	Outline planning application for up to 147 homes, public open space, flexible recreational playing field area and sports pitches with associated car parking, alongside landscaping, ecological enhancements, SuDs, green/blue and hard infrastructure, with vehicular and pedestrian/cycle accesses, and all associated works (all matters reserved except for means of access).

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 	<p>Improvements are required at Chesterton Village Hall, in order to increase the capacity / ability of the hall to accommodate more users. In particular, improvements to the kitchen will ensure the facility remains fit for purpose.</p>	<p>Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.</p>

	<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>For 147 dwellings;</p> <p>147 x 2.49 = 366.03 residents 366.03 x 0.185m² = 67.72m² 67.72 x £2,482.00 = £168,081.04</p>		
Outdoor Sport Provision	<p>In addition to the proposed facilities (for which construction detail will be required), we are seeking a contribution of £2,017.03 per dwelling towards the expansion of the changing pavilion on the perimeter of the site to accommodate an increase in users.</p> <p>147 x £2,017.03 = £296,503.41</p>	<p>A new adult football pitch requires access to a suitable changing pavilion to enable formal league matches to take place. The existing pavilion will need an expansion in order to accommodate increased use.</p> <p>The proposed car park will need to meet Sport England guidance on the number of parking bays, plus an allowance for other park users.</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 looking to expand the swimming offer at Bicester Leisure Centre which serves the proposed development. A new learner pool</p>	<p>Policy BSC 10 Addressing existing deficiencies in provision through enhancements of provision, improving access to existing facilities. Ensuring proposals for</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>For 147 dwellings</p> <p>147 x 2.49 = 366.03 residents 366.03 x £335.32 = £122,737.18</p>	<p>will be added to ensure residents have suitable provision.</p>	<p>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 encourage the provision of community facilities to enhance the sustainability of communities – enhancing quality of existing facilities and improving access.</p>
<p>Community Development Worker</p>	<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 year. Costs calculated at Grade G, £33,722.00 per annum plus 26% on costs.</p> <p>0.4 of FTE plus on costs = £16,995.89 for 1 year.</p>	<p>We are seeking a contribution towards employment of a community development worker to work to integrate residents into the community and wider area.</p>	<p>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 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</p>

			<p>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> <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>Example at 147 Dwellings</p> <p>147 x £45.00 = £6,615.00</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</p>

			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 2023.

Directorate Wellbeing

Name Thomas Darlington /Helen Mack

Date 14 February 2023