

PLANNING CONSULTATION

Planning Reference	23/00853/OUT
Development Location	Land East of Warwick Road, Drayton, Warwick Road, Banbury
Development Proposal	Outline application for up to 170 dwellings (use class 3) with associated open space and vehicular access off Warwick Road, Banbury; All matters reserved except for 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>Average occupancy per dwelling = 2.49 residents 0.185m² community space required per resident.</p> <p>170 dwellings x 2.49 = 423.30 residents 423.30 x 0.185m² = 78.31m² 78.31 x £2,482.00 = £194,365.42</p>	We would be seeking a contribution towards improvements / enhancements at Hanwell Fields Community Centre and / or other community facility in the locality.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.
Community Development	<p>0.4 FTE for 1 years. Costs calculated at Grade G, £34,649.50 per annum plus 26% oncosts = £17,463.35</p>	As the development site is in between 100>250 homes, we would be seeking a contribution towards the costs of employing a community development worker.	Community Development is a key strategic objective of the Cherwell Local Plan, SO10 which seeks to provide sufficient accessible, good quality services, facilities, and infrastructure.

			Strategic Objective SO14 seeks to create more sustainable communities.
Outdoor Sport Provision	<p>Based on £2,017.03 per dwelling</p> <p>170 x £2,017.03= £342,895.10</p> <p>Our preference on this site would be to seek an off-site outdoor sport contribution towards the provision of a 3G in the locality.</p>	We would be seeking an off-site contribution towards the provision of a 3G football pitch in Banbury.	<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> <p>CDC Playing Pitch Strategy identified the provision of 3G artificial grass pitch for football as a priority in Banbury.</p> <p>Local Football Facility Plan – identifies Banbury area as a priority for two 3G Football turf pitches.</p>
Indoor Sport Provision	<p>Based on £335.32 per person</p> <p>170 x 2.49 = 423.30</p> <p>423.30 x £335.32 = £141,940.96</p>	We would be seeking an off-site indoor sport contribution towards the provision of an Indoor Tennis Centre in Banbury or improvements to other indoor sports facilities in the locality.	<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 encourage</p>

			the provision of community facilities to enhance the sustainability of communities – enhancing quality of existing facilities and improving access.
Public Art	Based on £200 per dwelling 170 x £200 = £34,000.00 Plus 5% management and 7% maintenance fees = £38,080.00	We would be seeking a contribution towards public artwork to be created in the vicinity of the site. The public artwork could be in the public access green corridor (5) or near the natural play space (9) or the mown paths areas (11) to add interest and distinctiveness to the site.	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. SPD 4.132 The Government's Planning Practice Guidance (GPPG) states public art and sculpture can play an important role in making interesting and exciting places that people enjoy using.

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 Well-being

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Date 10 May 2023