

**PLANNING CONSULTATION**

<b>Planning Reference</b>	23/01233/OUT
<b>Development Location</b>	OS Parcel 4347 East of Pipal Cottage, Oxford Road, Kidlington
<b>Development Proposal</b>	Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal road, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage

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.

<b>Planning Obligations S106</b>	<b>Requested Costs</b>	<b>Justification</b>	<b>Policy Links</b>
Community Hall Facilities	<p>An onsite Community Hall facility is proposed to serve residents from both PR6a &amp; b.</p> <p>As CDC is not looking to request a contribution towards community hall facilities, CDC would expect to be consulted and approve details of the community building specification.</p>	<p>We are not seeking a contribution towards a community hall facility as the development is providing a community building which will be designed to enhance a sense of belonging for everyone.</p> <p>The only contribution sought would be the commuted sum towards the maintenance of the facility.</p>	<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>

	A commuted sum for maintenance of the community facility will be required at a cost of £298.88 per m <sup>2</sup> .		Policy PR6a – Cherwell Local Plan Partial Review
Community Development Worker	<p>As the development is between 500 and 1000 dwellings, developers are expected to provide the costs of employing a community development worker for 0.8 FTE for 2 years. Costs calculated at Grade G, £34,649.50 per annum plus 26% on costs.</p> <p>0.8 of FTE = £34,926.70 for 2 years</p> <p><b>Total = £69,853.40</b></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>A broad job description and timescales for employment would be agreed with the developer to ensure the role provides maximum benefit.</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 with existing settlements to forge one community, rather than separate communities.</p> <p>Furthermore, evidence gathered in preparing the 2017 Cherwell Community Spaces Development</p>

			<p>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><b>800 x £45 = £36,000.00</b></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 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</p>

			<p>well-being for all and deliver sufficient community and cultural facilities to meet local needs.</p> <p>Community Development is a key 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 with existing settlements to forge one community, rather than separate communities.</p>
Outdoor Sport Provision	<p>Based on £2,017.03 per dwelling</p> <p>800 x £2,017.03 = <b>£1,613,624.00</b></p>	<p>We are seeking a contribution towards the development of formal outdoor sports provision at PR7a and Stratfield Brake in line with the Sports Studies.</p>	<p>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</p>

		<p>The development of the larger outdoor sport facility at PR7a (4 hectares of pitches) along with enhancements at Stratfield Brake will provide sustainable sites, aimed at serving all the partial review sites into the future.</p>	<p>provision. In addition, where new development is proposed, the Council will ensure that proposal provide appropriate sport and recreation provision commensurate to the need generated by the development.</p> <p>Policy BSC 11 – Local Standards of Provision – outdoor recreation. A financial contribution to enhancement of existing facilities off site.</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. As stated in the sports studies, the off-site contributions are to be targeted at these sites, accessible to new residents within an appropriate time and the contributions will go towards new planned provision.</p> <p>The proposed site for the development of off-site sport provision has been identified in the Cherwell Local Football Facility Plan.</p>
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			Policy PR6a – Cherwell Local Plan Partial Review.
Indoor Sport Provision	<p>Based on £335.32 per person  <math>800 \times 2.49 = 1,992</math>  <math>1,992 \times £335.32 = \mathbf{£667,957.44}</math></p>	<p>We are seeking an off-site indoor sport contribution towards improvements at Kidlington &amp; Gosford Leisure Centre and / or a new facility in the vicinity.</p> <p>Following the 2020/21 Leisure Centre Feasibility Studies, indicative plans have been drawn up which include the expansion of the swimming offer at the leisure centre.</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 encourage the provision of community facilities to enhance the sustainability of communities – enhancing quality of existing facilities and improving access.</p>
Public Realm, Public Art and Cultural Well-being	<p>A Public Art contribution is calculated relative to the scale of the development and is based on:</p> <p>800 dwellings x £250 per dwellings = £200,000.00 plus 5% management costs (10K) and 7% (14k) maintenance provision = <b>£224,000.00</b></p> <p>1200 sqm of commercial space x £10 per sqm = £12,000 plus combined 12% for management and maintenance (1440) = <b>£13,440</b></p>	<p>This is a substantial development in the Water Eaton Partial Review area PR6a with 800 new dwellings, a new primary school, a local centre, including commercial space of up to 1200 sqm, and a range of public spaces including an extended network for cycle/walking linking into the surrounding area. As with all the PR sites, public art has an important role to play in addressing the social impact of such a large</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</p>

		<p>area of development to ensure quality placemaking, support cultural well-being and sustain good connectivity to the wider environment in the vicinity.</p> <p>The recommendation is that the commercial element is invested in artistic features for the built environment of the local centre, eg. bespoke street furniture, while the major Public Art contribution should focus on key socially significant areas and pathways to encourage use and a sense of belonging/identity through a series of 2 -3 artwork commissions reflecting the unique heritage and characteristics of the place.</p> <p>A visual interpretation of the archaeological interest of the Barrows play area would add great value and create an ongoing engagement with the school in a similar vein as the Settlement Sculptures does in Banbury <a href="http://www.settlementsculptures.co.uk">www.settlementsculptures.co.uk</a></p> <p>Similarly, a focal art feature at the end of the diagonal street/entrance to the green infrastructure would also add a sense of destination within the development.</p>	<p>interesting and exciting places that people enjoy using.</p>
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		Other potential sites for artwork include the amphitheatre or the along the major cycle route connecting the development to the wider network and surrounds.	
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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 June 2023