

PLANNING CONSULTATION

Planning Reference	23/01503/OUT
Development Location	OS Parcel 1570 Adjoining and West of Chilgrove Drive and adjoining and North of Camp Road, Heyford Park.
Development Proposal	Erection of up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works with all matters reserved apart from Access – re-submission of 21/04289/OUT

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>2.49 x 230 = 572.70 572.70 x 0.185m² = 105.95m² 105.95 x £2,482.00 = £262,967.90</p>	We are seeking a contribution towards the development of a new community centre at Heyford Park for new residents.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.
Outdoor Sport Provision	<p>Based on £2,017.03 per dwelling</p> <p>230 x £2,017.03 = £463,916.90</p>	We are seeking an off-site contribution towards the provision and maintenance of the new outdoor sports facilities at Heyford Park.	<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>Based on £335.32 per person</p> <p>230 x 2.49 = 572.70</p> <p>572.70 x £335.32 = £192,037.76</p>	<p>We are seeking an indoor sport contribution towards the provision of indoor sport facilities in the locality.</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 Art	<p>We would be seeking a contribution of £200 per dwelling plus 5% management and 7% maintenance fees.</p> <p>= £51,520.00</p>	<p>We are seeking a contribution towards public art in this development. The site will form a distinct corner to the development along Camp Road and includes a significant wet corridor open space. As such there is ample opportunity to enhance the sense of place the development aims for through the provision of public artwork as a landmark or gateway feature. The recommendation would lean towards naturalistic/environmental artwork that works with green open space and adds a unique characteristic and point of interest for the surrounding community.</p>	<p>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.</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, £34,649.50 per annum plus 23% on costs. 0.4 of FTE = £17,047.55 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 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>
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<p>Community Development Fund</p>	<p>Calculated as £45.00 per dwelling.</p> <p>230 x £45 = £10,350.00</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 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.</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>
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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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