

## PLANNING CONSULTATION

<b>Planning Reference</b>	23/01633/F
<b>Development Location</b>	Site at Calthorpe Street and Malborough Road, Banbury
<b>Development Proposal</b>	Demolition of existing retail units and public car park and redevelopment for residential dwellings (C3 Use), provision of private car parking, hard and soft landscaping and photovoltaic (PV) panels on roof, and associated works.

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>Average occupancy per dwelling            1 bed = 1.28 (154)            2 bed = 1.85 (59)            3 bed = 2.88 (9)            4 bed = 3.96 (8)</p> <p>Using the breakdown of dwellings provided.</p> <p>Average occupancy per dwelling  <math>363.87/230 = 1.58</math>            0.185m<sup>2</sup> community space required per resident.</p> <p>230 dwellings x 1.58 = 363.40 residents  <math>363.40 \times 0.185\text{m}^2 = 67.23\text{m}^2</math>  <math>67.23 \times \text{£}2,482.00 = \text{£}166,864.86</math></p>	<p>We would be seeking a contribution towards improvements / enhancements of community facilities within the locality.</p>	<p>Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.</p>

Outdoor Sport Provision	Based on £2,017.03 per dwelling 230 x £2,017.03 = <b>£463,916.90</b>	We would be seeking a contribution towards the enhancement of off-site outdoor sports facilities in the locality.	Policy BSC 10 Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals. Policy BSC 11 – Local standards of provision – outdoor recreation
Indoor Sport Provision	Based on £335.32 per person 230 x 1.58 = 363.40 363.40 x £335.32 = <b>£121,855.29</b>	We would be seeking an off-site indoor sport contribution towards Banbury Indoor Tennis Centre and/or other indoor sports provision in Banbury.	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.  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.
Public Realm / Public Art	Based on £200 per dwelling plus 5% management and 7% maintenance fee.  Total amount= <b>£51,520.00</b>	We would be seeking a contribution towards the provision of public art in the vicinity of the development. The public art will respond to the unique features of the location and engage with the local community.	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 Governments Planning Practise Guidance (GPPG) states public art and sculpture can plan an important role in making interesting and exciting places that people enjoy using.
Community Development Worker	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 for 1 year = <b>£17,047.55</b>	We are seeking a contribution towards employment of a community development worker to work to integrate residents into the community and wider area.	Community development is a key strategic objective of the Cherwell Local Plan – Strategic Objective SO10 which seeks to provide sufficient accessible, good quality services, facilities and infrastructure.  Strategic Objective SO14 seeks to create more sustainable communities.  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
Community Development Fund	Calculated as £45.00 per dwelling <b>230 x £45 = £10,350.00</b>	We are seeking a contribution towards community development work which will include initiatives to support groups for residents of the development.	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.
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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 17 July 2023