

## Rachel Tibbetts

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**From:** Planning  
**Sent:** 25 July 2023 09:11  
**To:** DC Support  
**Subject:** FW: Planning Application Ref: 23/01633/F  
**Attachments:** Adopted\_Developer\_Contributions\_\_February\_2018 (77).pdf; Cherwell PPOSS - Assessment Report (final) (002).docx

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**From:** Chris Wentworth <Chris.Wentworth@cherwell-dc.gov.uk>  
**Sent:** Tuesday, July 25, 2023 9:09 AM  
**To:** Planning <Planning@Cherwell-DC.gov.uk>  
**Subject:** FW: Planning Application Ref: 23/01633/F

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**From:** Thomas Darlington <[Thomas.Darlington@Cherwell-DC.gov.uk](mailto:Thomas.Darlington@Cherwell-DC.gov.uk)>  
**Sent:** Tuesday, July 25, 2023 8:11 AM  
**To:** Chris Wentworth <[Chris.Wentworth@cherwell-dc.gov.uk](mailto:Chris.Wentworth@cherwell-dc.gov.uk)>  
**Cc:** Helen Mack <[Helen.Mack@Cherwell-DC.gov.uk](mailto:Helen.Mack@Cherwell-DC.gov.uk)>  
**Subject:** RE: Planning Application Ref: 23/01633/F

Hi Chris,

Thanks for getting in touch.

We base our requests on the standards outlined in our adopted Developer Contributions SPD (attached).

I have responded specifically to the points raised below, including attaching the latest Cherwell Playing Pitch Strategy.

Happy to clarify as required.

Kind regards,

Tom

**Tom Darlington**  
**Senior Community Infrastructure Officer**  
Cherwell District Council  
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**Cherwell**

DISTRICT COUNCIL  
NORTH OXFORDSHIRE

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**From:** Chris Wentworth <[Chris.Wentworth@cherwell-dc.gov.uk](mailto:Chris.Wentworth@cherwell-dc.gov.uk)>  
**Sent:** Monday, July 24, 2023 3:58 PM  
**To:** Helen Mack <[Helen.Mack@Cherwell-DC.gov.uk](mailto:Helen.Mack@Cherwell-DC.gov.uk)>; Thomas Darlington <[Thomas.Darlington@Cherwell-DC.gov.uk](mailto:Thomas.Darlington@Cherwell-DC.gov.uk)>  
**Subject:** FW: Planning Application Ref: 23/01633/F

Good afternoon both,

I've received the below response from the applicant and their agent regarding the recent consultation response sent through by you which has raised a variety of questions regarding the contributions sought.

I would be grateful for a response on the points raised so that I can discuss with the applicant.

Thanks

**Chris Wentworth MRTPI**  
**Principal Planner – Major Projects (North)**  
Development Management Division  
Communities Directorate  
Cherwell District Council  
Bodicote House  
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Building Control - [building.control@cherwell-dc.gov.uk](mailto:building.control@cherwell-dc.gov.uk);

Conservation - [design.conservation@cherwell-dc.gov.uk](mailto:design.conservation@cherwell-dc.gov.uk).

For the latest information on Planning and Development please visit [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** Will Whitelock <[Will.Whitelock@framptons-planning.com](mailto:Will.Whitelock@framptons-planning.com)>  
**Sent:** Monday, July 24, 2023 11:57 AM  
**To:** Planning <[Planning@Cherwell-DC.gov.uk](mailto:Planning@Cherwell-DC.gov.uk)>  
**Cc:** Chris Wentworth <[Chris.Wentworth@cherwell-dc.gov.uk](mailto:Chris.Wentworth@cherwell-dc.gov.uk)>  
**Subject:** Planning Application Ref: 23/01633/F

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Dear Chris,

## Town and Country Planning Act 1990

### Land between Calthorpe Street and Marlborough Road, Banbury (LPA Ref. 23/01633/F)

I understand you are the Case Officer for the above application. I write in response to the consultation comments received from Recreation and Leisure (attached) and provide my review of the requested financial contributions below.

The Developer Contributions SPD is geared towards suburban development proposals which do not have satisfactory infrastructure. The SPD is a general guide and development proposals should be assessed on a case-by-case basis with the individual circumstances of each site being taken into consideration when identifying infrastructure requirements.

In my view, the Officer appears to have taken a broad-brush approach to the calculation of Planning Obligations for this site and shows a lack of thought to the location of the site within Banbury Town Centre, which is oozing with community facilities. The town centre contains numerous community halls and indoor and outdoor sports facilities.

I comment below on each of the requested Planning Obligations:

- **Community Hall Facilities** – please confirm which facilities in the town centre (within 800m in accordance with paragraph 4.56 of the SPD) require refurbishment to the value of £166,864.86 – **Content to drop this request.**
- **Outdoor Sport Provision** – does the authority have an up to date list of deficiencies in open space, sport and recreation and priorities by Ward? **Please see the attached Cherwell Playing Pitch Assessment.**
- **Indoor Sport Provision** – this is based on £335.32 per person, however, I cannot locate the source of this calculation. Please advise. **Please see appendix 9 in the attached Developer Contributions Guide for an explanation.**
- **Public Realm / Public Art** – This development proposal includes hard and soft landscaping on-site in order to provide a high-quality urban realm that will contribute positively to the townscape qualities and the special qualities of the Banbury Conservation Area. Therefore, the obligation should only be required for the provision of public art. The 5% management and 7% maintenance fee is not relevant as the on-site public realm will be privately managed. I would be grateful if this obligation is reviewed. **The request proposed is only for public art, which includes a future management and maintenance contribution.**
- **Community Development Fund** – please confirm the source of the £45 per dwelling figure. **Content to drop this request.**

Kind regards

Will Whitelock  
BSc (Hons), MSc, MRTPI

Associate Planner



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