

PLANNING CONSULTATION

Planning Reference	23/02098/OUT
Development Location	Begbroke Science Park, Begbroke Hill, Begbroke, OX5 1PF
Development Proposal	<p>Outline application, with all matters reserved, for a multi-phased (severable), comprehensive residential-led mixed use development comprising: Up to 215,000 square metres gross external area of residential floorspace (or c.1,800 homes which depending on the housing mix could result in a higher or lower number of housing units) within Use Class C3/C4 and large houses of multiple occupation (Sui Generis); Supporting social infrastructure including secondary school/primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f)). Supporting retail, leisure and community uses, including retail (Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), a hotel (Use Class C1), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema. Up to 155,000 net additional square metres (gross external area) of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park; Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure; Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)); Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses. The Proposed Development affects the setting of a listed building and includes potential alterations to public rights of way. The application is accompanied by an Environmental Statement.</p>

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>The development is expected to provide an on-site community hall facility in line with the SPD requirements (800m²).</p> <p>We would be seeking agreement on the proposed community facility prior to planning consent being sought.</p> <p>Details of the community facility scheme, alongside a management plan should be submitted to the wellbeing team at an agreed early trigger point.</p>	We are seeking an on-site community hall facility in line with the SPD requirements.	<p>Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.</p> <p>Policy PR8 – Cherwell Local Plan Partial Review – the provision of a local centre ... which shall include the provision of a community building to required standards...</p> <p>Policy PR11 – Infrastructure Delivery</p>
Community Hall Facility Commuted Sum	A commuted sum should be associated with the community building towards 15 years maintenance, which should be made available to whoever takes ownership.		
Community Development Worker	<p>As the development is over 1000 dwellings, developers are expected to provide the costs of employing a community development worker for 0.8 FTE for 2.5 years. Costs calculated at Grade G, point 1 £34,649.50 per annum plus 22% on costs. 0.8 of FTE with on costs = £33,817.91</p> <p>For 2.5 years Total = £84,544.78</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>	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,

			<p>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. Total for 1800 dwellings = £81,000.00</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.</p>
<p>Outdoor Sport Provision</p>	<p>Using the average of 2.4 persons per dwelling. Based on the SPD figures of 1.13ha of formal outdoor sports provision for every 1000 people. The development would need to provide 4.9ha of onsite formal outdoor sports provision.</p> <p>If no onsite formal outdoor sport provision is provided, the off-site contribution would be £2017.03 per dwelling = £3,630,654.00</p> <p>We are seeking both onsite provision and an offsite contribution from this development. The off-site contribution will look to contribute towards the provision of football facilities at PR7a, which will include a 3G football pitch with</p>	<p>We are seeking both onsite provision and a contribution towards the development of off-site outdoor sports provision at PR7a.</p>	<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 identifies the need to provide an additional 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</p>

	<p>floodlighting, grass pitches pavilion and parking. The development of this larger facility and enhancements at Stratfield Brake, will provide sustainable facilities aimed at serving all the partial review sites into the future. In addition, off-site outdoor sport contributions will support the delivery of projects identified in both Yarnton and Begbroke to improve formal outdoor sports provision.</p> <p>With a development the size of PR8, we feel it is important to also provide onsite provision for local residents. It is recommended the development provides half the required amount, e.g., 2.45 ha of formal onsite provision along with associated infrastructure. The type of formal sport pitches to be discussed with District Council in line with the latest playing pitch strategy. In addition, we will look to seek half of the off-site contribution (£1,815,327.00). This will ensure the development provides local provision for residents and contributes towards the larger off-site facility and formal facilities in the locality. If the onsite provision is to be provided on a school site, there would need to be a community use agreement in place to ensure access to the facilities outside of school hours.</p> <p>Any onsite facilities provided would need to provide a commuted sum as per the SPD towards maintenance.</p>		<p>studies, the off-site contributions are to be targeted at a site 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> <p>Policy PR8 – Cherwell Local Plan Partial Review.</p> <p>Policy PR11 – Infrastructure Delivery</p>
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<p>Indoor Sport Provision</p>	<p>The development of the secondary school should incorporate the provision of a 4-court sports hall to Sport England specification, made available for out-of-school hours community use.</p> <p>Details of the community use agreement need to be evident in the S106.</p> <p>As the development is providing sports hall provision, the contribution requested will only contribute towards swimming provision.</p> <p>Indoor sports off-site contribution towards swimming provision - £213.76 per person.</p> <p>Total for 1800 dwellings = 1800 x 213.76 = 4,320 4,320 x £213.76 = £923,443.20</p>	<p>We are seeking an off-site indoor sport contribution towards improvements at Kidlington & Gosford Leisure Centre which include the building of a new teaching pool.</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> <p>Policy PR8 – Cherwell Local Plan Partial Review.</p> <p>Policy PR11 – Infrastructure Delivery</p>
<p>Public Art</p>	<p>Public Art Contributions are usually calculated on the basis of number of dwellings at a rate of between £200 per dwelling.</p> <p>1800 dwellings @ £200 each = £360,000.00 Plus 5% management costs (£18,000.00) and 7% maintenance provision (£25,200.00) Total contribution = £403,200.00</p>	<p>This is a substantial development that will impact former green belt land alongside the other Partial Review sites. As with all the Partial Review sites, Public Art has an important role to play in compensating for loss of extensive green space and to ensure a quality and sense of place within the new development. Social greenspace</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>SPD 4.132 The Governments Planning Practise Guidance (GPPG) states public art and sculpture can plan an</p>

		<p>and making the most of the history and heritage of the area, particularly the role of the railway and canals, are seen as important to local identity and community wellbeing. Maintaining and celebrating key vistas in the landscape through a meaningful public art scheme is recommended to encourage connectivity and help bridge old and new communities. The recommendation is the early appointment of a lead artist/artist consultancy to develop the public art scheme in tandem with the developers' early stage planning, and to also involve participatory public consultation in the research and development stage.</p>	<p>important role in making interesting and exciting places that people enjoy using.</p> <p>Policy PR11 – Infrastructure Delivery</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

Name Tom Darlington / Helen Mack

Date 06 September 2023