

**PLANNING CONSULTATION**

<b>Planning Reference</b>	24/00245/OUT
<b>Development Location</b>	South Lodge, Fringford Road, Caversfield, Bicester, OX27 8TH
<b>Development Proposal</b>	Outline application for demolition of existing structures and erection of up to 99 dwellings, access, open space and associated works with all matters reserved except for access.

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>A sum based on the requirement to provide 0.185m<sup>2</sup> community space per occupier of the Dwellings at a cost of £2,482 per m<sup>2</sup> as follows:</p> <ul style="list-style-type: none"> <li>• 2.4 (Average occupancy per Dwelling) multiplied by the Composition of the Development</li> <li>• The result multiplied by 0.185 (0.185m<sup>2</sup> community space required per resident)</li> </ul>	<p>We are seeking a contribution towards enhancements / improvements at a community hall facility in the locality to accommodate residents from the development.</p>	<p>Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.</p>

	<ul style="list-style-type: none"> <li>That result multiplied by £2,482.00 (cost per m<sup>2</sup> of provision of community space)</li> </ul> <p><b>Example at 99 Dwellings</b></p> <p>99 x 2.4 = 237.60 residents  237.60 x 0.185m<sup>2</sup> = 43.96m<sup>2</sup>  43.96 x £2,482.00 = <b>£109,108.72</b></p>		
Outdoor Sport Provision	<p>A contribution of <b>£2,017.03</b> per dwelling will be sought.</p> <p><b>Example at 99 Dwellings</b></p> <p>99 x £2,017.03 = <b>£199.685.97</b></p>	<p>We are seeking an off-site outdoor sport contribution towards the provision of a 3G football pitch in Bicester or enhancement of an off-site outdoor sports facility in the locality. A 3G pitch would allow the future local shortfalls in pitch provision to be addressed.</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>Future pitch requirements highlighted in Cherwell Playing Pitch &amp; Outdoor Sport Strategy – October 2023.</p>
Indoor Sport Provision	<p>A sum based on a contribution of £335.32 per occupier of each Dwelling as follows:</p> <ul style="list-style-type: none"> <li>2.4 (Average occupancy per Dwelling) multiplied by the</li> </ul>	<p>We are seeking an off-site indoor sport contribution towards the provision of a new learner pool Bicester 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>Composition of the Development</p> <ul style="list-style-type: none"> <li>Result multiplied by £335.32</li> </ul> <p><b>Example at 99 Dwellings</b></p> <p>99 x 2.4 = 237.60</p> <p>237.60 x £335.32 = <b>£76,672.03</b></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>CDC Built Indoor Sports Facilities – needs assessment May 2023 - Highlights insufficient pool water space in Bicester and the need for a new learner pool.</p>
<p>Public Realm / Public Art</p>	<p>A developer contribution of £200 per dwelling would be requested plus 5% management and 7% maintenance.</p> <p><b>Total for 99 dwellings £22,176.00</b></p>	<p>We are seeking a contribution towards public art on the development. The recommendation is for an artistic intervention alongside the proposed fenced off area for ecology/wildlife to encourage awareness of need and to protect the local habitat. Ideally this would also include a participatory design element involving the local school and residents to ensure relevance and sense of ownership to the artwork. Materials used should be sympathetic to natural environment</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 interesting and exciting places that people enjoy using.</p>

		and enhance physical appearance of the fencing and add appeal.	
--	--	--	--

The above figures are in line with the Development Contributions Supplementary Planning Document (SPD). These figures will need to be index linked up to 2024.

Directorate Wellbeing

Name Thomas Darlington / Helen Mack

Date 21 February 2023