

**PLANNING CONSULTATION**

<b>Planning Reference</b>	24/02058/F
<b>Development Location</b>	Land to the North of Anniversary Avenue, Graven Hill, Bicester, OX25 2BF
<b>Development Proposal</b>	Full application for the proposed erection of a two-storey building to form a 66-bedroom care home for older people with parking, access, landscaping and associated ground 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>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>• 1 (Average occupancy for a single-bedroom 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>	We are seeking a contribution towards the new community centre at Graven Hill.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.

	<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 66-bedrooms</b></p> <p>66 x 1 = 66 residents  66 x 0.185m<sup>2</sup> = 12.21m<sup>2</sup>  12.21 x £2,482.00 = <b>£30,305.22</b></p>		
Outdoor Sport Provision	<p>According to the SPD, we would normally be seeking a contribution of £2,017.03 per dwelling. This figure is based on an average occupancy of 2.4 residents per dwellings. As the care facility will be single bedrooms, the cost per dwelling has been reduced proportionately to £840.43.</p> <p><b>Example at 66 bedrooms</b></p> <p>66 x £840.43 = <b>£55,468.38</b></p>	<p>We are seeking an off-site contribution towards the provision of formal outside sport facilities at Graven Hill, specifically the provision of a 3G pitch which could be used by the residents for activities such as walking football.</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>
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>1 (Average occupancy for a single-bedroom dwelling)</li> </ul>	<p>We are seeking an off-site indoor sport contribution towards enhancements at 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</p>

	<p>multiplied by the Composition of the Development</p> <ul style="list-style-type: none"> <li>Result multiplied by £335.32</li> </ul> <p><b>Example at 66 bedrooms</b></p> <p>66 x 1 = 66  66 x £335.32 = <b>£22,131.12</b></p>		<p>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>
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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 2024.

Directorate Wellbeing

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Date 16 October 2024