

Consultee Comment for planning application 15/01357/F

Application Number	<input type="text" value="15/01357/F"/>
Location	<input type="text" value="Land East Of Larsen Road Heyford Park"/>
Proposal	<input type="text" value="Erection of 89 dwellings, creation of new access arrangement from Camp Road,creation of open space, hard and soft landscaping and associated ancillary works and infrastructure"/>
Case Officer	<input type="text" value="Andrew Lewis"/>
Organisation	<input type="text" value="Recreation & Leisure (CDC)"/>
Name	<input type="text"/>
Address	<input type="text" value="Recreation & Leisure Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="Please see attached comments."/>
Received Date	<input type="text" value="25/10/2021 13:16:41"/>
Attachments	The following files have been uploaded: Planning Application 15.01357.F.pdf

PLANNING CONSULTATION

Planning Reference	15/01357/F
Development Location	Land East of Larsen Road, Heyford Park
Development Proposal	Erection of 89 dwellings, creation of new access arrangement from Camp Road, creation of open space, hard and soft landscaping and associated ancillary 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.

NB This development is part of the larger development 18/00825/HYBRID. Details of the contributions for the whole Hybrid site were previously submitted. The contributions below are relevant to the PYE Homes development which make up part of the overall contributions.

Planning Obligations S106	Requested Costs	Justification	Policy Links
Community Hall Facilities	Average occupancy per dwelling 2.49 residents. 0.185m ² community space required per resident. $2.49 \times 89 = 218.94$ $218.94 \times 0.185\text{m}^2 = 40.50\text{m}^2$ $40.50 \times \text{£}2,920.00 = \text{£}118,260.00$	We are seeking a contribution towards a community centre for new residents at Heyford Park.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities.
Outdoor Sport Provision	Based on £2,017.03 per dwelling $89 \times \text{£}2,017.03 = \text{£}179,515.67$	We are seeking a contribution towards the provision and maintenance of outdoor sport facilities at Heyford Park.	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	<p>Based on £335.32 per person</p> <p>89 x 2.49 = 218.94</p> <p>218.94 x £335.32 = £73,414.96</p>	<p>We are seeking an indoor sport contribution towards the provision of onsite indoor sport at Heyford Park.</p>	<p>Policy BSC 10 Addressing existing deficiencies in provision through enhancements of provision. 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>
Public Art	<p>We would be seeking a contribution of £200 per dwelling plus 5% management and 7% maintenance fees.</p> <p>= £19,936.</p>	<p>We are seeking a contribution towards Public Art on the Heyford Park development.</p> <p>The public art requirement for this large development would be a substantial programme of artistic interventions on the new landscape with reference to its geographical and heritage values.</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>
Community Development	<p>A community development worker 0.8 FTE for 2.5 years.</p> <p>Grade G = £32,709.00 plus 26% on costs = £82,426.68</p>	<p>As the whole Heyford Park development site is in excess of 1000 dwellings, we are seeking a contribution towards the costs of</p>	<p>Community Development is a key strategic objective of the Cherwell Local Plan – Strategic Objective SO10 which seeks to provide sufficient accessible, good quality</p>

	The PYE Homes development would need to contribute towards a proportion of these costs.	employing a community development worker.	services, facilities and infrastructure. Strategic Objective SO14 seeks to create more sustainable communities.
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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 2021.

Directorate Well being

Name Tom Darlington / Helen Mack

Date 25 October 2021