PLANNING, HOUSING & ECONOMY INTERNAL MEMORANDUM

From: HEAD OF DEVELOPMENT CONTROL AND MAJOR DEVELOPMENTS

To: Head Recreation And Health Improvement Manager Public Art, community halls, community development, indoor sports and outdoor sports

Our Ref:	14/01932/OUT	Your R	ef:	
Ask for:		Ext:	Date:	21.11.2014

Subject: REQUEST FOR INFORMATION RELATING TO A PLANNING OBLIGATION

Application No: Applicant's Name:	14/01932/OUT Gallagher Estates
Proposal:	Outline - Development of up to 1,000 dwellings together with a mixed use local centre. [including A1 retail up to 1,000 m2, financial services (A2), restaurants, pubs and takeaways (A3, A4, A5), community uses (D1)]; primary school; green infrastructure including formal (including playing fields) and informal open space, landscape and amenity space; changing and sports facilities (including D2); sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site
	reclamation and removal of structures; and the formation of a new access from the A361, Bloxham Road.
Location:	OS Parcel 7400 Adjoining And South Of Salt Way Banbury
Parish(es):	Banbury

A planning application has been received for the development at the above site. Details of this can be viewed on Iclipse using the above application number.

If you consider the proposal requires infrastructure or contributions that will need to be secured through a planning obligation (S106 Agreement) please complete the attached form and return it to the Head of Development Control & Major Developments. Please ensure all sections of the form are completed (if sections are not applicable please indicate this) as this will ensure there is no delay in the identification, negotiation, drafting and completion of any subsequent planning obligation.

Please note that if no response is received within **14 days** of the date of this memo either it will be assumed no infrastructure or contribution is required for this site, or the Planning Case Officer will where possible progress matters on the basis of available policy and SPG guidance and independent judgement.

If you have any queries regarding the application, please contact on Ext. .

Head of Development Management And Major Developments Enc

PLANNING OBLIGATION REQUEST

INTERNAL MEMORANDUM

From:

To: Head of Development Management and Major Developments FAO:

Your Reference:

Our Reference: 14/01932/OUT

Date of Consultation:

Target Date for Response: (14 Days)

Application/Site Reference	14/01932/OUT	Γ			
Development Location	OS Parcel 7400 Adjoining And South Of Salt Way Banbury				
Development Proposal	Outline - Development of up to 1,000 dwellings together with a mixed use local centre. [including A1 retail up to 1,000 m2, financial services (A2), restaurants, pubs and takeaways (A3, A4, A5), community uses (D1)]; primary school; green infrastructure including formal (including playing fields) and informal open space, landscape and amenity space; changing and sports facilities (including D2); sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site reclamation and removal of structures; and the formation of a new access from the A361, Bloxham Road.				
	Requirement	Justification			
Planning	HALL:	Policies			
Obligation Requirement	An on-site dedicated community facility of no less than 500sq metres would be required as there is no existing	Planning Obligations SPD			
		Detail			
	required as there is no existing facility within close proximity. COMMUNITY DEVELOPMENT WORKER: A contribution of £35,299.86 based on figures @ April 2014 (plus any additional inflation as appropriate) is based on a community development worker for 15 hours per week for 30 months. COMMUNITY DEVELOPMENT – EVENTS & PROJECTS: A contribution of £22,968.12 @ April 2014 (plus any further inflation as appropriate) towards community events and projects such as	Community Halls: Section 6 Section 14 Appendix I (i) Appendix B (ii) 2010 figures plus RPI to 2014/15 Community Development: Section 15 Appendix J (i)			

	information events, newsletters and welcome packs, to support the new residents.			
Detail				
Specification				
Trigger for				
works/Contribution				
Commuted sum	Capital		Revenue	
	Capital		Revenue	
	Management		Management	
	Indexation		Julia genien	
	macxation			
Standard Heads of Terms				
CDC Contact	CDC Contact Vickie Zielinski		Ext 1645	
Signed			Date 1 Decen	nber 2014