

PLANNING CONSULTATION

Planning Reference	16/00472/OUT
Development Location	S Grundon Services Ltd, Merton Street, Banbury, OX16 4RN
Development Proposal	Proposed residential development for approximately 200 units

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 a development acceptable in planning terms
- They are directly related to a development
- They are fairly and reasonably related in scale and kind to the development

Planning Obligations S106	Requested Costs	Justification (Links to CIL 122)	Policy Links
Community Hall Facilities	<p>As no breakdown of size of dwellings, figures are based on SPD average of 2.49 residents per dwelling. 0.185m² community space required per resident 200 dwellings x 2.49 = 498 residents</p> <p>498 x 0.185 m² = 92.13 m² 92.13 x £2482 = £228,666.66 index linked from 2Q17</p>	We are seeking a contribution towards improvements / expansion of existing community facilities within the locality.	Policy BSC 12 – The council will encourage the provision of community facilities to enhance the sustainability of communities. The improvements will enhance the quality of existing facilities.

<p>Outdoor Sport Provision</p>	<p>Based on £2017.03 per dwelling.</p> <p>200 x £2017.03 £403,406.00 index linked from 2Q17</p>	<p>We are seeking a contribution towards improvements of the outdoor sport provision at Chandos Close sports pitches in the locality.</p>	<p>Policy BSC 10 Addressing existing deficiencies in provision through enhancement of existing provision. 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. A financial contribution to enhancement of existing facilities off site. Access to football pitches within a 10-minute walk / 800m.</p>
<p>Indoor Sport Provision</p>	<p>Based on £335.32 per person</p> <p>(200 dwellings x 2.49) x £335.32 = £166,989.36 index linked from 2Q17</p>	<p>We are seeking a contribution towards improvements of indoor sports provision at Spiceball Leisure Centre and / or Banbury Indoor Tennis Centre.</p>	<p>Policy BSC 10 Addressing existing deficiencies in provision through enhancement 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>

Community Development	0.4 FTE for 1 year Grade G = £32,709 plus 26% on costs. Total = £16,485.34	As the development site is between 100 and 250 dwellings, we are seeking a contribution towards the costs of employing a community development worker.	Community Development is a key strategic objective of the Cherwell Local Plan – Strategic Objective SO10 which seeks to provide sufficient accessible, good quality services, facilities and infrastructure. Strategic Objective SO14 seeks to create more sustainable communities.
Community Development Fund	£1000	Seeking a contribution for a community development Fund to support activities delivered by the community development worker to integrate new residents into the local community.	
Public Art / Public Realm	The request for a public art contribution of £40,000 for 200 dwellings at £200 per dwelling plus 5% management and 7% maintenance. Total contribution requested £44,800	Seeking a contribution to support public art schemes comprising of a main scheme of artwork(s) located on the larger focal points in the development, considering materials such as concrete and metal and kinetic type sculptures to reflect former uses of the site (Grundon Waste and Cemex). Involvement of new and existing communities would be encouraged during the design phase. A secondary scheme on site and nearby, artists to design and enhance areas / containers for recycling with participation from new residents and neighbouring local community. Another possible scheme is artists' to enhance the acoustic fence or design of bridge links with open spaces.	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. Public art and the quality of the public realm are important considerations in the design and layout of a development. SPD 4.132 The Government's Planning Practise Guidance (PGPG) states public art and sculpture can play an important role in making interesting and exiting places that people enjoy using.

Directorate Well-being

Name Helen Mack

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