

PLANNING CONSULTATION

Planning Reference	18/00825/HYBRID
Development Location	Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD
Development Proposal	A Hybrid planning application of demolition of buildings and structures as listed in Schedule 1 and outline planning permission which includes 1175 new dwellings and 60 close care dwellings.

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>Based on;</p> <p>1175 dwellings with property average @ 2.49 residents</p> <p>60 care dwellings with property average of 1.28 residents</p> <p>Average residents; $1175 \times 2.49 = 2925.75$ $60 \times 1.28 = 76.80$ Residents = 3002.55</p> <p>0.185m² community space required per resident</p>	<p>We are seeking a contribution towards developing a community centre for new residents. The contribution is shown both in cost and the size of the centre required in respect of the size of the development.</p>	<p>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>

	<p>3002.55 x 0.185 m² = 555.47 m²</p> <p>555.47 x £2920 = £1,621,972.40 index linked from 2Q17</p>		
Outdoor Sport Provision	<p>The developer has committed to providing onsite outdoor sports provision.</p> <p>Onsite provision 1175 x 2.49 = 2925.75 60 x 1.28 = 76.80 Total Residents = 3002.55</p> <p>SPD requirement is 1.13ha per 1000 people. Therefore onsite outdoor sports provision required is 3.39 hectares</p>	<p>We are seeking an onsite outdoor sports provision of a minimum of 3.39 hectares.</p> <p>From looking at the current provision in the area, off-site outdoor sports provision to include a full sized grass football pitch and cricket square along with a 2-changing room pavilion. In addition, a fitness / exercise route around the outer edge of the outdoor sport area.</p> <p><i>Has any consultation been carried out with local residents with regards to outdoor sports provision in the locality / needs assessment?</i></p> <p>In addition to the onsite sports provision, we are seeking a commuted sum of approximately £164,731.70 index linked from 2Q17 (This figure is calculated from a senior grass football pitch, cricket square and a 2 changing</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. Development proposals will be required to contribute to the provision of open space, sport and recreation, together with secure arrangements for its management and maintenance. Provision should usually be made on site in accordance with the minimum standards of provision.</p>

		room pavilion for a 15 year period).	
Indoor Sport Provision	The 60 close care dwellings have been omitted from this contribution. Based on £335.32 per person (1175 dwellings x 2.49) x £335.32 = £981,062.49 index linked from 2Q17	We are seeking a contribution towards onsite indoor sports provision in the locality. CDC currently liaising with developers on possible indoor sport provision. Funding to be agreed and paid to CDC, funding to be released through stage payments once developers commence delivery of an agreed scheme.	Policy BSC 10 Addressing existing deficiencies in provision through enhancement of provision. Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals. 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.
Community Development Worker	A community development worker for 0.8 FTE for 2.5 years. Grade G = £32,709 plus 26% on costs £82,426.68	As the development site is in excess of 1000 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	£5000	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	A minimum contribution of £276,640.00 would be required based on £200 per dwelling unit: £12000 associated with the 60 units care home and £235000 for housing development of 1175 dwelling units with 5% management and 7% maintenance.	<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. A detailed Public Art Plan to be agreed in the early stages of the development, to be coordinated with a public art consultancy, will ensure a meaningful series of public artworks with a significant community engagement element.</p> <p>The site offers scope for public art in various locations: Public Park, Village Green, new bridleways and perimeter public pathways, marking access to leisure routes to Ardley and Fritwell and in the vicinity of the proposed and re-located Control Tower.</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. Public art and the quality of the public realm are important considerations in the design and layout of a development.</p> <p>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.</p>

Directorate Well-being

Name Helen Mack

Date 14th May 2020