

### SPORT AND COMMUNITY SVCS - PLANNING CONSULTATION

<b>Planning Reference</b>	<b>19/01047/OUT</b>
<b>Development Location</b>	Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside, Banbury
<b>Development Proposal</b>	Outline planning application for a residential development of up to 850 dwellings; green infrastructure including formal (playing fields with changing rooms, allotments) and informal open space, landscaping; and associated infrastructure including a balancing pond; on land off the A4260, with access off the existing Longford Park access off the A4260 (Oxford Road), and a new access off the A4260 (Banbury Road). All matters of detail reserved, save for access.

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

<b>Planning Obligations S106</b>	<b>Requested Contribution</b>	<b>Justification (Links to CIL 122)</b>	<b>Policy Links</b>
Outdoor Sports Provision	Based on a minimum area of 1.13ha per 1,000 people  825 x 2.49 x (1.13 / 1,000) = <b>2.32ha</b>	We are disappointed that the plans do not include the area of land for the relocation of Banbury Utd, as outlined in the Local Plan under Policy Banbury 12. Whilst land is shown allocated to the relocation, with no outlined route as to how the land will be secured, this means the council will not be achieving one of its key objectives for the site.  The provision of sports land and its proposed location should be viewed in context with the above statement.	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.  Policy BSC 11 – Local Standards of Provision – outdoor recreation. A financial contribution to

		<p>Notwithstanding, we would expect the provision of sports land to include the following:</p> <ul style="list-style-type: none"> <li>• A minimum of 2.32ha in area;</li> <li>• A 3G artificial pitch (suitable for football) with fencing and floodlights – built to Sport England standards;</li> <li>• A suitable sports / changing pavilion – built to Sport England standards;</li> <li>• Adequate car parking provision.</li> </ul>	<p>enhancement of existing facilities off site. Access to football pitches within a 10-minute walk / 800m.</p> <p>Policy Banbury 12 – An area of land to the east of the Oxford Road at Bodicote, to the south of Banbury Rugby Club, will be secured for the relocation of Banbury United Football Club and for sport and recreation use.</p>
Indoor Sport Provision	<p>Based on £335.32 per person (825 dwellings x 2.49) x £335.32 = <b>£688,831.11</b>  <b>index linked from 2Q17</b></p>	<p>Seeking a contribution towards improvements at Spiceball Leisure Centre and/or the development of a new indoor tennis centre in Banbury. Both of these sites have been independently identified through the 2018 Cherwell Sports Studies needs assessment.</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</p>

			quality of existing facilities and improving access.
Community Development Worker	As the development is between 500 and 1000 dwellings, developers are expected to provide the costs of employing a community development worker for 0.8 FTE for 2 years. Costs calculated at Grade G, £32,709 per annum plus 26% on costs <b>0.8 of FTE = £32,970.68 x 2 years = £65,941.36</b>	Seeking a contribution towards employment of a community development officer to support the integration of new residents to the wider community.	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	£4000	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 Realm, Public Art and Cultural Wellbeing	In response to the planning application, a recommended public art contribution is <b>£190,400</b> based on calculations of £200 per dwelling, 5% management fee	The scale of this development, particularly when considered the position alongside Longford Park phase 1, will have a significant impact on the population size and surrounding environment. Therefore, the Public Art Scheme implemented should be carefully curated to ensure synergy	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

	and 7% maintenance.	to aid community cohesion and connectivity both within and across the neighbouring developments. Use of a public art consultancy at the early design phases of the green infrastructure development would be beneficial to identify best sites for the work, and a programme of participatory community engagement in the later stages of development build recommended	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 Wellbeing

Name Tom Darlington (Senior Community Infrastructure Officer) / Helen Mack (Community Infrastructure Partner)

Date 30<sup>th</sup> April 2020