

PLANNING CONSULTATION

Planning Reference	19/01047/OUT
Development Location	Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside, Banbury
Development Proposal	Outline planning application for a residential development of up to 825 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 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.

Planning Obligations S106	Requested Costs	Justification	Policy Links
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, £33,608.50 per annum plus 26% on costs. 0.8 of FTE = £33,877.37 x 2 years = £67,754.74	Seeking a contribution towards employment of a community development worker 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.	
Outdoor Sport Provision	Based on a minimum area of 1.13 ha per 1000 people $825 \times 2.49 \times (1.13/1000) = \mathbf{2.32 \text{ ha}}$	<p>We would expect the provision of sports land to include the following:</p> <ul style="list-style-type: none"> • A minimum of 2.32 ha in area; • A 3G artificial pitch (suitable for football) with fencing and floodlights – built to Sport England standards • A suitable sports / changing pavilion – built to Sport England standards; • Adequate car parking provision <p>The land proposed for the relocation of Banbury United is now included in the plans, but we need to seek an appropriate mechanism for bringing forward the relocation of Banbury United FC.</p> <p>We recognise through S106 negotiation we need to have a timeline of delivery and arrangements regarding access, linked to the completion of the new road.</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.</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>

<p>Indoor Sport Provision</p>	<p>Based on £335.32 per person (825 dwellings x 2.49) x £335.32 =£688,831.11</p>	<p>We are seeking an off-site indoor sport contribution towards the development of a new indoor tennis centre in Banbury and / or towards improvements at Spiceball Leisure Centre.</p>	<p>Policy BSC 10 Addressing existing deficiencies in provision through enhancements 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>
<p>Public Realm, Public Art and Cultural Wellbeing</p>	<p>We are seeking a public art contribution of £184,800.00 based on calculations of £200 per dwelling, 5% management and 7% maintenance.</p>	<p>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 to aid community cohesion and connectivity both within and across the neighbouring developments. Use of the public art consultancy at the early design phases of the green infrastructure development would</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 Governments Planning Practise Guidance (GPPG) states public art and sculpture can</p>

		be beneficial to identify best sites for the work, and a programme of participatory community engagement in the late stages of development build recommended.	plan an important role in making interesting and exciting places that people enjoy using.
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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

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Date 18 May 2021