

Agenda Item 9 - 25/01009/OUT - Appendix 1

Planning Obligations.			Regulation 122 Assessment.
Detail	Amount	Trigger Point	
Primary School Expansion	£960,298	50% prior to commencement of development and 50% prior to occupation.	<p>Necessary - Bloxham Primary School was previously expanded to two form entry to meet the needs of local housing growth. At the time of expansion there was insufficient funding to increase the size of all of the school's facilities in line with the standards for a 2-form entry school, and some elements of the expansion were delayed to a later phase, which is now going ahead. Funding is therefore being sought towards the final phase of the expansion. This will create a new, larger, hall and kitchen, and create a studio space to support the delivery of the curriculum.</p> <p>This phase of the capital project has been costed at £2,224,000. To date £2,639,316 has already been secured through Section 106 funding by the Council to mitigate the impact of new housing within the school's catchment area, leaving a shortfall of £960,298</p> <p>To avoid further delay in bringing the school's accommodation up to the standard required, the county council has forward funded the balance of the cost, against any future funding received from Section 106 agreements for further development which will benefit from the enlarged school facilities.</p> <p>Funding is therefore being sought towards completing the necessary capital works to expand the school. These capital works were phased in response to a shortage of capital funding, but it became unreasonable to delay this final phase any longer, to the detriment of pupils at the school. DfE Guidance (para 15) is clear that "<i>When school places have been forward funded, you can secure developer contributions to recoup the monies spent, including interest, fees, and expenses as well as the principal sum spent.</i>"</p> <p>Directly Related - A development of 100 dwellings is expected to generate 38.65 primary and nursery aged children.</p>

Agenda Item 9 - 25/01009/OUT - Appendix 1

			<p>Fairly and Reasonably Related - The requested contribution of £1,242,300 s based on Government Guidance Securing Developer Contributions for Education of £24,846 per pupil. The development is expected to result in 50 pupils.</p>
Special Education Provision	£82,627	50% prior to commencement of development and 50% prior to occupation.	<p>Necessary - The proposed development is expected to further increase demand for places at special schools in the area, and a contribution towards expansion of special school capacity is therefore sought based on the percentage of the pupil generation who would be expected to require places at a special school, based on pupil census data.</p> <p>Directly Related - A development of 100 dwellings is expected to result in 0.7 pupil requiring education at a special school.</p> <p>Fairly and Reasonably Related - Yes, the contribution is based on a pupil cost of £82,627 as advised by Government Guidance Securing Developer Contributions for Education.</p>
Household Waste and Recycling	£10,350		<p>Necessary - The Environment Protection Act 1990 has a requirement for places to be provided at which persons resident in its area may deposit their household waste and for the disposal of waste so deposited.</p> <p>Directly Related - Current HWRC need to increase by 28% to cope with current capacity issues. OCC have advised that if each household makes four trips per annum, the development would impact on the already over capacity HWRC's by an additional 520 HWRC visits per year.</p> <p>Fairly and Reasonably - Current land available 41,000m², needs to increase by 28% to cope with current capacity issues. Space for reuse requires an additional 7%. Therefore, total land required for current dwellings (309,017) is 55,350 m², or 0.18m² per dwelling.</p> <p>Infrastructure Cost per m² is £319. Kidlington build cost/m² indexed to 379 BCIS.</p> <p>Land Cost is £247 per m²</p>

Agenda Item 9 - 25/01009/OUT - Appendix 1

			<p>Total Land and Infrastructure Cost per m2 is £566</p> <p>Cost per dwelling is £101.88</p> <p>Total Cost is £10,188 based on 100 dwellings.</p>
NHS - BOBICB. Expansion of Bloxham and Hook Norton Surgery	£81,509,44	50% prior to commencement of development and 50% prior to occupation.	<p>Necessary: The ICB have provided evidence to demonstrate that the cross internal area of the practices at Bloxham and Hook Norton are below the NHS England size standards. There is therefore a need to reconfigure Bloxham and Hook Norton surgery in order to provide additional clinical space and to improve the existing GP services to accommodate the increase in population.</p> <p>Directly Related: The proposed development of 100 dwellings will increase the number of patients by an estimated 240. This will impact on primary health care infrastructure as there is insufficient capacity to accommodate the additional patients. For the avoidance of doubt, the impact of this development cannot be absorbed by the nearby GP Practices.</p> <p>Fairly and Reasonably Related: BOB-ICB is asking for a contribution of £81,509.44 which is based on the increase in floorspace required to serve the projected population increase. At the time of producing their comments the ICB have advised that a 14.32 m2 (gross internal area) is required, and the contribution is based on a building cost of £5,692 per square metres.</p>
Enhancement of Community Hall Facilities	£110,200.80	50% prior to commencement of development and 50% prior to occupation.	<p>Necessary: In order to achieve enhancements towards community hall facilities at Bloxham. Policy BSC12 states the Council will encourage the provision of community facilities to enhance the sustainability of communities.</p> <p>Directly Related: A development of 100 dwellings is expected to result in 240 residents. Based on a community space required per resident of 0.185m2 multiplied by £2,482.00 (Cost per m2 of provision of community space) results in a contribution required of £110,200.80</p>

Agenda Item 9 - 25/01009/OUT - Appendix 1

			Fairly and Reasonably: Yes.
Outdoor Sport Provision	£284,014.00	50% prior to commencement of development and 50% prior to occupation.	<p>Necessary: Policy BSC 10 Ensuring proposals for new development contribute to sport and recreation provision commensurate to the need generated by the proposals.</p> <p>Directly Related: CDC Playing Pitch Strategy identifies the need for improved pitches at Bloxham Recreation Ground. This includes improvements to the pitch and pavilion and better access for disabled users and parking provision and/or towards the provision of an artificial pitch in the locality.</p> <p>Fairly and Reasonably Related: The contribution of £2,840.14 per dwelling is based on the Sports England Playing Pitch Calculator.</p>
Indoor Sport Provision	£1,070.28	50% prior to commencement of development and 50% prior to occupation.	<p>Necessary: 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>The Cherwell Indoor Sports Facilities Needs Assessment (March 2024) forms part of the evidence base to the Regulation 19 Draft Local Plan. Section 2.4 provides an assessment of Spiceball Leisure Centre which has a greater range of facilities than Wood Green. It identifies that the sports hall is operating at c.90% used capacity and caters for a wide range of activities.</p> <p>The swimming pool is reportedly (and according to the FPM) operating at 100% used capacity which is significantly above Sport England’s comfort factor of 70%.</p>

Agenda Item 9 - 25/01009/OUT - Appendix 1

			<p>Directly Related: Based on 100 dwellings and 2.4 person per dwelling multiplied by £335.32 per occupier of each dwelling, the development is expected to lead to 240 residents.</p> <p>Fairly and Reasonably Related: Yes.</p>
Community Development Worker	£18,724.80	100% prior to first occupation.	<p>Necessary: The contribution is being sought towards employment of a community development worker to integrate residents into the community and wider area.</p> <p>Community development is a key strategic objective of the Cherwell Local plan. The Local Plan includes a series of Strategic Objectives and a number of these are to facilitate the building of sustainable communities.</p> <p>Evidence gathered in preparing the 2017 Cherwell community Spaces Development Study strongly endorses the value in having a Community Development Worker available at an early stage in a new development to kickstart the process of bringing people together, developing new activities and putting in place the start of a strong community.</p> <p>The contribution will support the initial formation and growth of the community through investment in community development, which enhances wellbeing and provides social structures through which issues can be addressed.</p> <p>Directly Related: As the development is between 100 and 250 dwellings, developers are expected to provide the costs of employing a community development worker for 0.4 FTE for 1 year. Costs calculated at Grade G, point 1, £38,370.50 per annum plus 22% on costs. Total = £18,724.80</p> <p>Fairly and Reasonably Related: Yes. The contribution accords with the Planning Obligations SPD 2018.</p>

Agenda Item 9 - 25/01009/OUT - Appendix 1

Community Development Fund	£4,500	100% prior to first occupation.	<p>Necessary: Strategic Objective 10 of the Local Plan seeks to ensure that sufficient, accessible, good quality services, facilities, and infrastructure (including green infrastructure) are delivered to meet health, education, transport, open space, sport, recreation, cultural, social, and other community needs. It also seeks to reduce social exclusion and poverty and address inequalities in health and maximising well-being.</p> <p>Directly Related: The community development fund is sought to support the delivery of activities for the emerging community, organised/supported by the community development worker.</p> <p>Fairly and Reasonably Related: The community Infrastructure Officer has advised that the requested contribution is not referenced in the Developer Contributions SPD. The contribution does not therefore meet this test. The applicant has agreed to pay the requested contribution which is a material consideration in favour of the development.</p>
Public Art	£28,000	To be confirmed	<p>Necessary: CDC have advised that they would be seeking a contribution towards public artwork to be located in the vicinity of the development, visible to the community spaces in that area. Recommendation for siting would be the feature square provided around the central open space to enhance pedestrian connectivity to / from the play area, help slow traffic, and highlight its role as a nodal space within the development.</p> <p>Directly Related: No information has been provided by the Recreation and Leisure team to demonstrate how the requested contribution is directly related to this development.</p> <p>Fairly and Reasonably Related: Further information on what public art scheme the requested contribution will be spent on is required to ensure that the requested contribution is fairly or reasonably related.</p>
Public Transport Services	£163,680	75% prior to occupation and 25% within 12	<p>Necessary - The development is expected to result in an increase in the number of users of bus services. Paragraph 117 of the NPPF requires applications for development to facilitate access to high quality public transport.</p>

Agenda Item 9 - 25/01009/OUT - Appendix 1

		<p>months of first occupation.</p>	<p>Directly Related -The nearest bus stops are on South Newington Road near the junction of Cumberford, outside the petrol station. These stops are substandard, with the stop towards Banbury completely unmarked. In order to ensure using the bus is as convenient and attractive as possible for the new residents of this development, these bus stops will need to be upgraded to an acceptable standard. A S106 contribution will be required for this of £36,000 (Baxter index to October 2024). The contribution will cover the following works:</p> <p>Towards Banbury: Provision of shelter (3-bay), pole/flag/timetable case unit to OCC spec, waiting area (hardstanding - min 2m x 3m excluding shelter space), associated groundworks and appropriate crossing point.</p> <p>Towards Chipping Norton: Replacement of shelter (2-bay), replacement of pole/flag/timetable case unit to OCC spec, waiting area (hardstanding - min 2m x 3m excluding shelter space), associated groundworks and appropriate crossing point.</p> <p>Shelter types to be agreed with Bloxham Parish Council.</p> <p>Note that other developments in Bloxham have a similar requirement to upgrade these stops. In the event that a S106 contribution is received for these works from a different development, the requirement for this site to make a contribution towards bus stop improvements of £36,000 will no longer be required. Alternatively, a split of the contribution may be possible if there is certainty of developments proceeding.</p> <p>Reasonably Related: Yes, to maximise connectivity to the site and ensure that the opportunity for long term viability can be maximised.</p>
<p>Travel Plan Monitoring</p>	<p>£2,035</p>	<p>100% prior to commencement.</p>	<p>Necessary: Paragraph 118 of the NPPF requires all developments that generate significant amounts of movement to provide a travel plan.</p>

Agenda Item 9 - 25/01009/OUT - Appendix 1

			<p>Directly Related: A development of 100 dwellings is expected to generate significant amounts of movement. The requirement to provide a Travel Plan will be conditioned should planning consent be granted. A contribution of £2,035 to monitor the travel plan for 5 years is required.</p> <p>Reasonably Related: Yes, to accord with paragraph 118 of the NPPF.</p>
Cherwell District Council Monitoring Fee	£5,500		
S278 Highway Agreement			<ul style="list-style-type: none"> • Site access off Barford Road and informal pedestrian crossing (Dwg No. 4613-F03 Rev B – requires revision). Delivered via S278 Agreement. • Traffic calming scheme together with speed limit change and associated TRO's along Barford Road. The indicative location of the footway / cycleway improvement scheme is shown on Dwg No. 4613-F03 Rev B (requires revision to define scheme extent). Delivered via S278 Agreement. • NCN5 footway / cycleway improvement scheme along Barford Road between the site access and Kings Road. The indicative location of the footway / cycleway improvement scheme is shown on Dwg No. 4613-04. Delivered via S278 Agreement. •