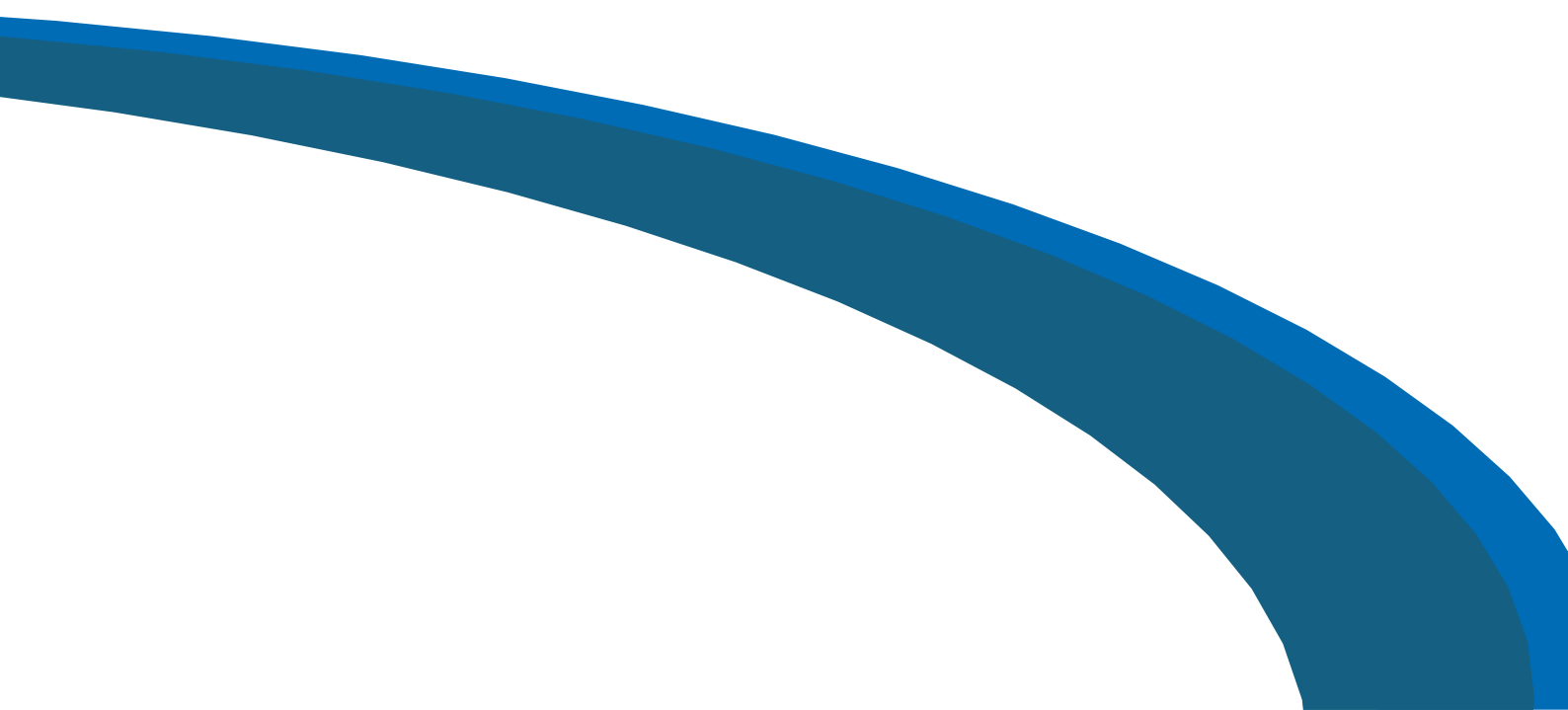


Appendices for Affordable Housing Proof of Evidence of Annie Gingell BSc (Hons) MSc MRTPI

Land East of Warwick Road, Drayton, Banbury



Appendices for Affordable Housing Proof of Evidence of Annie Gingell BSc (Hons) MSc MRTPI

Outline application for up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury; All matters reserved except for access

Land East of Warwick Road, Drayton, Banbury

Vistry Homes

May 2024

PINS REF: APP/C3105/W/24/3338211

LPA REF: 23/00853/OUT

OUR REF: M23/1212-01.RPT

TETLOW KING PLANNING
UNIT 2, ECLIPSE OFFICE PARK, HIGH STREET, STAPLE HILL, BRISTOL, BS16 5EL
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Appendices

Appendix AG1	Freedom of Information Response (3 November 2023)
Appendix AG2	Extracts from Planning Practice Guidance (March 2014, Ongoing Updates)
Appendix AG3	Summary of Corporate Documents
Appendix AG4	Cherwell Revisions to Housing Allocation Scheme (as approved in November 2012) (June 2015)
Appendix AG5	Extract from Cherwell HomeChoice Register (7 December 2023 to 7 May 2024)
Appendix AG6	Letter of Support from Homelessness Oxfordshire
Appendix AG7	Comparison of AMR and DLUHC Affordable Housing Completions Data
Appendix AG8	Affordable Housing Future Supply
Appendix AG9	Affordable Housing as a Separate Material Consideration
Appendix AG10	Relevant Secretary of State and Appeal Decisions
Appendix AG11	Consequences of Failing to Meet Affordable Housing Needs

Appendix AG1

Freedom of Information Response (3 November 2023)



Information Governance



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA
www.cherwell.gov.uk

03 November 2023

Please ask for:	Information Governance Officer	Direct Dial:	<u>01295 227001</u>
Email:	freedomofinformation@cherwell-dc.gov.uk	Your Ref:	2023245

Dear Nathan Price

Freedom of Information Request

Thank you for your Freedom of Information Request dated and received on 2 October 2023

We can confirm that some of the information you have requested is held by Cherwell District Council. Please find our response below:

Housing

1. **The total number of households on the Council's Housing Register at 31 March 2023.**
1,911.
2. **The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:**
 - a. **1-bed affordable dwelling;**
324 days.
 - b. **2-bed affordable dwelling;**
290 days.
 - c. **3-bed affordable dwelling; and**
509 days.
 - d. **A 4+ bed affordable dwelling.**
800 days.

3. The average waiting times at 31 March 2022 for the following types of affordable property across the Authority:

- a. **1-bed affordable dwelling;**
241 days.
- b. **2-bed affordable dwelling;**
302 days.
- c. **3-bed affordable dwelling; and**
394 days.
- d. **A 4+ bed affordable dwelling.**
830 days.

4. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2023)
Ambrosden Civil Parish	8

5. The number of properties advertised, and the average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Ambrosden Civil Parish	
	Number of properties advertised	Average Bids per Property
1-bed affordable dwelling	0	n/a
2-bed affordable dwelling	3	107
3-bed affordable dwelling	0	n/a
4+ bed affordable dwelling	0	n/a

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:

- The date they occurred;
- What they entailed; and
- Copies of the respective documents

01 October 2018	Housing Allocation Scheme updated. October 2018 version also attached for comparison.
01 December 2021	See summary table of changes attached.
22 August 2023	Minor text amendments only regarding extra rooms for overnight carers.

Social Housing Stock

7. The total number of social housing dwelling stock at 31 March 2023 in the following locations:

Location	Total Social Housing Stock (31 March 2023)
Ambrosden Civil Parish	149 (all tenures)

Social Housing Lettings

8. The number of social housing lettings in the period between 1 April 2021 and 31 March 2022; and between 1 April 2022 and 31 March 2023 in the following locations:

Location	Social Housing Lettings	
	1 April 2021 to 31 March 2022	1 April 2022 to 31 March 2023
Ambrosden Civil Parish	0	3

Temporary Accommodation

9. The number of households on the Housing Register housed in temporary accommodation within and outside the Cherwell District Council region on the following dates:

Households in Temporary Accommodation	31 March 2022	31 March 2023
Households Housed within Cherwell District Council	25	29
Households Housed outside Cherwell District Council	2	0

Planning

10. The number of NET housing completions in the Cherwell District Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.

11. The number of NET affordable housing completions in the Cherwell District Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.
12. The number of NET housing completions in Ambrosden Civil Parish broken down on a per annum basis for the period between 2000/01 and 2022/23.
13. The number of NET affordable housing completions in Ambrosden Civil Parish broken down on a per annum basis for the period between 2000/01 and 2022/23.

Under section 21 (1) (*Information accessible to the applicant by other means*) of the [Freedom of Information Act 2000](#) (the Act), we are not required to provide information in response to a request if it is already reasonably accessible by other means and even if there is a charge or fee to obtain this information.

The information you have requested is publicly available via <https://www.cherwell.gov.uk/info/33/planning-policy/370/monitoring-reports>, however, the information is provided at Neighbourhood level not Parish level.

Information for 2022/23 will be available in December.”

Please remember to quote the reference number **2023245** in any future communications.

If you are not satisfied with this response, you may request an internal review by contacting the Information Governance Manager at Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA or via email at freedomofinformation@cherwell-dc.gov.uk.

If, following the review, you are still not satisfied with the Council’s response, you are advised to contact the Information Commissioner directly at the Information Commissioners Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF or by telephone on 0303 123 1113.

Kind regards

Information Governance Team
Law and Governance
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire. OX15 4AA

www.cherwell.gov.uk

Appendix AG2

Extracts from Planning Practice Guidance (March 2014,
Ongoing Updates)



Extracts from Planning Practice Guidance

Appendix AG2

*as of 04/01/2024

Section	Paragraph	Commentary
Housing and Economic Needs Assessment	006 Reference ID: 2a-006-20190220	<p>This section sets out that assessments of housing need should include considerations of and be adjusted to address affordability.</p> <p>This paragraph sets out that <i>“an affordability adjustment is applied as household growth on its own is insufficient as an indicators or future housing need.”</i></p> <p>This is because:</p> <ul style="list-style-type: none"> • <i>“Household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live; and</i> • <i>people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.”</i> <p><i>“The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.”</i></p>
Housing and Economic Needs Assessment	018 Reference ID 2a-01820190220	Sets out that <i>“all households whose needs are not met by the market can be considered in affordable housing need. The definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework”</i> .
Housing and Economic Needs Assessment	019 Reference ID 2a-01920190220	States that <i>“strategic policy making authorities will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).</i>
Housing and Economic Needs Assessment	020 Reference ID 2a-02020190220	<p>The paragraph sets out that in order to calculate gross need for affordable housing, <i>“strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:</i></p> <ul style="list-style-type: none"> • <i>the number of homeless households;</i>

		<ul style="list-style-type: none"> • <i>the number of those in priority need who are currently housed in temporary accommodation;</i> • <i>the number of households in over-crowded housing;</i> • <i>the number of concealed households;</i> • <i>the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and</i> • <i>the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration."</i>
Housing and Economic Needs Assessment	024 Reference ID 2a-02420190220	<p>The paragraph states that <i>"the total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period"</i>.</p> <p>It also details that:</p> <p><i>"An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes."</i></p>
Housing Supply and Delivery	031 Reference ID: 68-031-20190722	<p>With regard to how past shortfalls in housing completions against planned requirements should be addressed, the paragraph states:</p> <p><i>"The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)..."</i></p>

Appendix AG3

Summary of Corporate Documents



Summary of Corporate Documents

Appendix AG3

Housing Strategy 2019 to 2024 – CD13.1

- 3.1 The foreword to the Housing Strategy, presented on page 3 and provided by Councillor John Donaldson, Lead member for Housing, makes the following points on affordable housing in Cherwell:

“Access to affordable housing is the second top priority for people in our district. We also have over a thousand low income households waiting for affordable housing. These facts together point to how proactive and relentless we need to be in the pursuit of new housing solutions. Housing is also at the top of the national agenda.” (My emphasis).

- 3.2 On page 4, the Housing Strategy lists the Council’s three strategic priorities for housing for the period from 2019 to 2024:

1. *“Increase the supply and diversity of affordable housing to ensure the right types of housing are available in the right places;*
2. *Improve the quality and sustainability of our homes and build thriving, healthy communities; and*
3. *Enhance opportunities for residents to access suitable homes and have housing choices.”*

- 3.3 In setting out the profile of Cherwell on page 7, the Council identify that *“The levels of home ownership and private renting in Cherwell are now ahead of national levels and the amount of social housing falling behind.”*

- 3.4 In discussing Strategic Priority 1 ‘Increase the supply and diversity of affordable housing to ensure the right types of housing are available in the right places’ on page 8, the Council’s objectives include to:

- *“Understand the need for the full range of affordable and specialist housing in the district, including type, tenure and location;*
- *Deliver a range of affordable homes that meet the needs of local residents and workers; and*

- *Work in partnership with private developers, registered providers and local landowners to gain greater control over the delivery of housing, including new affordable housing.”*

3.5 A number of bullet points are set out on page 8 to explain why meeting Strategic Priority 1 is important. With regard to affordable housing, this includes:

- *“We need 1,140 new homes in Cherwell per year until 2031 with 35% of this being affordable;*
- *We need to respond to diverse needs ranging from smaller homes for young people and people looking to downsize through to larger family homes;*
- *Home ownership is out of reach for households on low and average incomes; and*
- *Social rent is the only truly affordable housing option for many people and there is a lack of supply in this area.”*

3.6 Later when discussing Strategic Priority 3 ‘Enhance opportunities for residents to access suitable homes and have housing choices’ on page 14, the Council states that:

- *“Cherwell is a high growth area and the demand for housing is unlikely to subside in the foreseeable future;*
- *As more households experience affordability issues with housing we need to offer advice to a wider group of people; and*
- *Housing needs outweigh supply of social and affordable rented housing...”*

Homelessness and Rough Sleeping Strategy 2021 to 2026 – CD13.2

3.7 The Council’s stated vision on page 3 is *“To work in partnership, with customers at the heart of our approach, to understand, prevent and resolve homelessness so that no one has to sleep rough in Cherwell”.*

3.8 There are six strategic priorities for the Homelessness and Rough Sleeping Strategy 2021-2026, set out on page 3. Priorities 1 to 5 set out how the Council will work with partner organisations and service users, whilst priority 6 focuses on improving access to good quality affordable housing:

- *“Priority 6 - Work in partnership to increase supply of affordable housing and make sure that accommodation in the private sector is good quality, that*

tenants are treated lawfully and fairly, and there is improved access to affordable private sector accommodation for homeless households.”

3.9 Among other points, in order to achieve Priority 6 above, the Council states on page 13 that it will *“Widen accommodation options across Cherwell by capitalising on opportunities within the private market for Registered Providers ... to acquire additional affordable homes.”*

3.10 To inform the six strategic priorities, the Council undertook a review of its Homelessness Services in 2020. The review found that the Council wants to improve on the following:

- ***“Maximise the use of social housing in the prevention of homelessness – deliver more homes and work with partners to make best use of assets for this purpose.***

3.11 The review also covered future challenges which included:

- ***“Provision of more affordable homes and move-on accommodation in suitable locations – With limited available council-owned land, if the proposed changes (2020) to the planning system are introduced, there are likely to be fewer social and affordable rented homes delivered in future, as traditionally there has been a reliance on affordable homes delivered via S.106 obligations.***
- ***Affordability of accommodation – rising house prices, unemployment rates, potential rise in debts, rise in rents in the private rented sector, and lack of social rented housing supply, will impact on the affordability of homes for many people, not only the 1300 households on our housing register. The highest cause of homelessness in Cherwell is the loss of an Assured Shorthold Tenancy in private rented properties, followed by family/friends no longer able to accommodate.”***

Cherwell District Council Business Plan 2023 to 2024 – CD13.3

3.12 The Council’s Business Plan 2023 to 2024 states on page 1 that the Council will:

- *“Support the delivery of affordable and green housing.*
- *Support our most vulnerable residents.”*

Conclusions on Corporate Documents

- 3.13 The evidence set out above clearly highlights that within a wide range of plans and strategies, providing affordable housing is established as, and remains, a key challenge for Cherwell.
- 3.14 The Council has produced an array of strategies and corporate documents, all of which seek to address issues relating to housing and affordable housing in the authority area.

Appendix AG4

Cherwell Revisions to Housing Allocation Scheme (as
approved in November 2012) (June 2015)



Cherwell District Council

Executive

1 June 2015

Revision to Housing Allocation Scheme (as approved in November 2012)

Report of Head of Regeneration and Housing

This report is public

Purpose of report

To approve revisions to the Council's Allocation Scheme (as approved in November 2012)

1.0 Recommendations

The meeting is recommended:

- 1.1 To accept the revisions to the Housing Allocations Scheme.

2.0 Introduction

- 2.1 In November, 2012, the Council implemented a new and innovative Allocation Scheme taking account of the changes to legislation, namely the Localism Act 2011 and the new Allocation of Accommodation Code of Guidance developed as a consequence of that.
- 2.2 The new scheme met all of the Council's strategic priorities within its Housing Strategy 2012-17 not least:
 - House our most vulnerable residents; and
 - Prevent homelessness
- 2.3 The new Scheme saw a reduction in numbers able to access the Scheme due to the removal of those applicants who were not qualified, namely:
 - Those who owned another property
 - Those who had sufficient resources to meet their housing needs i.e. those with income, assets or capital exceeding £60,000
 - Those who had no local connection with Cherwell

- Those who refused suitable offers of accommodation
- Those whose behaviour was unacceptable namely those with a history of rent arrears or behaviour which had they been a secure tenant the Council could have obtained possession; and
- Those without any recognised housing need within the terms of the reasonable preference categories set by legislation under s167 (2) Housing Act 1996.

2.4 As a consequence of these changes, the list significantly decreased by 2,454 applicants who fell into the above categories.

2.5 This enabled the Council to focus on those with the most housing need within Cherwell to ensure that they gained access to the social housing made available by our Registered Providers, formerly known as Housing Associations.

3.0 Report Details

3.1 Cherwell, as a district, is an extremely desirable place to live and as a result significant development of accommodation to meet the demand of those wishing to live in the District has been and is still being undertaken.

3.2 In order for development to be allowed, through the Planning Process, provision has to be made to the Local Authority through their Registered Provider partners for the development of affordable housing i.e. social housing.

3.3 Obviously it takes a long time to develop a scheme for planning purposes and therefore in terms of allocation and demand for accommodation, consideration is given to those being considered within the Allocation Scheme as part of the requirements for development at the planning stage. As demographics change and the Allocation Scheme alters this means (as we are experiencing), in Cherwell the demand for accommodation now, namely one and two bedroom general purpose units, does not match the current supply of new properties and voids becoming available.

3.4 As at 4 March 2015, there were 831 live applicants on the Housing Register and the table below sets out the current bedroom need:

Band	Bedroom Need				Total
	1	2	3	4	
1	74	17	6	1	98
2	171	244	79	25	519
3	144	56	12	2	214
Total	389	317	97	28	831

3.5 In terms of the one bedroom need, this is broken down further in terms of those requiring general purpose accommodation **210**, sheltered accommodation **140** and Extra Care accommodation **39**

3.6 Since the implementation of the new Allocation Scheme (December 2013), the tables below set out the number of social housing properties that have been made available to the Council to let via the Allocation Scheme as at 4 March 2015:

Bedroom size	1	2	3	4	Total
General Needs	96	173	124	14	407
Sheltered	66	19	1	0	86
Extra Care	19	28	0	0	47
Combined Total	181	220	125	14	540

3.7 Within this there have been several new developments which have required allocation to:

Scheme/bedroom	1	2	3	4
Conyger Fields, Steeple Aston	2	2	5	1
Murcott Road, Arncott	2	5	2	1
Oak Farm, Milcombe	0	4	2	0
Kingsmere, Bicester	1	8	4	0
Longford Park, Bodicote	0	12	5	0
Portland Road, Milcombe	2	5	0	0
Launton Road, Bicester	2	1	2	0
Weston on the Green	0	4	2	0
Broughton Road, Banbury	4	0	0	0
St Annes House, Banbury	5	0	0	0

3.8 Added to this within the next 12 months the following developments will be coming available for letting, namely:

Scheme/bedroom	1	2	3	4
Yew Tree Farm, Launton	0	6	4	0
Crouch Hill, Banbury	0	2	4	0
Chestnut Close, Launton	0	3	1	0
Kingsmere, Bicester	0	3	5	0
Springfield Farm, Ambrosden	13	0	0	0
Warwick Road, Banbury	4	18	0	0
Thornbury House, Kidlington	24	15	0	0
Coach House Mews, Bicester	0	12	0	0
Woodpiece Road, Arncott	0	3	0	0
Calthorpe House, Banbury	0	15	0	0
Upper Heyford	0	5	10	3
Eco Town,	6	21	8	0

Bicester				
Oxford Road, Bodicote	0	1	3	0

- 3.9 As a consequence of this and as agreed when the Allocation Scheme was approved the Council has reviewed the current Scheme to ensure that it meets not only the needs of the most vulnerable within the District but also the supply of accommodation that is coming available to ensure that we meet our nomination requirements, namely the percentage of void stock that registered providers have to give to the Council to let each year.

Findings from the review

- 3.10 The review found that the Council is meeting its target to ensure that only the most vulnerable residents within the District are being let social housing. As with the requirements of choice based lettings, applicants who are eligible and qualified to be part of the Scheme are able to bid for the accommodation they would prefer.
- 3.11 The review found that generally applicants are bidding for the properties and there does not appear too much of a problem in getting the properties let but in some circumstances due to the size, nature and/or location of the available accommodation, some properties are taking several cycles of the choice based lettings scheme to be let.
- 3.12 The review found that this appeared to be greatest in terms of extra care accommodation and three bedroom accommodation. In terms of the three and four bedroom accommodation the main reason for this is welfare reform which restricts applicants, particularly those on low income and benefits who require the assistance of Housing Benefit, from only being able to be considered for the property size that they are deemed to be required. For example a household with a boy and girl child would, pre welfare reform, have been considered for a three bedroom property but now this will be dependent on their age and whether they are able to share a bedroom.
- 3.13 The review also found that those who were placed in the highest bands, namely bands 1 and 2 may not be bidding for suitable accommodation as the ethos of any choice based lettings scheme is that applicants can choose where they would prefer to live.
- 3.14 As a result of these findings the following recommendations are made to tackle the potential issues with regard to meeting our nomination targets with Registered Providers over the next one to two years.

4.0 Conclusion and Reasons for Recommendations

There is a lack of supply of one and two bedroom accommodation to meet the need of the most vulnerable households within the district. The limited supply needs to be targeted towards the most vulnerable. There is an oversupply of larger accommodation, namely 3 and 4 bedroom properties, extra care accommodation and some sheltered accommodation. Measures need to be put in place to ensure that this oversupply, where possible, is met and let to those with a local connection to Cherwell to ensure that Registered Providers are not able to openly let them i.e.

to anyone in the country who would like to live in Cherwell through vehicles such as Rightmove and Zoopla.

1. Access to the Allocation Scheme be expanded to include those who are qualified but don't have a recognised housing need under s167(2) Housing Act 1996.

Research by the Council shows that of the 2,454 applicants who were previously removed from the Scheme, some 1,091 applicants are likely to fit into this category and the Council intends to contact all those previous applicants to determine whether they wish to be re-included within the new Scheme, as long as they qualify as per the qualification criteria set out above.

It is recommended that any applicants who fit into this category will be in a "Reserve Band" which will only be considered if there are no suitable applicants to meet the supply of accommodation, within Bands 1, 2 and 3.

2. Those who are given banding with Bands 1 and 2 will be time limited within that band to ensure that are bidding for suitable accommodation that becomes available within the District. It is recommended that the banding be awarded for 3 months and then be reviewed. This will enable officers to see whether applicants are actively bidding to reflect their housing need. It will be possible to extend the period in that band if no suitable properties have become available and the need for housing is still applicable.

When suitable properties become available, it is recommended that officers will contact appropriate applicants firstly to ensure that they are aware that a property is available and to encourage them to consider bidding for the same.

Where suitable properties are available and applicants are not actively seeking to resolve their housing need i.e. not bidding, then the banding will be removed and the applicant will be placed into the proposed Reserve Band.

3. Applicants, who are offered suitable accommodation within Bands 1 and 2, including the statutory homeless, and those who refused three consecutive offers within Band 3, will be disqualified from the Housing Register for 6 months. The purpose of this recommendation is to ensure that those in housing need actively consider appropriate accommodation that becomes available as well as addressing the issue of getting the supply of accommodation being made available to the Council let as quickly as possible i.e. negating properties having to go through several cycles before they are let.

5.0 Consultation

Consultation has taken place with partner Registered Provider, statutory and voluntary agencies and staff. Please see Appendix Three

6.0 Alternative Options and Reasons for Rejection

- 6.1 The following alternative options have been identified and rejected for the reasons as set out below.

Option 1: Not to accept any revisions to Cherwell's Allocation Scheme 2012

7.0 Implications

Financial and Resource Implications

- 7.1 The changes proposed to Cherwell's Allocation Scheme can be implemented within existing budgets and using existing staff resources.

Comments checked by:

Paul Sutton, Head of Finance and Procurement,
Paul.Sutton@cherwellandsouthnorthants.gov.uk

Legal Implications

- 7.2 The changes proposed to Cherwell's Allocation scheme will increase the opportunities for Cherwell residents to compete for social housing vacancies across the District in line with the legal framework which governs social housing lettings as set out in the Housing Act 1986 part V1.

Comments checked by:

Kevin Lane, Head of Law and Governance,
Kevin.Lane@cherwellandsouthnorthants.gov.uk

Risk

- 7.3 The changes proposed to Cherwell's Allocation Scheme will strengthen the Councils ability to ensure that all vacancies of social and affordable rented housing will be allocated to those in housing need within the District. This will be managed as part of the operation risk register within the team and escalate any risks as and when appropriate.

Comments checked by:

Louise Tustain, Acting Corporate Performance Manager, 01295 221786
Louise.Tustian2@Cherwell-DC.gov.uk

8.0 Decision Information

Key Decision

Financial Threshold Met: No

Community Impact Threshold Met: Yes

Wards Affected

All

Links to Corporate Plan and Policy Framework

District of Opportunity
Thriving Communities

Lead Councillor

Councillor John Donaldson
Lead Member for Housing

Document Information

Appendix No	Title
Appendix 1	Revised Allocation Scheme
Appendix 2	Highlights of changes made to Allocation Scheme
Appendix 3	Consultation Details
Background Papers	
None	
Report Author	Marianne North, Housing Needs Manager
Contact Information	01295 227946 Marianne.north@cherwell-dc.gov.uk

Appendix AG5

Extract from Cherwell HomeChoice Register (7 December 2023
to 7 May 2024)

Property Ref:	Address	Bedrooms	Property Type	Band	Number of bids	Effective Date
8244	Union Street, Banbury, OX16 0TA.	1	Flat.	2	32	22/02/2023.
8245	Lennox Gardens, Banbury, OX16 0LQ.	1	Flat.	1	80	18/07/2023.
8252	Bywater Drive, Banbury, OX16 9FF.	1	Flat.	1	85	21/11/2023.
8254	East Close, Banbury, OX16 3LW.	1	Flat.	2	26	19/09/2023.
8257	Old Grimsbury Road, Banbury, OX16 3HG.	1	Flat.	2	24	22/02/2023.
8258	St. Hughs Close, Banbury, OX16 9JL.	1	Bungalow.	1	76	12/10/2023.
8260	Evans Lane, Kidlington, OX5 2HX.	1	Flat.	2	71	23/02/2022.
8263	Goulds Villas, Banbury, OX16 0QQ.	1	Bungalow.	2	64	29/03/2022.
8264	Foundry Street, Banbury, OX16 2LU.	1	Flat.	1	36	13/10/2023.
8271	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	1	23	06/11/2023.
8272	The Willows, Causeway, Bicester, OX26 6DY.	1	Flat.	2	14	12/07/2023.
8277	Westover Street, Heyford Park, Upper Heyford, OX25 5BY.	1	Flat.	2	59	22/02/2023.
8278	Westover Street, Heyford Park, Upper Heyford, OX25 5BY.	1	Flat.	2	57	22/02/2023.
8279	Westover Street, Heyford Park, Upper Heyford, OX25 5BY.	1	Flat.	2	54	22/02/2023.
8280	Westover Street, Heyford Park, Upper Heyford, OX25 5BY.	1	Flat.	2	46	12/05/2023.
8281	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	1	33	13/10/2023.
8285	Aldbourne Close , Bicester, OX26 2JW.	1	Bungalow.	2	143	17/07/2023.
8298	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	2	23	03/08/2023.
8307	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	2	34	13/10/2023.
8312	Lennox Gardens, Banbury, OX16 0LQ.	1	Flat.	2	115	20/06/2023.
8316	Ower Drive, Upper Heyford, Bicester, Oxfordshire, OX25 5DS.	1	Flat.	4	105	10/08/2021.
8318	Beavington Road, Hook Norton, OX15 5FQ.	1	Flat.	2	98	22/02/2023.
8319	Colonel Stuckey Court, Adderbury, OX17 3FY.	1	Flat.	1	129	15/11/2023.
8320	Hart Place, Bicester, OX26 4FR.	1	Flat.	2	119	22/02/2023.
8321	Bridgewater House, Halse Road, Brackley, Northamptonshire, NN13 6EF.	1	Flat.	2	12	09/01/2024.
8324	Jubilee Court, George Street, Banbury, OX16 5TR.	1	Flat.	1	97	13/11/2023.
8331	The Hawthorns, Oxford Road, Banbury, OX16 9FA.	1	Flat.	2	21	03/11/2023.
8332	Whitelands Way, Bicester, Oxfordshire, OX26 1EE.	1	Flat.	1	122	16/01/2024.
8333	Whitelands Way, Bicester, Oxfordshire, OX26 1EE.	1	Flat.	1	64	07/12/2023.
8335	Whitelands Way, Bicester, OX26 1EE.	1	Flat.	2	59	07/06/2023.
8336	Whitelands Way, Bicester, OX26 1EE.	1	Flat.	2	53	07/06/2023.
8338	Whitelands Way, Bicester, OX26 1EE.	1	Flat.	1	49	07/12/2023.
8339	Whitelands Way, Bicester, OX26 1EE.	1	Flat.	1	120	16/01/2024.
8341	York Row, Whitelands Way, Bicester, OX26 1EF.	1	Maisonette.	2	62	22/02/2023.
8342	York Row, Whitelands Way, Bicester, OX26 1EF.	1	Maisonette.	2	132	22/02/2023.
8344	Ray Road, Bicester, OX26 2AQ.	1	Bungalow.	1	140	16/01/2024.
8345	Annesley Close, Bletchington, OX5 3DG.	1	Bungalow.	2	41	22/02/2023.
8359	Grange Road, Banbury, OX16 9AZ.	1	Flat.	1	107	22/11/2023.
8360	Stanbridge Close, Banbury, OX16 0NR.	1	Flat.	2	30	11/10/2023.
8367	Penrose Drive, Banbury, OX16 0PX.	1	Flat.	1	89	22/11/2023.
8368	Causeway, Banbury, OX16 4SH.	1	Flat.	2	24	03/10/2023.
8369	Dairy Crescent, Bletchington, OX5 3FA.	1	Flat.	2	60	08/02/2023.
8370	Longford Park, Banbury, OX15 4FU.	1	Flat.	1	107	15/11/2023.
8371	Westover Street, Heyford Park, Upper Heyford, OX25 5BY.	1	Flat.	2	31	20/12/2023.
8373	Jubilee Court, George Street, Banbury, OX16 5TR.	1	Flat.	1	80	19/04/2023.
8374	Westover Street, Heyford Park, Upper Heyford, OX25 5BY.	1	Flat.	2	29	07/12/2023.
8375	Songthrus Road , Banbury, OX15 4GL.	1	Flat.	1	95	15/11/2023.
8376	The Willows, Causeway, Bicester, OX26 6DY.	1	Flat.	2	24	16/01/2024.
8381	Golby Road, Bloxham, OX15 4GX.	1	Flat.	2	95	12/05/2023.
8382	Offutt Drive, Upper Heyford, OX25 5BU.	1	Maisonette.	2	27	08/02/2023.
8384	Offutt Drive, Upper Heyford, OX25 5BU.	1	Flat.	2	35	08/02/2023.
8385	Offutt Drive, Upper Heyford, OX25 5BU.	1	Flat.	2	29	08/02/2023.
8386	Offutt Drive, Upper Heyford, OX25 5BU.	1	Flat.	2	25	13/10/2023.
8389	Offutt Drive, Upper Heyford, OX25 5BU.	1	Flat.	2	28	07/12/2023.
8390	Offutt Drive, Upper Heyford, OX25 5BU.	1	Flat.	2	25	07/12/2023.
8391	Thyme Close, Banbury, OX16 1WH.	1	Flat.	2	113	12/05/2023.
8396	Westover Street, Heyford Park, Upper Heyford, OX25 5BY.	1	Flat.	1	99	12/02/2024.
8400	Poppy Close, Ambrosden, OX25 2AJ.	1	Flat.	2	123	29/11/2022.
8406	Bainton Road, Bicester, OX27 8HA.	1	Bungalow.	2	78	09/10/2023.
8407	Evans Lane, Kidlington, OX5 2JA.	1	Flat.	2	103	16/05/2023.
8409	Marlborough Road, Banbury, OX16 0PP.	1	Flat.	2	106	16/05/2023.
8410	Lavender Close, Banbury, OX16 1FB.	1	Bungalow.	2	68	22/10/2021.
8411	Keys Court, School Lane, Banbury, Oxfordshire, OX16 2AZ.	1	Flat.	2	27	04/10/2023.
8413	Bainton Road, Hethe, Bicester, OX27 8HA.	1	Bungalow.	2	59	20/04/2023.
8416	Shackleton Close, Bicester, OX26 4YL.	1	Flat.	2	104	20/07/2022.
8417	Samuelson Court, Britannia Road, Banbury, OX16 5DY.	1	Flat.	2	106	12/12/2023.
8418	Jubilee Court, George Street, Banbury, OX16 5TR.	1	Flat.	2	82	20/07/2022.
8420	Chelmscote Row, Wardington, Banbury, OX17 1SS.	1	Bungalow.	1	108	21/11/2023.
8426	Gillett Road, Banbury, OX16 0EA.	1	Flat.	2	50	13/04/2022.
8435	Coneygar Fields, Steeple Aston, OX25 4AU.	1	Maisonette.	2	124	07/12/2023.
8437	Union Street, Banbury, OX16 0TA.	1	Flat.	2	39	04/01/2024.
8441	Merton House, Merton Street, Banbury, OX16 4TQ.	1	Flat.	2	135	08/02/2023.
8202	Samuelson Court, Britannia Road, Banbury, OX16 5DX.	2	Flat.	2	28	16/08/2023.
8242	Marston Close, Banbury, Oxfordshire, OX16 2DQ.	2	Flat.	2	56	27/02/2023.
8248	Edmunds Road, Banbury, OX16 0PL.	2	House.	1	136	15/11/2023.
8249	Sir Henry Jake Close, Banbury, OX16 1EY.	2	House.	1	154	20/06/2023.
8251	Ascot Way, Bicester, OX26 1AG.	2	Flat.	2	71	27/02/2023.
8253	The Swere, Deddington, OX15 0AA.	2	House.	2	123	30/03/2023.
8255	Perth Road, Bicester, OX26 1AR.	2	House.	2	143	14/07/2022.
8256	Dover Avenue, Banbury, OX16 0JG.	2	House.	2	142	27/02/2023.
8259	School View, Banbury, OX16 4SE.	2	House.	2	148	27/02/2023.

8261	The Swere, Deddington, OX15 0AA.	2	House.	2	8	01/09/2023.
8266	Violet Close, Ambrosden, OX25 2DJ.	2	House.	2	155	09/12/2022.
8267	Marlowe Close, Banbury, OX16 0SN.	2	House.	2	135	27/02/2023.
8275	Briar Furlong, Ambrosden, Bicester, OX25 2AD.	2	Flat.	2	19	20/07/2023.
8282	Nuffield Close, Bicester, OX26 4TL.	2	Bungalow.	2	9	29/08/2023.
8284	Bellenger Way, Kidlington, OX5 1TR.	2	Bungalow.	2	9	22/09/2022.
8291	Braeburn Avenue, Bicester, OX27 8BP.	2	House.	2	58	09/01/2023.
8292	Braeburn Avenue, Bicester, OX27 8BP.	2	House.	2	58	09/01/2023.
8293	Middleton Road, Banbury, OX16 3QT.	2	Flat.	2	32	27/02/2023.
8294	Wayfarings, Banbury, OX15 4SL.	2	Flat.	2	37	27/02/2023.
8295	Plumpton Road, Bicester, OX26 1AQ.	2	Bungalow.	2	77	29/08/2023.
8296	Salisbury Walk, Bicester, OX26 1BZ.	2	Flat.	2	36	07/09/2023.
8297	Chepstow Drive, Bicester, OX26 1DQ.	2	House.	1	119	19/06/2023.
8299	Lindh Road, Heyford Park, Upper Heyford, OX25 5BT.	2	House.	2	67	20/07/2023.
8300	Westover Street, Heyford Park, Upper Heyford, OX25 5BY.	2	Flat.	2	15	20/07/2023.
8306	Richmond Road, Bicester, OX26 1FQ.	2	Flat.	2	98	27/02/2023.
8308	Mold Crescent, Banbury, OX16 0EW.	2	House.	2	110	20/07/2023.
8309	Vicarage Court, Calthorpe Road, Banbury, OX16 5JA.	2	Flat.	2	37	27/02/2023.
8310	Purslane Drive, Bicester, OX26 3EF.	2	House.	2	121	09/12/2022.
8313	Russet Street, Bodicote, OX15 4UE.	2	House.	2	131	27/02/2023.
8314	Ludlow Road, Bicester, OX26 1DN.	2	House.	2	131	09/12/2022.
8315	Lindh Road, Heyford Park, Upper Heyford, OX25 5BT.	2	House.	2	75	20/07/2023.
8317	Northumberland Court, 2 Duke Street, Banbury, OX16 4NJ.	2	Flat.	2	43	27/02/2023.
8323	Greenfields, Bicester, OX25 1QP.	2	Bungalow.	2	7	18/12/2023.
8325	Chiltern House, Merton Street, Banbury, OX16 4RJ.	2	Maisonette.	2	42	11/09/2023.
8327	Ford Crescent, Banbury, OX16 9ZB.	2	House.	1	142	27/10/2023.
8328	Ford Crescent, Banbury, OX16 9ZB.	2	House.	1	131	27/10/2023.
8330	Ford Crescent, Banbury, OX16 9ZB.	2	House.	1	136	27/10/2023.
8334	Whitelands Way, Bicester, OX26 1EE.	2	Flat.	2	51	22/09/2023.
8337	Whitelands Way, Bicester, OX26 1EE.	2	Flat.	2	47	22/09/2023.
8340	Taunton Road, Bicester, OX26 1DX.	2	Flat.	2	52	22/09/2023.
8343	Dunkins Close, Bicester, OX26 6SJ.	2	Bungalow.	1	4	11/11/2023.
8346	Ford Crescent, Banbury, OX16 9ZB.	2	House.	2	80	27/02/2023.
8347	Ford Crescent, Banbury, OX16 9ZB.	2	House.	2	75	27/02/2023.
8349	Ford Crescent, Banbury, OX16 9ZB.	2	House.	2	78	27/02/2023.
8350	Ford Crescent, Banbury, OX16 9ZB.	2	House.	2	72	19/06/2023.
8351	Ford Crescent, Banbury, OX16 9ZB.	2	House.	2	77	19/06/2023.
8352	Ford Crescent, Banbury, OX16 9ZB.	2	House.	2	79	10/10/2023.
8354	Old Yard Place, Bicester, OX26 6AU.	2	Bungalow.	1	1	22/05/2023.
8355	Gold Mews, Bicester, OX27 8BS.	2	House.	2	89	02/07/2023.
8356	Gold Mews, Bicester, OX27 8BS.	2	House.	2	90	02/07/2023.
8358	Duxford Close, Bicester, OX26 4FW.	2	Bungalow.	1	7	22/05/2023.
8366	Leys House, Park Close, Banbury, OX16 0SU.	2	Flat.	2	64	30/01/2023.
8372	Bellenger Way, Kidlington, OX5 1TR.	2	Bungalow.	2	11	15/02/2024.
8377	Sterling Court, Banbury, OX16 0XY.	2	Bungalow.	2	13	04/12/2022.
8378	Windrush, Banbury, OX16 1PJ.	2	House.	2	150	27/02/2023.
8379	Kennedy Road, Bicester, OX26 2BE.	2	House.	2	148	26/10/2023.
8383	Harebell Way, Bicester, OX26 3TP.	2	Flat.	2	68	27/02/2023.
8387	Bartsia Road, Bicester, OX26 3ZG.	2	Flat.	2	56	27/02/2023.
8388	Alma Road, Banbury, OX16 4RQ.	2	Flat.	2	62	27/02/2023.
8394	Old Yard Place, Bicester, OX26 6AU.	2	Bungalow.	1	6	25/09/2023.
8395	Dickenson Road, Bloxham, OX15 4TQ.	2	House.	2	215	27/02/2023.
8398	Old Place Yard, Bicester, OX26 6AU.	2	Bungalow.	3	4	01/08/2023.
8405	Lavender Close, Banbury, OX16 1FB.	2	Bungalow.	2	12	04/12/2022.
8408	Skylark Road, Banbury, OX15 4GF.	2	House.	2	216	27/02/2023.
8425	Ormond Manor Road, Fritwell, OX27 7AH.	2	House.	1	150	11/04/2024.
8431	Ormond Manor Road, Fritwell, OX27 7AH.	2	House.	1	152	11/04/2024.
8432	Kidlington Road, Islip, OX5 2SS.	2	House.	2	128	25/03/2024.
8433	Greenfields, Arncott, Bicester, OX25 1QP.	2	Bungalow.	3	6	01/08/2023.
8438	East Castle Street, Upper Heyford, OX25 5BW.	2	House.	2	99	13/04/2023.
8440	Williams Road, Upper Heyford, OX25 5AX.	2	House.	2	163	27/02/2023.
8442	Rotary Way, Hanwell Fields, Banbury, OX16 1ER.	2	Flat.	2	70	27/02/2023.
8246	Melton Road, Bicester, OX26 1EX.	3	House.	2	95	11/04/2022.
8247	Melton Road, Bicester, OX26 1EX.	3	House.	2	89	11/04/2022.
8250	Graven Hill Road, Ambrosden, Bicester, OX25 2BF.	3	House.	2	95	10/12/2021.
8265	Miller Road, Banbury, OX16 0RT.	3	House.	1	107	28/10/2023.
8276	Easington Road, Banbury, OX16 9HH.	3	House.	2	107	19/02/2022.
8283	Danes Road, Bicester, OX26 2LS.	3	House.	2	93	27/04/2023.
8288	Braeburn Avenue, Bicester, OX27 8BP.	3	House.	2	70	11/04/2022.
8289	Braeburn Avenue, Bicester, OX27 8BP.	3	House.	2	65	16/06/2023.
8290	Braeburn Avenue, Bicester, OX27 8BP.	3	House.	2	65	16/06/2022.
8301	Offutt Drive, Upper Heyford, OX25 5BU.	3	House.	4	61	12/02/2023.
8302	Olive Mead, Bicester, OX27 8BW.	3	House.	2	44	17/02/2023.
8303	Olive Mead, Bicester, OX27 8BW.	3	House.	2	40	17/02/2023.
8304	Olive Mead, Bicester, OX27 8BW.	3	House.	2	40	30/04/2023.
8305	Olive Mead, Bicester, OX27 8BW.	3	House.	2	41	17/02/2023.
8311	Portway, Banbury, OX16 1QQ.	3	House.	2	117	05/07/2023.
8326	Withycombe Drive, Banbury, OX16 0SL.	3	House.	2	127	27/04/2023.
8329	Ford Crescent, Banbury, OX16 9ZB.	3	House.	1	114	28/10/2023.
8348	Ford Crescent, Banbury, OX16 9ZB.	3	House.	1	127	28/10/2023.
8357	Gold Mews, Bicester, OX27 8BS.	3	House.	2	84	05/10/2022.
8397	Ferriston, Banbury, OX16 1XA.	3	House.	1	132	24/01/2024.
8412	Reedmace Road, Bicester, OX26 3FB.	3	House.	2	113	05/10/2022.

8423	Miller Way, Adderbury, OX17 3GE.	3	House.	2	95	27/02/2022.
8427	Bernwood Road, Bicester, OX26 6RU.	3	House.	2	118	05/10/2022.
8436	Ruskin Walk, Bicester, OX26 4TE.	3	House.	2	108	05/10/2022.
8439	Lidsey Road, Banbury, OX16 0ND.	3	House.	1	100	28/11/2023.
8262	Cotefield Road, Bodicote, OX15 4SW.	4	House.	1	73	27/09/2023.
8286	Braeburn Avenue, Bicester, OX27 8BW.	4	House.	2	42	27/01/2020.
8287	Braeburn Avenue, Bicester, OX27 8BP.	4	House.	2	42	27/01/2020.
8404	Pembroke Way, Bicester, OX26 4TX.	4	House.	1	59	07/08/2023.
8414	Sand Furlong, Bletchington, OX5 3EY.	4	House.	2	30	30/05/2023.

Appendix AG6

Letter of Support from Homelessness Oxfordshire



Delivered to:
Vistry Homes Ltd
Cleeve Hall
Bishops Cleeve
Cheltenham
Gloucestershire
GL52 8GD

Dear Mr Elliot

Re: Land East of Warwick Road, Banbury

As the largest provider of supported accommodation for people experiencing homelessness across Oxfordshire we are acutely aware of the pressures facing local authorities, statutory services and housing providers.

This past year we have seen a significant rise in the number of people rough sleeping in the county, as well as a rise in people presenting to local authorities as homeless or at risk of becoming homeless. There has also been an unprecedented rise in people being placed in expensive and often inappropriate temporary accommodation.

Whilst many factors are contributing to this crisis, the underlying issue has been a lack of social and truly affordable housebuilding. Shelter's recent report suggests that since 1991 we have seen an annual net loss of 24,000 social homes across England.

As a charity supporting some of the most vulnerable people in Cherwell and Oxfordshire we see on a daily basis the barriers people face when they are ready to move on from our supported accommodation into their own home. The social and affordable housing they need is simply not available. This causes a delay to their move to independence and adds additional, unnecessary strain on the services that have to bridge this gap.

We are therefore very supportive of any scheme that will increase the social and affordable housing stock and we would urge you to consider the wider benefit to society of any such scheme and the ways it will help deliver the social and affordable housing our county so desperately needs.

All the best

A handwritten signature in black ink, appearing to read "Simon Hewett-Avison".

Simon Hewett-Avison
Chief Executive Officer – Homeless Oxfordshire

Appendix AG7

Comparison of AMR and DLUHC Affordable Housing Completions Data



Comparison of AMR and DLUHC Affordable Housing Completions Data

Appendix AG7

- 7.1 It is notable that the affordable housing completions reported to DLUHC by the Council are lower than the affordable housing completions set out in the Councils published Annual Monitoring Reports (“AMR”). Figure 1 below shows the discrepancies between the two data sets.

Figure 1: Gross Additions to Affordable Housing Stock Comparison, 2011/12 to 2022/23

Monitoring Year	AMR Additions to AH stock (Gross)	DLUHC Additions to AH stock (Gross)	Difference
2011/12	204	265	61
2012/13	113	74	-39
2013/14	140	167	27
2014/15	191	157	-34
2015/16	322	330	8
2016/17	278	312	34
2017/18	426	438	12
2018/19	510	494	-16
2019/20	400	296	-104
2020/21	295	140	-155
2021/22	178	261	83
2022/23	181	58	-123
Total	3,238	2,992	-246
Avg. Pa.	270	249	-21

Source: Annual Monitoring Report (2023); and DLUHC Open Data.

- 7.2 Figure 1 demonstrates that since the start of the since the start of the Local Plan Part 1 period in 2011/12 and 2022/23, the gross number of affordable housing completions

reported to DLUHC by the Council is 246 units lower than reported by the Council in its AMRs.

Appendix AG8

Affordable Housing Future Supply



TK Ref.	Application Ref.	Area	Site address	Permission type	AH Contribution Type	On Site AH %age	AH Units Permitted	LPA POSITION		APPELLANT POSITION		Source
								Projected Dwellings 2023 -2028	Projected AH Dwellings 2023 -2028	Projected Dwellings 2023 -2028	Projected AH Dwellings 2023 -2028	
TK-001	18/00293/OUT Caravan site, Station Road	Banbury	Canalside	Allocation	Onsite	30%	19	63	19	0	0	S.106 dated 10/10/2019
TK-002	18/01569/F Robert Keith Car Sales	Banbury	Canalside	Allocation	None - Viability	0%	0	19	0	19	0	S.106 dated 13/11/2019
TK-003	18/00273/OUT 19/02226/RE M	Banbury	Land West of Southam Road	Allocation Reserved matters	Onsite	30%	30	90	27	90	27	S.106 dated 14/11/2018
TK-004	13/00444/OUT 17/00189/F	Banbury	West of Bretch Hill	Allocation Full	Onsite	30%	120	35	11	35	11	S.106 dated 14/03/2016
TK-005	19/01047/OUT	Banbury	Bankside Phase 2	Allocation Outline	Onsite	30%	255	50	15	0	0	Planning statement dated 14/06/2019
TK-006	18/01206/OUT Broken Furrow Outline	Banbury	North of Hanwell Fields	Allocation Reserved matters	Onsite	30%	14	12	4	12	4	S.106 dated 02/04/2020
TK-007	21/04202/F	Banbury	Bolton Road	Allocation Full	None - Viability	0%	0	80	0	80	0	S.106 dated 17/08/2022
TK-008	14/01188/OUT 17/00669/RE M 18/01973/RE M	Banbury	Land South of Salt Way and West of Bloxham Road	Allocation Reserved matters	Onsite	30%	105	72	22	72	22	S.106 dated 12/11/2015
TK-009	15/01326/OUT 19/00895/RE M	Banbury	South of Salt Way - East	Allocation Reserved matters	Onsite	30%	84	101	30	101	30	S.106 dated 16/11/2021
TK-010	21/03639/F	Banbury	South of Salt Way - East	Allocation	Onsite	30%	84	23	7	23	7	S.106 dated 21/12/2021
TK-011	14/01932/OUT	Banbury	South of Salt Way - East	Allocation Outline	Onsite	30%	300	400	120	237	71	S.106 dated 22/01/2020
TK-012	18/01882/OUT	Banbury	Drayton Lodge Farm	Allocation Outline	Onsite	30%	96	250	75	250	75	S.106 dated 10/01/2020
TK-013	20/01643/OUT	Banbury	Land North and West of Bretch Hill Reservoir adj to Balmoral Avenue, Banbury	Reserved matters	Onsite	30%	15	49	15	49	15	S.106 dated 25/05/2021
TK-014	21/03644/OUT	Banbury	Land Opposite 0572 South East Oxmead Farm, Drayton Road, Banbury	Outline	Onsite	30%	15	49	15	49	15	S.106 dated 24/06/2022
TK-015	21/03426/OUT	Banbury	Land Opposite Hanwell Fields Recreation, Adj To Dukes Meadow Drive Banbury	Outline	Onsite	30%	24	78	23	0	0	Officer report dated 31/03/2022
TK-016	22/02101/OUT	Banbury	Land Adjoining Withycombe Farmhouse Stratford Road A422 Drayton	Outline	Onsite	30%	75	50	15	0	0	S.106 dated 21/12/2023
TK-017	-	Banbury	Small sites with Planning Permission	WINDFALL	None - Below threshold	0%	0	62	0	56	0	n/a
TK-018	10/01780/HYBRID Elmsbrook Phases 1, 2, 3 and 4	Bicester	North West Bicester Eco- Town Exemplar Project	Allocation Hybrid	Onsite	30%	102	27	8	27	8	S.106 dated 03/02/2021
TK-019	19/01036/HYBRID Mixed use centre	Bicester	North West Bicester Eco- Town Exemplar Project	Allocation Hybrid	Onsite	100%	16	16	16	16	16	Committee report dated 16/12/2019
TK-020	21/01227/F Elmsbrook phase 4 partial replan	Bicester	North West Bicester Eco- Town Exemplar Project	Allocation Full	Onsite	5%	3	25	0	25	1	Affordable Housing Strategy dated 08/04/2021
TK-021	14/02121/OUT	Bicester	North West Bicester Phase 2	Allocation Outline	Onsite	30%	510	100	30	0	0	S.106 dated 30/01/2020
TK-022	20/02345/LDO (expired) 20/02 345/LDO Local Development Order various confirmations of compliance 22/02312/REM	Bicester	Graven Hill	Allocation Local Development Order	None - Self build	0%	0	141	0	141	0	n/a
TK-023	Various RMs	Bicester	Graven Hill	Allocation Reserved matters	None - Self build	0%	0	184	0	184	0	n/a
TK-024	13/00847/OUT Outline remainder	Bicester		Allocation Outline	Onsite	30%	204	60	18	0	0	n/a
TK-025	18/00647/REM Parcel H and I	Bicester	South West Bicester Phase 2	Allocation Reserved matters	Onsite	32%	78	55	17	55	17	Officer report dated 16/10/2018
TK-026	19/02225/REM Parcels J, L and M	Bicester	South West Bicester Phase 2	Allocation Reserved matters	Onsite	30%	68	29	9	29	9	Officer report dated 16/03/2020
TK-027	20/00293/OUT	Bicester	Bicester Gateway Business Park, Wendlebury Road, Bicester	Allocation Outline	Onsite	30%	82	50	15	0	0	S.106 dated 01/04/2021
TK-028	16/00192/REM 06/00967/OUT KM22	Bicester	Kingsmere (South West Bicester) - Phase 1	Allocation Reserved matters	Onsite	30%	14	4	1	4	1	S.106 dated 25/02/2015 (06/00967/OUT)
TK-029	16/02482/REM 06/00967/OUT KME	Bicester	Kingsmere (South West Bicester) - Phase 1	Allocation Reserved matters	Onsite	30%	62	15	5	15	5	S.106 dated 01/04/2021
TK-030	17/02072/REM 17/2582/REM 06/00967/OUT KMF and KMG	Bicester	Kingsmere (South West Bicester) - Phase 1	Allocation Reserved matters	Onsite	30%	53	6	2	6	2	S.106 dated 25/02/2015 (06/00967/OUT)
TK-031	21/02890/F	Bicester	Land South West Of Queens Avenue And Kingsclere Road Bicester OX26 2JH	Full	None - Below threshold	0%	0	10	0	10	0	n/a
TK-032	21/01818/F	Bicester	Pakefield House St Johns Street Bicester OX26 6SL	Full	Commuted sum (Retirement)	0%	0	34	0	34	0	Planning Statement dated 21/05/2021
TK-033	-	Bicester	Small sites with Planning Permission	WINDFALL	None - Below threshold	0%	0	45	n/a	41	0	n/a
TK-034	17/01119/REM Phase 7B	Other Areas	Former RAF Upper Heyford	Allocation Reserved matters	Onsite	100%	9	5	5	5	5	Officer report dated 06/03/2018
TK-035	17/00983/REM Parcels B4A and B4B	Other Areas	Former RAF Upper Heyford	Allocation Reserved matters	Onsite	71%	71	50	36	50	36	Officer report dated 08/08/2018
TK-036	16/02446/F Phase 9	Other Areas	Former RAF Upper Heyford	Allocation Full	Onsite	30%	89	218	65	218	65	S.106 dated 08/04/2020
TK-037	15/01357/F	Other Areas	Former RAF Upper Heyford	Allocation	Onsite	30%	27	89	27	0	0	S.106 dated 17/10/2023
TK-038	18/00825/HYBRID 22/02255/REM	Other Areas	Former RAF Upper Heyford	Allocation Hybrid Reserved matters	Onsite	30%	348	488	146	138	41	S.106 dated 04/10/2022
TK-039	21/03523/OUT	Other Areas	Former RAF Upper Heyford	Allocation	Onsite	30%	9	31	9	0	0	S.106 dated 17/10/2023
TK-040	21/04112/OUT	Other Areas	OS Parcel 2778 Grange Farm North West Of Station Cottage Station Road Launton	Outline	Onsite	35%	23	65	23	0	0	S.106 dated 01/11/2022
TK-041	19/02350/OUT	Other Areas	Land at Deerfields Farm Canal Lane Bodicote	Outline	Onsite	30%	8	26	8	0	0	S.106 dated 28/09/2023
TK-042	18/02056/OUT 20/02778/REM	Other Areas	Land at Merton Road, Ambrosden	Reserved matters	Onsite	35%	30	84	29	84	29	S.106 dated 26/04/2023
TK-043	18/00792/OUT	Other Areas	Land at Tappers Farm, Oxford Road, Bodicote	Reserved matters	Onsite	35%	16	46	16	46	16	S.106 dated 12/09/2019
TK-044	20/02083/OUT 22/02570/REM	Other Areas	Land North of Hempton Road and West of Wimborn Close, Deddington	Reserved matters	Onsite	35%	5	14	5	14	5	S.106 dated 26/08/2022
TK-045	18/01894/OUT	Other Areas	Land North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris	Reserved matters	Onsite	35%	9	25	9	25	9	S.106 dated 27/09/2019
TK-046	20/00286/F 22/01946/F	Other Areas	Land South and Adj. to Cascade Road, Hook Norton	Full	Onsite	66%	8	12	8	12	8	S.106 dated 24/03/2022
TK-047	22/01976/OUT	Other Areas	OS Parcel 3489 - Adjoining And South West Of B4011, Ambrosden	Outline	Onsite	35%	27	60	21	0	0	S.106 dated 20/12/2023
TK-048	21/00500/OUT	Other Areas	Land North Of Railway House, Station Road, Hook Norton	Outline	Onsite	35%	15	43	15	0	0	S.106 dated 06/07/2022
TK-049	19/00831/OUT 21/01278/RE M	Other Areas	Land South of Home Farm House, Clifton Road, Deddington	Reserved matters	Onsite	35%	5	15	5	15	5	S.106 dated 22/06/2020
TK-050	19/00963/OUT 22/00959/RE M	Other Areas	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road, Adderbury	Reserved matters	Onsite	35%	14	40	14	40	14	S.106 dated 24/06/2021
TK-051	19/00616/OUT	Other Areas	OS Parcel 9507 South of 26 and adjoining Fewcott Road, Fritwell	Reserved matters	Onsite	35%	10	28	10	28	10	S.106 dated 22/06/2021
TK-052	17/01173/OUT 19/02419/RE M	Other Areas	South East Of Launton Road And North East Of Sewage Works Blackthorn Road, Launton	Reserved matters	Onsite	35%	24	21	7	21	7	Planning statement dated 07/06/2017
TK-053	20/01561/F	Other Areas	The Ley Community, Sandy Lane, Yarnton	Full	None - Below threshold	0%	0	10	0	10	0	n/a
TK-054	22/00017/F	Other Areas	Kidlington Garage, 1 Bicester Road, Kidlington	Full	None - Viability	0%	0	15	0	0	0	Officer report dated 02/03/2023

TK-055	-	Other Areas	Small sites with Planning Permission	WINDFALL	None - Below threshold	0%	0	202	n/a	182	n/a	n/a
TK-056	-	Windfall	District-wide small sites windfall allowance	WINDFALL	None - Below threshold	0%	0	250	n/a	250	n/a	n/a
Totals							3,175	4,121	976	2,798	585	
Per Annum Average							635	824	195	560	117	

Appendix AG9

Affordable Housing as a Separate Material Consideration



Affordable Housing as a Separate Material Consideration

Appendix AG9

- 9.1 Regarding the weight to be attached to the proposed affordable housing benefits at the appeal site, as I set out in my Affordable Housing Hearing Statement, the need is acute, the benefits are considerable, and the weight in the planning balance should be **substantial weight**. Affordable housing is a material benefit and should therefore be awarded its own weight in the planning balance.
- 9.2 Many appeal decisions issued by Inspectors and the Secretary of State ("SoS") have recognised affordable housing as an individual benefit and have specifically awarded affordable housing provision its own weight in the planning balance. Some examples are summarised below.

Appeal Ref.	Site Name	Decision Type	Decision	Date	Para Ref.	Weight to Affordable Housing	Paragraph Text
APP/F2360/W/22/3295498 and APP/F2360/W/22/3295502	Pickering's Farm Site, Flag Lane, Penwortham, Lancashire	SoS	Allowed	20-Nov-23	25	Significant	"For the reasons given at IR343 the Secretary of State agrees that the delivery of a total of some 1,100 homes in a mix of sizes is a significant benefit, to which he gives significant weight. <u>He further agrees that the delivery of affordable housing would be a benefit carrying significant weight.</u> "
APP/C2741/W/21/3282598	Land to the East of New Lane, Huntington, York	SoS	Allowed	17-Oct-23	44	Very significant	"He further agrees that <u>the provision of 30% affordable housing, of a tenure and size to be agreed, would also be a very significant benefit of the scheme (IR380).</u> "
APP/Q3115/W/22/3296251	Land off Papist Way, Cholsey, Oxfordshire	SoS	Dismissed	10-Oct-23	26	Significant	"For the reasons given at IR359 and IR390, the Secretary of State agrees that <u>the benefits of affordable housing which the proposal would provide would comply with SOLP policy H9 and should be afforded significant weight.</u> "
APP/C1570/W/21/3289755	Land East of Highwood Quarry, Park Road, Little Easton, Dunmow	SoS	Allowed	11-Sep-23	34	Great	"For the reasons given at IR535 he agrees that <u>the delivery of affordable housing is a benefit of great weight.</u> "
APP/L5240/W/22/3296317	103-111a High Street, Croydon	SoS	Dismissed	06-Apr-23	25	Significant	"For the reasons given at IR153 and IR168, the Secretary of State agrees with the Inspector that affordable housing delivery is a priority, and like the Inspector, <u>he affords the provision of affordable dwellings significant beneficial weight (IR153).</u> "
APP/C2741/W/21/3282969	Site to the West of The A1237 and South of North Lane, Huntington, York	SoS	Allowed	14-Dec-22	27	Significant	"For the reasons given at IR178 and IR196, <u>the Secretary of State agrees that delivery of 30% affordable housing would be a further social and economic benefit to which significant weight should be attached.</u> "

APP/M0655/W/17/3178530	Land at Peel Hall, Warrington	SoS	Allowed	09-Nov-21	24	Very substantial	"He further agrees (IR524) that <u>the provision of affordable housing attracts very substantial weight</u> , for the reasons given."
APP/A2280/W/20/3259868	Land off Pump Lane, Rainham, Kent	SoS	Dismissed	03-Nov-21	33	Substantial	"...The Secretary of State considers that the weight to be afforded to the delivery of housing in the light of the housing land supply shortfall is substantial (all IR12.201). Similarly, the Secretary of State agrees at IR12.202 that for the reasons given there is an acute need for affordable housing and in light of that, <u>the delivery of at least 25% of the residential units as affordable accommodation attracts substantial weight</u> ."
APP/W1850/W/20/3244410	Land North of Viaduct adj. Orchard Business Park, Ledbury	SoS	Allowed	15-Mar-21	27	Substantial	"For the reasons given in IR16.122-16.123, the Secretary of State also gives <u>substantial weight to the delivery of affordable housing</u> ."
APP/Y0435/W/17/3169314	Newport Road and Cranfield Road	SoS	Dismissed	25-Jun-20	32	Significant	"Weighing in favour of the proposal, <u>the Secretary of State affords the provision of affordable housing significant weight</u> and also affords the provision of market housing significant weight."
APP/E5330/W/19/3233519	Land at Love Lane, Woolwich	SoS	Dismissed	03-Jun-20	28	Substantial	"The Secretary of State considers that, in terms of benefits, <u>the provision of housing benefits and affordable housing benefits each carry substantial weight</u> ."
APP/Q3115/W/19/3230827	Oxford Brooks University, Wheatley Campus	SoS	Allowed	23-Apr-20	35	Very substantial	35 "...Given the seriousness of the affordable housing shortage in South Oxfordshire, described as "acute" by the Council, he agrees with the Inspector at IR13.111, <u>that the delivery of up to 500 houses, 173 of which would be affordable, are considerations that carry very substantial weight</u> ." IR 13.111 " <u>The Framework attaches great importance to housing delivery that meets the needs of groups with specific housing requirements. In that context and given the seriousness of the affordable housing shortage in South Oxfordshire, described as "acute" by the Council, the delivery of up to 500 houses, 173 of which would be affordable, has to be afforded very substantial weight irrespective of the fact that the Council can demonstrate a 3/5YHLS.</u> "
APP/G1630/W/18/3210903	Land at Fiddington, Ashchurch near Tewkesbury	SoS	Allowed	22-Jan-20	20	Substantial	"...The Secretary of State agrees with the Inspector, and further considers that <u>the provision of affordable housing in an area with a serious shortfall would be of significant benefit and attracts substantial weight in favour of the proposal</u> ."
APP/A0665/W/14/2212671	Darnhall School Lane	SoS	Dismissed	04-Nov-19	28	Substantial	"The Secretary of State agrees that the social benefits of <u>the provision of affordable housing should be given substantial weight</u> , for the reasons set out at IR408-411."

APP/P4605/W/18/3192918	Former North Worcestershire Golf Club, Hanging Land, Birmingham	SoS	Allowed	24-Jul-19	33	Significant	<i>30 "Weighing in favour the Secretary of State considers that the 800 family homes, including up to 280 affordable homes is a benefit of significant weight."</i>
APP/E2001/W/18/3207411	Hutton Cranswick	Inspector	Dismissed	05-Jun-19	39	Significant	<i>"However, aside from the provision of affordable housing (to which I attach significant weight), the provisions are essentially intended to mitigate the effect of the development-although they could be of some benefit to the wider public, and I have therefore given them very limited weight."</i>
APP/P0119/W/17/3191477	Coalpit Heath, South Gloucestershire	Inspector	Allowed	06-Sep-18	61	Substantial	<i>"There are three different components of the housing that would be delivered: market housing, affordable housing (AH) and custom-build housing(CBH). They are all important and substantial weight should be attached to each component for the reasons raised in evidence by the appellants, which was not substantively challenged by the Council, albeit they all form part of the overall housing requirement and supply. The fact that the much needed AH and CBH are elements that are no more than that required by policy is irrelevant –they would still comprise significant social benefits that merit substantial weight."</i>
APP/L3815/W/16/3165228	Land at the Corner of Oving Road and A27, Chichester	Inspector	Allowed	18-Aug-17	63	Substantial	<i>"Moreover, the provision of 30% policy compliant affordable houses carries weight where the Council acknowledges that affordable housing delivery has fallen short of meeting the total assessed affordable housing need, notwithstanding a recent increase in delivery. With some 1,910 households on the Housing Register in need of affordable housing, in spite of stricter eligibility criteria being introduced in 2013 there is a considerable degree of unmet need for affordable housing in the District. Consequently I attach substantial weight to this element of the proposal."</i>
APP/P1425/W/15/3119171	Mitchelswood Farm, Newick, Lewes	SoS	Allowed	23-Nov-16	18	Significant	<i>"For the reasons given at IR196-201 the Secretary of State agrees that the provision of 20 affordable homes is a tangible benefit of significant weight."</i>
APP/G1630/W/14/3001706	Cornerways, High Street, Twynning	Inspector	Allowed	13-Jul-15	63	Very substantial	<i>"...Table 7.16 of the Strategic Housing Market Assessment [SHMA] Update [CDA17] identifies that the net annual need for affordable housing in Tewkesbury is 587 dwellings. This is more than twice the equivalent figure for the neighbouring District of Wychavon, despite the fact that Tewkesbury's population is little more than two thirds of that in Wychavon. The Inspector in the Wychavon appeal found that the provision of affordable housing in that case: "...is a clear material consideration of significant weight that mitigates in favour of the site being granted planning permission"; the Secretary of State agreed. Given the much larger quantum of identified need in Tewkesbury and the magnitude of the accumulated shortfall in affordable housing delivery, it would be appropriate to attribute very substantial weight to this important benefit of the proposal."</i>
APP/E2001/A/13/2200981 and APP/E2001/A/14/221394	Brickyard Lane, Melton Park, East Riding	SoS	Dismissed	25-Jun-15	11	Substantial	<i>"However, he also agrees with the Inspector's conclusion that substantial weight should attach to the proposals in proportion to the contribution they would make to the supply of affordable housing."</i>

APP/K2420/A/ 13/2208318	Land surrounding Sketchley House, Watling Street, Burbage, Leicestershire	SoS	Allowed	18-Nov-14	13 / IR 6.19	Substantial	<p>13. "For the reasons given at IR11.20-IR11.23, the Secretary of State agrees with the Inspector's findings in relation to affordable housing, and with his conclusion at IR11.23 that the need for affordable housing is acute and warrants the provision offered by the appeal proposal."</p> <p>IR 6.19 "In those circumstances, there is no reason to depart from the statutory basis to providing for affordable housing set out in policy 15 of the Core Strategy. The policy takes account of the needs identified in the SHMA (2008) and was found to be sound by the Core Strategy Inspector. Hence, although <u>substantial weight should be given to the affordable housing</u> offered, that weight should not be overwhelming."</p>
APP/H1840/A/ 13/2199085 and APP/H1840/A/ 13/2199426	Pulley Lane, Droitwich Spa	SoS	Allowed	02-Jul-14	23 / IR 8.126	Very significant	<p>23. "For the reasons given at IR8.112-8.126, the Secretary of State agrees with the Inspector's conclusion at IR8.127 that the Council does not have a 5-year supply of housing land and the appeal scheme is necessary to meet the housing needs of the district, including the need for affordable housing."</p> <p>IR 8.126 "It seems to me that the Council has largely ignored the affordable housing need in its evidence. The poor delivery record of the Council has also been largely overlooked. The Council's planning balance is struck without any apparent consideration being given to one of the most important reasons why housing in Droitwich Spa is needed. <u>From all evidence that is before me the provision of affordable housing must attract very significant weight in any proper exercise of the planning balance.</u>[4.47]"</p>

Appendix AG10

Relevant Secretary of State and Appeal Decisions



Relevant Appeal Decisions

Appendix AG10

- 10.1 Brief summaries of appeal decisions relevant to the appeal are summarised below. The full decisions are included as Core Documents.

Appeal Decision: Land east of Park Lane, Coalpit Heath, South Gloucestershire (September 2018) – CD10.12

- 10.2 Paragraph 61 of the decision states that *“there are three different components of the housing that would be delivered: market housing, affordable housing (AH) and custom build housing (CBH). They are all important and **substantial weight** should be attached to each component for the reasons raised in evidence by the appellants, which was not substantively challenged by the Council, albeit they all form part of the overall housing requirement and supply. The fact that the much needed AH and CBH are elements that are no more than that required by policy is irrelevant – they would still comprise significant social benefits that merit substantial weight.”* (my emphasis)

Appeal Decision: Land off Spruce Close, Exeter (August 2022) – CD10.14

- 10.3 Paragraph 46 of the decision is clear that:

*“There are key social and economic benefits associated with the provision of up to 93 dwellings. I attribute significant weight to the delivery of market housing in the context of a national policy objective to significantly boost the supply of homes and a less-than-modest HLS shortfall in Exeter, even if it is capable of being rectified in the short term. The proposal would also provide affordable dwellings at a full policy-compliant level and with a mix of dwellings that would contribute to the choice of homes in the City. Given the context of a demonstrably acute and persistent under-delivery of affordable housing, the affordable housing the appeal scheme would realise carries **substantial weight in its favour.**”* (My emphasis).

Appeal Decision: Maitland Lodge, Billericay (November 2022) – CD10.15

- 11.1 A Green Belt site proposal for 47 dwellings, including 21 (45%) affordable housing units at Maitland Lodge, Billericay was allowed at appeal in November 2022.

- 11.2 Giving evidence at the appeal TKP demonstrated a shortfall of almost 2,500 homes and a net delivery of affordable housing of just five dwellings per annum over the past seven years. The Inspector described affordable housing delivery in Basildon as “abysmal” with an “acute and persistent” shortfall. The Inspector recognised that the delivery shortfall represents a significant conflict with the NPPF, specifying that:

“Each of the 2,494 affordable homes that should have been built, but have not, represent a missed opportunity to help alleviate the housing concerns of individuals and families. The situation represents a significant conflict with the economic and social overarching objectives set out in paragraph 8 of the Framework.”

- 11.3 The Inspector went on to place very substantial weight on the delivery of the proposed affordable housing at the site, stating:

*“The proposed provision of 45% of total units, at 21 homes, is in excess of the policy requirements. However, given the critical situation regarding affordable housing delivery in the Borough, I place **very substantial** positive weight on all of the proposed affordable homes, not just those over and above policy requirements.”* (my emphasis)

Appeal Decision: Land at Witney Road, Ducklington (January 2023) – CD10.16

- 10.4 At this appeal in Oxfordshire delivering 40% policy-compliant affordable housing (up to 48 affordable homes), the Inspector considered the role of open market-led housing development in delivering affordable homes in West Oxfordshire.
- 10.5 At paragraph 102 at page 14 of the decision, the Inspector noted that:

“The Council acknowledged that it relies upon the delivery of market housing to provide affordable homes. Such delivery is being impaired by the inadequate housing land supply provision and as I found earlier is unlikely to be remedied in the near future”.

- 10.6 The Inspector went on to consider evidence of past shortfalls of affordable housing delivery, alongside affordability indicators including long waits for allocation and lengthy Housing Register figures. Paragraph 103 at page 14 states that:

“When assessed against the 2014 SHMA target there is 6 years of under delivery and 2 years of surplus but an overall significant shortfall. According to the Council’s own most recent figures, there are 2,985 applicants on the Council’s housing

register. Waiting times are between 721 days and 1,027 days according to the size of the dwelling. I find the affordable housing shortfall is substantial”.

- 10.7 At paragraph 103, the Inspector noted the real-world impact of these affordability problems, explaining that:

“These figures represent people lacking suitable housing everyday of their lives, resulting in impaired quality of life and challenges for health and wellbeing” (my emphasis).

- 10.8 At paragraph 105, the Inspector reaches a conclusion on weight and in doing so, supported the evidence of the Appellant, setting out that *“I therefore conclude that the proposal should be afforded the **substantial weight** suggested by the appellant” (my emphasis).*

Overview of Appeal Decisions

- 10.9 The decisions above emphasise the great weight which has, on various occasions, been attached to the provision of affordable housing in the consideration of planning applications.
- 10.10 Inspectors and the Secretary of State have agreed that affordable housing is a benefit in its own right irrespective of the number of units or whether the affordable housing offer is above, below or meets policy requirements.

Appendix AG11

Consequences of Failing to Meet Affordable Housing Needs



Consequences of Failing to Meet Affordable Housing Needs

Appendix AG11

- 11.1 The National Housing Strategy¹ sets out that a thriving housing market that offers choice, flexibility and affordable housing is critical to our social and economic wellbeing.
- 11.2 A debate took place in the House of Commons on 24 October 2013 concerning the issue of planning and housing supply. Despite the debate taking place almost a decade ago the issues remain, and the commentary is sadly still highly pertinent to the issues surrounding affordable housing in Cherwell.
- 11.3 The former Planning Minister, Nick Boles, provided a comprehensive and robust response to the diverse concerns raised, emphasising the pressing need for more housing, and in particular affordable housing across the country. He opened by stating:
- “I need not start by underlining the scale of the housing crisis faced by this country, the extent of the need for housing or the grief and hardship that the crisis is visiting on millions of our fellow citizens.”*
- 11.4 When asked to clarify the word “*crisis*” by the Member for Tewkesbury, Nick Boles commented that in the past year the percentage of first-time buyers in England who were able to buy a home without their parents’ help had fallen to the lowest level ever, under one third. He also commented that the first-time buyer age had crept up and up and was now nudging 40 in many parts of the country. He stated that the crisis “*is intense within the south-east and the south, but there are also pockets in parts of Yorkshire*”.
- 11.5 In response to questions, Nick Boles reaffirmed that:
- “Housing need is intense. I accept that my hon. Friend the Member for Tewkesbury (Mr Robertson) does not share my view, but many hon. Members do, and there are a lot of statistics to prove it”.*

¹ Laying the Foundations: A Housing Strategy for England (November 2011)

- 11.6 He went on to say: *“It is not unreasonable, however, for the Government to tell an authority, which is representing the people and has a duty to serve them, “Work out what’s needed, and make plans to provide it”. That is what we do with schools. We do not tell local authorities, “You can provide as many school places as you feel like”; we say, “Provide as many school places as are needed”. We do not tell the NHS, “Provide as many GPs as you feel you can afford right now”; we say, “Work out how many GPs are needed.” The same is true of housing sites: we tell local authorities, “Work out how many houses will be needed in your area over the next 15 years, and then make plans to provide them.”*
- 11.7 Mr Boles’ full response highlighted the Government’s recognition of the depth of the housing crisis and continued commitment to addressing, in particular, affordable, housing needs. The final quote above also emphasised the importance of properly assessing and understanding the needs; and planning to provide for them.
- 11.8 Mr Boles indicates that there are *“a lot of statistics to prove it”*. My evidence in subsequent sections sets out an array of statistics, which I consider demonstrates that the crisis remains as prominent now as it did in 2013.

Consequences of Failing to Meet Affordable Housing Need

- 11.9 This section highlights some of the evidence gathered in recent years demonstrating the significant consequences of failing to meet affordable housing needs.
- 11.10 In August 2019 the Children’s Commissioner produced a report titled *“Bleak Houses: Tackling the Crisis of Family Homelessness in England”* to investigate the impact of homelessness and in particular the effect of this upon children.
- 11.11 The report identified that family homelessness in England today is primarily a result of structural factors, including the lack of affordable housing and recent welfare reforms².
- 11.12 It stated that the social housing sector has been in decline for many years and that between the early 1980s and early 2010s, the proportion of Britons living in social housing halved, because of losses to stock through the Right to Buy and a drop in the amount of social housing being built.
- 11.13 The research found that the decline in social housing has forced many households, including families, into the private rented sector. High rents are a major problem:

² The Children’s Commissioner Report references a National Audit Office Report titled ‘Homelessness’ (2017) which concludes that government welfare reforms since 2011 have contributed towards homelessness, notably capping, and freezing Local Housing Allowance.

between 2011 and 2017 rents in England grew 60% quicker than wages. It stated that *“Simply put, many families cannot afford their rent. It is telling that over half of homeless families in England are in work”*.

- 11.14 The report particularly focused on the effect on children. The report revealed that many families face the problem of poor temporary accommodation and have no choice but to move out of their local area, which can have a *“deeply disruptive impact on family life”*. This can include lack of support (from grandparents for example) and travel costs.
- 11.15 It found that a child’s education can suffer, even if they stay in the same school, because poor quality accommodation makes it difficult to do homework and that younger children’s educational development can also be delayed.
- 11.16 Temporary accommodation also presents serious risks to children’s health, wellbeing, and safety. This is particularly so for families in B&Bs where they are often forced to share facilities with adults engaged in crime, anti-social behaviour, or those with substance abuse issues.
- 11.17 Other effects include lack of space to play (particularly in cramped B&Bs where one family shares a room) and a lack of security and stability. The report found (page 12) that denying children their right to adequate housing has a *“significant impact on many aspects of their lives”*.
- 11.18 More recently, in May 2021, Shelter published its report *“Denied the Right to a Safe Home – Exposing the Housing Emergency”* which sets out in stark terms the impacts of the affordable housing crisis. The report affirms that affordability of housing is the main cause of homelessness (page 15) and that *“we will only end the housing emergency by building affordable, good quality social homes”* (page 10).
- 11.19 In surveying 13,000 people, the research found that one in seven had to cut down on essentials like food or heating to pay the rent or mortgage. In addition, over the last 50 years the average share of income young families spend on housing has trebled. The following statements on the impacts of being denied a suitable home are also made in the report:

“Priced out of owning a home and denied social housing, people are forced to take what they can afford – even if it’s damp, cramped, or away from jobs and support networks.” (Page 5)

“... people on low incomes have to make unacceptable sacrifices to keep a roof over their head. Their physical and mental health suffers because of the

conditions. But because of high costs, discrimination, a lack of support, and fear of eviction if they complain to their landlord, they are left with no other option.”
(Page 5)

The high cost of housing means the private-rented sector has doubled in size over the last 20 years. [...] Most private rentals are let on tenancies of 6 to 12 months, and renters can be evicted for no reason because of section 21. This creates a permanent state of stress and instability. (Page 6)

If you live in an overcrowded home, you’re more likely to get coronavirus. If you live in a home with damp and black mould on the walls, your health will suffer.
(Page 9)

“14% of people say they’ve had to make unacceptable compromises to find a home they can afford, such as living far away from work or family support or having to put up with poor conditions or overcrowding” (Page 12)

“Spending 30% of your income on housing is usually the maximum amount regarded as affordable. Private renters spend the most, with the average household paying 38% of their income on rent, compared to social renters (31%) and owner-occupiers (19%).” (Page 14)

“19% of people say their experiences of finding and keeping a home makes them worry about the likelihood they will find a suitable home in the future.” (Page 15)

“Families in temporary accommodation can spend years waiting for a settled home, not knowing when it might come, where it might be, or how much it will cost. It’s unsettling, destabilising, and demoralising. It’s common to be moved from one accommodation to another at short notice. Meaning new schools, long commutes, and being removed from support networks. Parents in temporary accommodation report their children are ‘often unhappy or depressed’, anxious and distressed, struggle to sleep, wet the bed, or become clingy and withdrawn.” (Page 25)

“Landlords and letting agents frequently advertise properties as ‘No DSS’, meaning they won’t let to anyone claiming benefits. This practice disproportionately hurts women, Black and Bangladeshi families, and disabled people.” (Page 29)

“The situation is dire. A lack of housing means landlords and letting agents can discriminate knowing there is excess demand for their housing.” (Page 30)

- 11.20 Shelter estimate that some 17.5 million people are denied the right to a safe home and face the effects of high housing costs, lack of security of tenure and discrimination in the housing market (Page 32).
- 11.21 The Report concludes (page 33) that for change to happen, “*we must demand better conditions, fight racism and discrimination, end unfair evictions, and reform housing benefit. But when it comes down to it, there’s only one way to end the housing emergency. **Build more social housing***” (emphasis in original).
- 11.22 In April 2022 Shelter published a further report titled “*Unlocking Social Housing: How to fix the rules that are holding back building*”. The first paragraph of the Executive Summary is clear that:
- “Our housing system is broken. Across the country, renters are stuck in damp, crumbling homes that are making them sick. Private renters are forced to spend more than 30% of their income on rent. As a result, nearly half have no savings. Desperate parents fighting to keep a roof over their heads are forced to choose between rent and food.”*
- 11.23 The Executive Summary goes on to state that “**An affordable and secure home is a fundamental human need**” (emphasis in original) noting that one in three of us don’t have a safe place to call home and that finding a good-quality home at a fair price is impossible for so many people.
- 11.24 At page 6 the report considers the impacts of the Government plans to scrap developer contributions (Section 106 – s106) and replace it with a flat tax called the ‘infrastructure levy’. It states that:
- “This would mean that developers no longer build social housing on site, in return for planning permission, but instead pay a tax to the local council when they sell a home. The unintended consequence could add yet more barriers to social housebuilding and spell the end of mixed developments where social tenants live alongside private owners.”* (My emphasis).
- 11.25 In considering the impact of the PRS the report highlights at page 7 that nearly half of private renters are now forced to rely on housing benefit to pay their rent – “*That’s taxpayer money subsidising private landlords providing insecure and often poor-quality homes.*” The paragraph goes on to note that:
- “The lack of social housing has not just pushed homeownership out of reach, it’s made it nearly impossible for working families to lead healthy lives and keep stable*

jobs. Poor housing can threaten the life chances and educational attainment of their kids. If we want to level up the country, we must start with home.”

- 11.26 Regarding the temporary accommodation (“TA”) the report notes on page 10 that number of households living in such accommodation has nearly doubled over the last decade and the cost to the taxpayer has gone through the roof. The page also notes that *“TA cost councils £1.45bn last year (2020/21). 80% of this money went to private letting agents, landlords or companies.”*
- 11.27 Page 11 goes on to highlight that *“Of the nearly 100,000 households living in TA, more than a quarter (26,110) of these households are accommodated outside the local authority area they previously lived in.”* This means that *“Families have been forced to endure successive lockdowns in cramped, unhygienic, and uncertain living conditions, away from jobs, family, and support networks.”*
- 11.28 The page goes on to conclude that *“As a result, the national housing benefit bill has grown. Tenants’ incomes and government money is flowing into the hands of private landlords, paying for poorer quality and less security. **There are now more private renters claiming housing benefit than ever before.**”* (emphasis in original).
- 11.29 Page 9 is also clear that *“Since 2011, freezes to Local Housing Allowance (housing benefit for private renters) and blunt policies like the benefit cap have been employed to limit the amount of support individuals and families can receive. As a result, many thousands of renters’ housing benefit simply doesn’t meet the cost of paying the rent.”*
- 11.30 In considering the consequences of this page 12 notes that *“With fast growing rents, mounting food and energy bills, and a dire shortage of genuinely affordable social housing, these policies have failed to curb the rising benefits bill. Instead, they have tipped people into poverty, destitution and homelessness.”*
- 11.31 Finally, page 21 is clear that:
- “For the over 1 million households on housing waitlists across England, who in the current system may never live with the security, safety, and stability that a good quality social home can provide, reforms cannot come any faster. Access to good housing affects every aspect of one’s life and outcomes like health, education, and social mobility. More to the point, the outcomes and holistic wellbeing of an individual or an entire household is not only meaningful for their trajectory, but also contributes to the threads of society by helping people contribute to their communities.”*

The evidence is clear, the financial requirements to own one's home are out of reach for many. And many will spend years stuck in a private rented sector that's not fit for purpose. The answer is clear: build many more, good quality social homes for the communities that so desperately need them.” (My emphasis).

- 11.32 The consequences of failing to provide enough affordable homes were also recognised by the Inspector in a recent decision in Mole Valley where I provided affordable housing evidence. Inspector McGlone (**CD10.17, p.16, [88]**) was clear at paragraph 88 of his decision that:

“The consequences of not providing enough affordable homes affect people. Being able to access good housing has a bearing upon everyday life and there are socio-economic effects such as financial security and stability, physical and mental health, decreased social mobility and adverse effects on children’s education and development. In Mole Valley the number of people on the housing register has risen, there are increasing affordability ratios and people are paying significantly over 30% of their income on rent.”

The Cost of Living Crisis

- 11.33 On 8 March 2024, the House of Commons published its ‘Rising Cost of living in the UK’ briefing report³ which highlights that the annual rate of inflation reached 11.1% in October 2022, a 41-year high, affecting the affordability of goods and services for households.
- 11.34 The briefing report details at Section 5.1 that *“47% of adults in Great Britain reported an increase in their cost of living in February 2024 compared to a month ago.”*. Moreover, Section 5.1 further specifies that *“64% of those who reported a rise in the cost of living between 14 and 25 February 2024 said they are spending less on non-essentials as a result, while 45% reported using less energy at home and 40% report cutting back on essentials like food shopping. 3% were being supported by a charity, including food banks.”*
- 11.35 Additionally, page 45 of the House of Commons report recognises that renting in the private sector is becoming more unaffordable to people receiving benefits.
- 11.36 Shelter published a briefing report in September 2022 titled ‘Briefing: Cost of Living Crisis and the Housing Emergency’ which further explains the private rented sector problem on page one:

³ Source: <https://commonslibrary.parliament.uk/research-briefings/cbp-9428/>

“LHA which determines the amount of housing benefit private renters receive has been frozen since March 2020 while private rents have risen 5% in England – and even more in some parts of the country. The freeze has left low-income private renters in an incredibly precarious position. 54% of private renters claiming housing benefit have a shortfall to their rent.” (My emphasis).

- 11.37 The Shelter briefing sets out that low-income households (including those at risk of homelessness) have no choice but to turn to the private rented sector due to a severe shortage of affordable housing, and concludes on page two that *“the only sustainable solution is to address the causes of the housing emergency by investing in truly affordable social homes”*.

The Cost of Temporary Accommodation

- 11.38 In my opinion the cost of temporary accommodation is an important material consideration in the determination of this appeal.
- 11.39 BBC News reported on 13 October 2023 that English Councils spent more than £1.7bn on temporary accommodation for homeless people in the 2022/23 financial year. In my opinion this is a significant cost arising primarily as a consequence of a lack of affordable housing to adequately house people in need.
- 11.40 The article highlighted that the figure, published by the Department for Levelling Up, Housing and Communities (“DLUHC”), has increased by around 9% from the previous year. B&B accommodation alone in 2022/23 accounted for almost £500m in gross costs, increasing by a third on the previous year.
- 11.41 Shelter's chief executive Polly Neate was quoted in the article, stating that the amount spent on temporary accommodation was not only *“outrageous, but it's also illogical”*. She went on to say that:

“We simply can't keep throwing money at grim B&Bs and hostels instead of focusing on helping families into a home. [..]

This decision combined with the decades of failure to build enough social homes has meant that families can't find anywhere affordable to live and as a result are forced into homelessness in cramped and unsuitable temporary accommodation, often miles away from their children's schools and support networks.” (Emphasis added)

- 11.42 Inside Housing reported in October 2023 that homelessness in England is continuing to increase, with figures published in July 2023 showing the number of people in

temporary accommodation was at a record high and that the number of children in this situation is also at the highest level since records began in 2004.

- 11.43 On the 5 March 2024 the Department for Levelling Up, Housing and Communities published data on the age of children under ten in temporary accommodation. The study found that there were 86,945 children under the age of ten living in temporary accommodation at the 30 June 2023, with 19,430 of these children less than 12 months old.
- 11.44 The Inside Housing article also highlighted that the growing cost of temporary accommodation is putting local authorities' budgets under strain. It noted that that Hastings Borough Council recently faced bankruptcy, partly due to its large expenditure on temporary accommodation, which had risen to £5.6m per year, compared with £730,000 in 2019.
- 11.45 The report added that London councils are expected to overspend on temporary accommodation by £90m this year.
- 11.46 In December 2023, ITV News reported that almost one in five council leaders in England expect to issue Section 114 notices⁴ in 2024.
- 11.47 On the 23 January 2024, ITV News reported that the increasing cost of housing homeless people in temporary accommodation is putting local authorities on the brink of financial ruin.
- 11.48 The ITV News article added that according to homelessness charity Crisis, some 298,430 households approached their local council for homelessness support in the past year. Jasmine Basran, head of policy and campaigns at Crisis, said:
- "Crippling financial pressures from rising living costs, unaffordable rents and a severe lack of social homes is forcing more and more people into homelessness."*
(Emphasis added)
- 11.49 The ITV News article continued, adding that Eastbourne Borough Council ("EBC") is currently spending 49p of every £1 on temporary accommodation for homeless people. Stephen Holt, the leader of EBC said ministers must "recognise the gravity of this situation" and work out how to resolve it "before it is too late", adding that:

⁴ A section 114 notice means the council cannot make new spending commitments and must meet within 21 days to discuss what to do next.

“Simply put, without government intervention to tackle the tremendous cost of temporary accommodation and homelessness, the next step for many councils of all stripes is emergency budgets and section 114 notices.”

- 11.50 A further article from Inside Housing on 24 January 2024 reported that the surge in spending on temporary accommodation could spell the “end of local government”.
- 11.51 The article highlighted that Councillors from across the political spectrum had expressed serious concerns over temporary accommodation spending at an emergency meeting in Westminster on 23 January 2024 where more than 50 local leaders met to discuss the “national crisis” caused by the cost of temporary accommodation.
- 11.52 I agree that the cost of housing people in affordable housing is spiralling out of control. I also agree with Polly Neate that, *“We simply can't keep throwing money at grim B&Bs and hostels instead of focusing on helping families into a home.”*

Conclusions

- 11.53 Evidently, the consequences of failing to meet affordable housing needs in any local authority are significant. Some of the main consequences of households being denied a suitable affordable home have been identified as follows:
- A lack of financial security and stability;
 - Poor impacts on physical and mental health;
 - Decreased social mobility;
 - Negative impacts on children’s education and development;
 - Reduced safety with households forced to share facilities with those engaged in crime, anti-social behaviour or those with substance abuse issues;
 - Being housed outside social support networks;
 - Having to prioritise paying an unaffordable rent or mortgage over basic human needs such as food (heating or eating); and
 - An increasing national housing benefit bill.
- 11.54 These harsh consequences fall upon real households, and unequivocally highlight the importance of meeting affordable housing needs. These are real people in real need. An affordable and secure home is a fundamental human need, yet households on lower incomes are being forced to make unacceptable sacrifices for their housing.
- 11.55 I am strongly of the opinion that a step change in the delivery of affordable housing is needed now.

11.56 The acute level of affordable housing need in Cherwell coupled with worsening affordability, will detrimentally affect the ability of people to lead the best lives they can. The National Housing Strategy requires urgent action to build new homes, acknowledging the significant social consequences of failure to do so.