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# FERNHILL ESTATES

**15<sup>th</sup> March 2021**

Development Management  
Place & Growth Directorate  
Bodicote House  
Banbury  
OX15 4AA

Dear Sir or Madam,

**Re: Outline planning application with all matters reserved save for access for up to 9 entry-level affordable houses at land west of Foxden Way, Great Bourton**

**Planning Portal reference: PP-09616449**

The online application comprises the following documents:-

- Completed Planning Application form
- Location Plan (Dwg No: 333-L01)
- Illustrative Masterplan (Dwg No: 333-P01)
- Proposed site access drawing (Dwg No: T21512 001a)
- Swept path analysis (Dwg No: T21512 002a)
- Planning, Design and Access Statement incl. Written Opinion from Killian Garvey of Kings Chambers
- Preliminary Ecological Appraisal
- Transport technical note
- Landscape and Visual technical note
- Drainage Strategy
- Planning Application Fee for £4,620 (paid online)

As a point of clarity, we would note that paragraph 71 of the NPPF outlines that entry-level sites should *“offer one or more types of affordable housing as defined in Annex 2 of this Framework”*. Annex 2 defines the following as affordable housing:

- Affordable housing for rent;
- Starter homes;
- Discounted market sales housing; and
- Other affordable routes to home ownership (i.e. shared ownership, relevant equity loans, other low-cost homes for sale and rent to buy).

It is not proposed that the mix is secured at the Outline stage, the s106 accompanying any consent will secure delivery of any consent for this application in accordance with the NPPF, however it will be for the Reserved Matters stage to set both the housing mix and housing typology. For the purposes

of completing the application form it is necessary to include a number of units for each housing typology that satisfied paragraph 71 and thus indicatively we have split the site equally between 'Social, Affordable or Intermediate Rent', 'Affordable Home Ownership' and 'Starter Homes' solely for the purposes of the application form.

We look forward to engaging with the Council during the determination of this application.

Yours faithfully,

A black rectangular redaction box covering the signature of Russell Crow MRTPI.

**Russell Crow MRTPI**