

James Kirkham

From: Ewan Stewart
Sent: 06 July 2022 16:53
To: James Kirkham
Cc: Frances Evans
Subject: RE: Planning notification for application reference: 21/02180/REM

Hi James

I am pleased to note that most of the points have now been addressed as follows:

- The applicant has confirmed the distinction between rented and intermediate dwellings
- The intermediate dwelling sizes are in line with what was requested
- Compliance with M4(2) is shown on the plans
- The exact size (2b4p, 3b5p etc) and compliance with NDSS is shown on the plans. The GIAs are all fine.
- The external materials now ensure that the affordable dwellings will be indistinguishable from the market dwellings.

The only issue outstanding is that the applicant has not made any reference to social rent. Frances previously said:

On page 8 of the Planning Statement prepared by Savills, the rented affordable housing units are proposed as Affordable Rent. Whilst the S.106 Agreement allows for social rent or affordable rent, Fritwell is a high value rural area where market rents will be high. Therefore, the most affordable housing option that would meet the housing needs of the majority of households on the council's housing register is social rent. This was set out by the Strategic Housing Officer in comments on the Outline planning application for this site (19/00616/OUT). If the scheme is not viable with social rent dwellings, then the applicant will need to provide evidence of this so that further consideration can be given.

Although they have now distinguished between rented and intermediate tenures, the revised affordable scheme still refers to 'rented' units and if these are intended to be affordable rent, they don't appear to have submitted any evidence to justify why social rent is unviable.

We therefore need clarification of the rented tenure and if affordable rent is proposed, we require evidence of social rent being unviable.

Kind regards
Ewan

From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: 06 July 2022 16:01
To: Ewan Stewart <Ewan.Stewart@Cherwell-DC.gov.uk>
Subject: FW: Planning notification for application reference: 21/02180/REM

Hi Ewan

Do you know when you will be able to provide comments on the attached? Hopefully they have clarified your earlier issues? Thanks

PLEASE NOTE: I work part time. My working days are Wednesday to Friday

Kind regards

James Kirkham BA (Hons) MSc MRTPI -
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Communities Directorate
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From: planning@cherwell-dc.gov.uk <planning@cherwell-dc.gov.uk>
Sent: 10 June 2022 17:09
To: strategic.housing@cherwell-dc.gov.uk
Subject: Planning notification for application reference: 21/02180/REM

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 planning@cherwell-dc.gov.uk www.cherwell.gov.uk Find us on Facebook www.facebook.com/cherwelldistrictcouncil Follow us on Twitter @Cherwellcouncil

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