

James Kirkham

From: Ewan Stewart
Sent: 25 August 2022 17:29
To: James Kirkham
Subject: Hempton Rd Deddington - Affordable Housing Scheme sign-off

Hi James

I have looked at the above Scheme and plans submitted by Burrington Estates and can confirm that the Strategic Housing team are willing to approve it. This is despite the affordable housing being somewhat cramped together in one corner and the maisonettes having no private outdoor space. The dwelling sizes are just short of NDSS dimensions. The layout and clustering is compliant with the Developer Contributions SPD, however is not ideal.

However, in the light of the scheme having been granted permission and the planning considerations which provide a rationale for the design, we are willing to approve it. There is also the fact that the external materials will be the same as the market dwellings so the tenures will be less distinguishable as a result.

John Lehman, Grants Team Leader has checked the plans for the M4(2) compliant dwellings (plots 19 – 21) and has confirmed that they comply with the requirements.

The Scheme does not outline the occupancy criteria for determining the identity of the affordable dwellings as required by the S106. However, given that we know the RP will be Greensquare Accord and CDC have a signed nominations agreement with them, this provides enough certainty that local connection criteria will be applied to the allocation of the dwellings.

The phasing arrangements are acceptable and the tenures are as agreed in the variation to the S106.

In the light of all of the above details I can confirm that the Strategic Housing team agree to sign off this Affordable Housing Scheme.

Kind regards
Ewan

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