

**Investment and Growth Team  
Regeneration and Housing  
Planning Application Comments**

**Planning Application Number:** 21/04202/F

**Site Name:** Former Buzz Bingo, Bolton Road, Banbury, OX16 5UL

**Planning Officer:** Linda Griffiths

**Date of Comments:** 08/02/2022

**Comments by:** Ewan Stewart

**No objection**

**Proposal**

This proposal is for the redevelopment of an existing site to provide 80 open market retirement living apartments including communal facilities, access, car parking and landscaping. No affordable housing is proposed due to the specialist nature of the development, stating that the management regime and high service charges associated with retirement schemes render it problematic to mix open market and affordable tenures. The proposal instead seeks an off-site contribution if this is shown to be viable.

**Affordable housing contribution**

The usual policy requirement set out in Policy BSC 3 of the Cherwell Local Plan 2011–2031 would be for 30% affordable housing with a 70:30 tenure split between rented and intermediate tenures.

However, we recognise that with proposals such as this for open market retirement apartments in a block, affordable housing would not be practicable and we accept the reasoning put forward by the applicant.

If the evidence submitted by the applicant shows that an off-site contribution in lieu of affordable housing is viable, then we would calculate the amount based on estimated sales values.

If an off-site contribution is shown to be unviable we would request that an overage clause is included in the Section 106 to secure commuted sum payments in the future if the developer achieves a larger profit margin than anticipated in the viability assessment.