

Mr C Wentworth  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
OX15 4AA

4<sup>th</sup> March 2024

Dear Chris,

**Amendment to application 22/03063/F - Erection of 126 dwellings with access from Camp Road, provision of public open space and associated infrastructure.**

**Land East Of Larsen Road Heyford Park**

Further to recent discussions on the above application, please find enclosed a revised Planning Layout for 123 dwellings (0778-102-COL Planning Layout-A1P rev D).

The key change is a reduction in the total number of proposed dwellings from 126 to 123, which in turn has increased the public open space. Given the reduction in unit numbers, this has resulted in an increase in open space per capita. Other amendments have been made to soften frontage parking with soft landscaping. The east-west connection has been incorporated at the north of the site, and an informal cycle connection to the east of the site access connects through to the site to the east.

Given these amendments, we therefore seek to revise the description of the application to:

- *Erection of 123 dwellings with access from Camp Road, provision of public open space and associated infrastructure.*

The revised housing mix is set out below and has been agreed with the Housing Officer via email dated 12<sup>th</sup> December 2023.

	Market		Affordable Rent		Affordable First homes		Affordable Total	
	No.	%	No.	%	No.	%	No.	%
<b>1 bed flat</b>	0	0.00%	12	32.43%	0	0.00%	12	32.43%
<b>2 bed house</b>	3	3.49%	6	16.22%	11	29.73%	17	45.95%
<b>3 bed house</b>	51	59.30%	4	10.81%	0	0.00%	4	10.81%
<b>4 bed house</b>	32	37.21%	4	10.81%	0	0.00%	4	10.81%
<b>TOTAL</b>	86	100.00%	26	70.27%	11	29.73%	37	100.00%

**David Wilson Homes Southern**  
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**Telephone** 01488 687600

This is an overall provision of 30.1% affordable housing, compliant with policy. All affordable rented dwellings are NDSS compliant and 51.4% of all affordable as M4(2) compliant. 73.1% of all affordable rented are M4(2) compliant, and 4% (1 unit) is an M4(3) (fully accessible) 4 bedroom house.

As discussed, we would like to present these amendments to planning committee on Thursday 21<sup>st</sup> March with the proposal that full details can then be determined under delegated powers. Following agreement in principle to the reduction in number of dwellings, overall housing mix and open space provision we will prepare a full revised planning application pack for submission in due course.

I look forward to discussing this amended submission with you in due course.

Yours sincerely,



Georgina Mortimer

for and on behalf of

**DAVID WILSON HOMES SOUTHERN (a trading name of BDW TRADING LIMITED)**

