

**Case Officer:** Shona King

**Recommendation:** Approve

**Applicant:** Mike Guard

**Proposal:** Discharge of the relevant obligation under the Section 106 Agreement concerning the submission and approval of an Affordable Housing Scheme in relation to 21/02893/REM

**Expiry Date:** 25 May 2023

**Extension of Time:**

## **1. APPLICATION SITE AND LOCALITY**

- 1.1. The application site is part (3.7Ha) of an agricultural field adjacent the village of Sibford Ferris. There are predominantly two storey residential properties with varying styles and palette of materials to the north and east of the site and Sibford School and associated supporting buildings also lie to the east. The site is bounded by mature agricultural boundary hedgerows with trees at points within the hedgerow. The Hook Norton Road runs adjacent the eastern boundary of the site, whilst Woodway Road, a single-track road runs along the western boundary. The north-eastern corner of the site sits at a similar level to the neighbouring residential properties to the north but falls away to the west, north and south.
- 1.2. Outline planning permission was granted at appeal 23<sup>rd</sup> December 2019 for a development of up to 25 dwellings with associated open space, parking and sustainable drainage. The reserved matters application has recently been submitted. Development is yet to commence on site.

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. The applicant is seeking to discharge of the relevant obligation under the Section 106 Agreement concerning the submission and approval of an Affordable Housing Scheme in relation to 21/02893/REM

## **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:

21/02893/REM - Approval of reserved matters pursuant to condition 1 of planning permission 18/01894/OUT for details of layout, appearance, scale, landscaping, access and parking for 25 dwellings - approved

## **4. PRE-APPLICATION DISCUSSIONS**

- 4.1. No pre-application discussions have taken place with regard to this proposal

## **5. RESPONSE TO CONSULTATION**

- 5.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

5.2. STRATEGIC HOUSING: Following confirmation of the addition of a shower tray in the ground floor flat – no objections to the discharge of the relevant obligation under the s106 Agreement concerning the submission and approval of an affordable housing scheme in accordance with the AHS dated March 2023.

## 6. APPRAISAL

6.1. This application is made to discharge the clause of the s106 agreement requiring the submission and approval of an Affordable Housing Scheme. The affordable housing scheme has been submitted and following the confirmation from the applicant that a level shower is to be installed in the ground floor flat the Affordable Housing Scheme dated March 2023 is considered to be acceptable.

## 7. RECOMMENDATION

That the submitted affordable housing scheme in relation to 18/01894/OUT and 21/02893/REM is approved, that is, the Affordable Housing Scheme dated March 2023 and further clarified by the developer's email dated 5 February 2024 stating that a shower tray is to be provided in the ground floor flat.

Case Officer: Shona King

DATE: 12/03/2024

Checked By: Nathanael Stock

DATE: 14.03.2024

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