

Unlimited Oxfordshire  
c/o 62 Old Road  
Headington  
Oxford OX3 7LL

Planning Department  
Cherwell District Council  
Bodicote House,  
Bodicote,  
Banbury OX15 4AA  
July 13th 2023

Planning Application - 23/01233/OUT

### **Housing for people with disabilities**

Paragraph 4.16 of the planning statement states that... "no provision is made as part of the proposed development for Extra Care Housing. In this regard, no reference or policy justification is made in the Local Plan Partial Review to a need for this type of housing to be provided within the application site. This matter was discussed with representatives of CDC, OCC and OXCC as part of the pre-application discussions and has resulted in Extra Care Housing not being proposed by the Applicants. "

We are surprised and dismayed to learn that no provision is being made for "Extra Care Housing" and request that you review the evidence base. There is a demand for housing for the elderly and disabled people, and development on the scale proposed must be able to meet that demand. All new dwellings must now comply with the basic level of accessibility in Approved Document M of The Building Regulations. A significant proportion of the proposed dwellings of whatever tenure will need to be to that standard and a significant amount to the optional higher standard in part M. The higher standard only applies where a planning condition is imposed and so a suitably worded condition will be necessary. This will be in addition to any requirements of the county council. The local planning authority should review the evidence base and draw up a suitable planning condition.

It is our view that all new builds should be of "universal design" (see <https://www.archdaily.com/994337/what-is-universal-design>.) Only when Planning Authorities impose strict conditions will we finally get homes truly fit for the future. We all get old, and anyone can become disabled at any time of their life through age, poverty, illness, accidents, or terrorism, making their home completely unsuited to their needs. Too

many elderly and disabled people are having to wash and toilet in buckets as they cannot access upstairs bathrooms. It is time this disgraceful situation ended - you can help solve the situation.

Yours faithfully,

A solid black rectangular box used to redact the signature of Diane Sider.

Diane Sider  
Trustee, Unlimited Oxfordshire

Unlimited Oxfordshire is a user-led organisation representing disabled people. We fully support Disabled people's need and desire for independent living. Accessible housing enables disabled people to live independently in the community so that they can exercise their right to work, socialise and have a family life.