



Cala Homes (Cotswolds) and Legal and General Homes  
Second Floor, Building One  
Oxford Technology Park  
Technology Drive  
Kidlington  
OX5 1GN

Suzanne Taylor  
Principal Planning Officer  
Cherwell District Council  
Via email only

11<sup>th</sup> July 2024

Dear Suzanne,

**Reserved Matters Application pursuant to Outline Planning Permission 14/02121/OUT for the erection of 123 dwellings (including 37 affordable dwellings), parking, landscaping and other associated infrastructure including the part discharge of Conditions 12 (Building for Life 12), 13 (Future Climate Risks Statement), 14 (Noise Assessment, 16 (Means of Vehicular Access), 17 (Means of Pedestrian / Cycle Links), 18 (Travel Plan) and 19 (Detailed Surface Water Drainage Scheme) at Phase 2A, Himley Village, Bicester**

Further to ongoing discussions with yourself and other Statutory Consultees I am submitting a revised scheme pursuant to Reserved Matters application 23/01586/REM for Phase 2A, Himley Village, Bicester. We have reviewed the consultation responses received on the application to date and have the following responses set out below.

### **Strategic Housing**

Cala have met with Ewan Stewart, Cherwell's Strategic Housing Officer a number of times following the objection received in October 2023. In these meetings Ewan confirmed that he was happy with the Shared Ownership mix and tenure as set out in the S106 Agreement. However, there was concern



that the S106 Agreement did not reflect the current needs of the District for the Affordable Rent provision.

The original Reserved Matters submission for Phase 2A included 2 blocks of Affordable Rent apartments comprising of 6 one bed and 9 two bed apartments. The current need in Cherwell District is for 1 and 2 bed maisonettes instead of apartments and so the revised layout for Phase 2A has removed the apartments and replaced them with maisonettes.

The Strategic Housing Team also confirmed that they would only be able to support the scheme if a higher percentage of 3 and 4 bed houses were provided for the Affordable Rent provision. The S106 mix requires 6 three bed houses and 1 four bed house based on the percentage requirement for Phase 2A. Cala took the opportunity to address the Strategic Housing Team's concern and have been able to plot 7 three bed houses and 2 four bed houses whilst still maintaining a 30% provision of affordable housing in accordance with Policy BSC 3: Affordable Housing in the Cherwell Local Plan 2011 – 2031.

The revised Phase 2A scheme proposes the following affordable mix:

<b>Affordable Rent</b>			
<b>House Type</b>	<b>Number of Beds</b>	<b>Number of Units</b>	<b>SQFT</b>
Ground Floor Maisonette (1B2P)	1	4	658
First Floor Maisonette (1B2P)	1	4	747



Ground Floor Maisonette (2B4P)	2	1	745
First Floor Maisonette (2B4P)	2	1	818
Bellflower (2B4P)	2	7	850
Clover (3B5P)	3	7	1,016
Heather (4B7P)	4	2	1,250
		<b>Total – 26</b>	
<b>Shared Ownership</b>			
<b>House Type</b>	<b>Number of Beds</b>	<b>Number of Units</b>	<b>SQFT</b>
Ground Floor Maisonette (2B3P)	2	1	745
First Floor Maisonette (2B4P)	2	1	818
Bellflower (2B4P)	2	7	850
Clover (3B5P)	3	2	1,016
		<b>Total – 11</b>	
		<b>Grand Total - 37</b>	



The above table and a draft layout were submitted to Ewan on 3<sup>rd</sup> June 2024 and it was confirmed on 5<sup>th</sup> June 2024 that following the swapping of apartments for maisonettes and increasing the number of 3 and 4 bed Affordable Rented homes, Strategic Housing would support the revised mix in full. It has also been agreed that apartments have been deemed appropriate on future phases at Himley Village. The email chain is appended to this letter for clarity.

### **Oxfordshire County Highways**

1. *Amount of parking exceeds Oxfordshire Parking Standards.*

#### **Cala Homes Response**

The number of parking spaces has been amended in order to accord with Oxfordshire's Parking Standards. The size of garages has been reduced so that they don't count as a parking space and the number of parking spaces for each dwelling accords with Oxfordshire's Parking Standards.

2. *Cycle parking is not in accordance with Oxfordshire Parking Standards. It is apparent from the size of the cycle stores for the apartment blocks. There needs to be two spaces for each bedroom. Plots 3 – 4, 6 – 7, 120 – 122 do not have a garage so need to have a shed.*

#### **Cala Homes Response**

The cycle parking has been amended in order to accord with Oxfordshire's Parking Standards. The apartment blocks have been removed from the layout and replaced with maisonettes. Each dwelling

will have either a garage which will provide sufficient space for the number of bikes as dictated by the size of the dwelling and the dwellings without garages have a bike store within the rear of the garden. The capacity of the bike stores are shown on the accompanying Planning Layout and is in accordance with Oxfordshire's Cycle Parking Standards. Cala are prepared to accept a condition attached to Phase 2A's Reserved Matters approval securing cycle provision if necessary.

3. *In the interests of filtered permeability, to encourage walking and cycling, it needs to be more convenient to walk or cycle than to drive. Areas where improvements to the layout should be made:*

a) *Plots 119 – 120: the ends of these driveways are close to a 3m walking and cycling route that will connect through to the adjacent parcel. The ends of the driveways are proposed to be fenced off. There should be a walking route through so that the residents can access the path directly.*

b) *Adjacent to apartment block 96 – 101: the above mentioned ped / cycle route needs to connect through to the tertiary street with a path of the same width. It should connect through to the strategic spine road too – as shown it narrows to 2m and is bounded on one side by a high wall (care home boundary is unknown), with no lighting, so will be a very unattractive route, with possible personal safety issues.*

c) *Adjacent to plot 20, the route through to the adjacent mixed use area should be a cycle connection.*

d) *It is notable that this first phase contains no play space for children or communal space of any kind. As it could be years before other parcels come forward, this*

*should be considered. Particularly as there are no other facilities nearby and may not be for some time, providing some space with seating for people to be out of doors, and is a key part of healthy placemaking.*

- e) *To encourage walking and cycling to local facilities and bus stops, it is critical that the access roads, particularly their pedestrian and cycle facilities, are constructed to a high standard, prior to occupation of any of the dwellings on these phases, with bus shelter and cycle parking provided near the bus stop on Middleton Stoney Road.*

#### Cala Homes Response

- a. The end of the driveways for Plots 119 and 120 are not proposed to be fenced off and they provide a clear walking route for residents to the wider site.
- b. The pedestrian / cycle route now connects to the Shared Surface Street on a path of the same width and also connects to the Strategic Spine Road. The accompanying Boundary Treatments Plan does not show a 2 metre high wall, there will be 0.3 metre high timber knee rail fence between the path and the sub station and visitor parking bays to ensure the safety of users of this path. Some lighting is proposed within the Shared Surface by the path as shown in the accompanying Street Lighting Plan however as the path sits within a Dark Corridor it is an ecological sensitive area so lighting here will be limited. There is also adequate surveillance in this area from Plots 92 – 97 and Plots 107 – 112.
- c. There is now a pedestrian / cycle link through to the Mixed Use Area adjacent to Plot 20.
- d. An area of informal play is now proposed to the western boundary of the western parcel of Phase 2A, this is shown on the accompanying Concept on Plot Landscaping Plan. There have



been discussions on the play facilities with yourself and Caroline Ford and it has been agreed that the proposed informal provision on Phase 2A is an acceptable approach and the first formal play area will be included in the Phase 2B proposals as shown on the approved parameters plans.

- e. Access roads, pedestrian and cycle facilities will be constructed to a high standard. Following discussions with Oxfordshire County Council's Highways Department, changes were made to Phase 1B whereby cycle movements have priority over road junctions across Himley Village which was also fully supported by Active Travel England.

#### **Active Travel England**

*Residential cycle parking is proposed as being LTN 1/20 compliant, however the number of cycle parking spaces has not been provided. ATE would encourage the applicant to provide policy compliant levels for all residential dwellings in accordance with Table 5.1 Cycle Parking Standards for residential development of the Cherwell Design Guide Supplementary Planning Document. Further, cycle parking spaces should be easily accessible in accordance with Para 106 d) of the NPPF. Sheds in rear gardens which require the cycle to be brought through the dwelling are inconvenient and should be avoided in favour of secure shelters to the front of the dwellings which allow easy access to the active travel network.*

#### **Cala Homes Response**

The updated layout provides sufficient cycle parking in accordance with Oxfordshire's Cycle Parking Standards. Cycle parking is easily accessible, some are provided in garages and others are provided in



the rear gardens. There is no need for bikes to be brought through the dwelling as all rear gardens have gates linking to the front of the dwelling and garage doors are also located at the front of dwellings.

### **Thames Valley Police**

1. *Unable to locate a key or plan confirming the plot numbers of the various house types submitted.*

*Floorplans do not indicate which plot they belong to.*

### **Cala Homes Response**

The elevation and floor plans clearly show which plots they belong to in the bottom right hand corner of each sheet. This should be reviewed alongside the Planning Layout.

2. *Current proposals for garden access leave this development vulnerable to high impact crime such as burglary and creates spaces where crime and antisocial behaviour may flourish. All rear access routes must be secured to the front of the building line and secured with a robust key operated lock operable from both sides. The boundary treatments enclosing rear access routes should be of suitably robust construction, and I ask that larch lap fencing is changes to close board fencing. I ask that additional gates are added across the development to secure rear access routes.*





### Cala Homes Response

Rear access routes are secured by a lockable gate as shown on the accompanying Planning Layout. Larch lap fencing has been replaced by close board fencing as shown on the accompanying Boundary Treatments Plan.

- 3. Parking spaces to the rear of dwelling gardens are at higher risk of crime and ASB due to reduced visibility over cars from the dwellings that they serve. Where this is unavoidable, the boundary treatment enclosing parking should be designed to enable surveillance – I ask that 1.5m close board fencing with a 0.3m trellis topper is used to provide views over parking from the garden of the plot that it serves.*

### Cala Homes Response

There are no instances of parking spaces to the rear of dwelling gardens.

- 4. Unallocated visitor parking within private parking courts (such as apartment blocks) introduces anonymity and prevents identifying or challenging an offender. All parking within private parking courts must be allocated, with unallocated visitor parking located on street outside the private parking area.*



### Cala Homes Response

In removing the apartment blocks, there are now no instances of unallocated visitor parking within private parking courts. Unallocated visitor parking is located on the street as shown on the accompanying Planning Layout.

- 5. In curtilage parking and garages must be well overlooked by surveillance from the dwelling that it serves. Whilst unclear due to lack of numbering on floorplans, it would appear many driveways and garages across the development are not overlooked, with blank gable ends creating opportunities for crime. Additional windows must be added to the side elevation of all plots overlooking parking to provide surveillance from the dwelling. The window should be within the kitchen or living room, which is considered 'Active'.*

### Cala Homes Response

All dwellings have adequate surveillance over the associated parking spaces, whether that is from the dwelling the space serves or the neighbouring dwellings.

- 6. I am unable to locate detailed landscaping plans within the application and ask that these are provided prior to permission being granted. There should be clear definition between the public and private realm. Where the public or semi-private realm adjoins private areas of the development, defensible space and planting to a depth of at least 1m should be provided. This will provide an area of 'stand-off', marking the change of ownership and therefore the acceptable activity that is associated with it, protecting the privacy and security of occupants whilst reducing*



*the potential for neighbourhood disputes. This is particularly important where parking areas or public spaces abut vulnerable side or rear residential boundaries. I ask that additional defensible space and planting is added to exposed side and rear boundaries across the development.*

#### Cala Homes Response

The accompanying Boundary Treatments Plan and Concept on Plot Landscaping Plan should be read in conjunction with the Planning Layout. These plans show the clear definition between the public and private realm, planting is to a depth of at least 1 metre which provides an area of 'stand off' to mark the change of ownership. Notably Plots 93, 112 and 117 where there is frontage to open space we have allowed for surveillance over play and movement routes.

*7. It is vital that public areas are well overlooked by natural surveillance from surrounding dwellings, and active frontage to all streets and to neighbouring open spaces should be a key aim in all developments. Surveillance should be provided at ground floor level from active rooms within dwellings. Active rooms include Living rooms and kitchens, which are most likely to be occupied throughout the day. Blank gable ends that face the public realm must be avoided, as they can be attractive to crime and antisocial behaviour.*

#### Cala Homes Response

Public areas have been designed to be well overlooked by natural surveillance from surrounding dwellings. All house types have been designed to have active rooms at ground floor level to the front of dwellings to ensure that there is adequate surveillance.



8. *Corner plots must be exploited to maximise surveillance over the public realm, with dual aspect windows from active rooms (kitchens or living rooms) added to “turn the corner”. They should be orientated to maximise the surveillance opportunities they provide. I ask that additional windows are added in corner turning plots to maximise surveillance – plot type Tulipwood for example should have an additional window in the sitting room and dining room to turn the corner and enhance surveillance.*

Cala Homes Response

Corner plots have been exploited to maximise surveillance over the public realm with active rooms having dual aspect.

9. *Bin collection points must be located away from residential garden boundaries to prevent bins being used as climbing aids to gain access to rear gardens (plot 20 and 57 for example).*

Cala Homes Response

Bin collection points have been located in positions which comply with the Council’s Bin Drag Distance thresholds.

10. *Areas of POS/play should be designed and located to incorporate a high level of natural surveillance from neighbouring dwellings. The occupants of these dwellings could act as capable guardians to play areas but need to be able to observe the area from active rooms in the dwellings to do so effectively. Clear stem trees (clear to 2m), and hedging maintained below 1m should be*



*used in the planting to facilitate clear sightlines.*

#### Cala Homes Response

As described above, areas of POS and play have been designed to incorporate a high level of natural surveillance from neighbouring dwellings. Plots 92 – 97 and Plots 107 – 112 provide sufficient surveillance to the POS to the western parcel whilst Plots 113 – 117 provide sufficient surveillance across the informal area of play.

*11. Areas of green space adjoining the highway must also have sufficient landscaping and/or design features to prevent unauthorised vehicle incursion, to protect them from illegal encampments.*

#### Cala Homes Response

Sufficient landscaping and design features have been designed into the layout to prevent unauthorised vehicle incursion and illegal encampments. This is shown on the Boundary Treatments Plan.

*12. I ask that lighting plans are extended to include private roads, in particular where visitor parking is located and parking courts.*

#### Cala Homes Response

This has been incorporated into the design and can be seen on the accompanying Lighting Strategy.



13. All residential dwellings should be provided with photoelectric “Dusk till dawn” lighting which illuminates the main entrance of each dwelling. PIR on/off lighting should be avoided as it does not deter crime and has been shown to increase the fear of crime.

#### Cala Homes Response

This has been incorporated into the design and can be seen on the accompanying Lighting Strategy.

This letter is accompanied by a Document Schedule, amended plans and documents to support Phase 2A.

I would be grateful if you could please confirm receipt of this amended submission and confirm the dates of reconsultation.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Becky Pull'.

Becky Pull BSc (Hons) MSc

**Senior Planner**

**Cala Homes Cotswolds**

Mob: 0777 311 6479

Email: [becky.pull@cala.co.uk](mailto:becky.pull@cala.co.uk)

**From:** [Ewan Stewart](#)  
**To:** [Matthew Jeal](#); [Becky Pull](#); [Suzanne Taylor](#)  
**Cc:** [Caroline Ford](#); [Charlie Rafferty](#); [Sam Taylor](#)  
**Subject:** RE: Himley - Affordable Housing  
**Date:** 05 June 2024 10:00:04

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**This Message Is From an External Sender**

This message came from outside your organization.

Morning Matthew,

You are welcome, and thank you for revising the mix in a way that reflects our most pressing needs as well as broadly aligning with the S106 requirements.

Kind regards

Ewan

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**From:** Matthew Jeal <MJeal@cala.co.uk>  
**Sent:** Wednesday, June 5, 2024 9:31 AM  
**To:** Ewan Stewart <Ewan.Stewart@Cherwell-DC.gov.uk>; Becky Pull <Becky.pull@cala.co.uk>; Suzanne Taylor <Suzanne.Taylor@cherwell-dc.gov.uk>  
**Cc:** Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Charlie Rafferty <CRafferty@cala.co.uk>; sam.taylor@cala.co.uk  
**Subject:** RE: Himley - Affordable Housing

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Morning Ewan,

Firstly, many thanks for your swift reply, and for confirming Strategic Housing can support the revised mix. We will continue to work up the scheme on that basis and Suzanne will obviously reconsult you formally once the resubmission has been made.

Kind regards

**Matthew Jeal** | Head of Planning

**M:** 07385118228 | **E:** [MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)

**Cala Homes Cotswolds and Legal & General Homes**, Second Floor, Building One, Oxford  
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**From:** Ewan Stewart <[Ewan.Stewart@Cherwell-DC.gov.uk](mailto:Ewan.Stewart@Cherwell-DC.gov.uk)>  
**Sent:** Wednesday, June 5, 2024 9:14 AM  
**To:** Becky Pull <[Becky.pull@cala.co.uk](mailto:Becky.pull@cala.co.uk)>; Suzanne Taylor <[Suzanne.Taylor@cherwell-dc.gov.uk](mailto:Suzanne.Taylor@cherwell-dc.gov.uk)>  
**Cc:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Matthew Jeal <[MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)>; Charlie Rafferty <[CRafferty@cala.co.uk](mailto:CRafferty@cala.co.uk)>  
**Subject:** RE: Himley - Affordable Housing

Good morning Becky,

Thank you for your email and setting out details of the revised mix. I can see that the number of 3 and 4-beds has been increased and that the person occupancy will be maximised, also that the mixed tenure issue in the maisonettes has been resolved.

In the light of these revisions I can confirm that Strategic Housing support the revised mix.

I have let Suzanne know that we now support the proposal and I will look out for the formal resubmission next week.

Kind regards  
Ewan

---

**From:** Becky Pull <[Becky.pull@cala.co.uk](mailto:Becky.pull@cala.co.uk)>  
**Sent:** Monday, June 3, 2024 3:52 PM  
**To:** Ewan Stewart <[Ewan.Stewart@Cherwell-DC.gov.uk](mailto:Ewan.Stewart@Cherwell-DC.gov.uk)>; Suzanne Taylor <[Suzanne.Taylor@cherwell-dc.gov.uk](mailto:Suzanne.Taylor@cherwell-dc.gov.uk)>  
**Cc:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Matthew Jeal <[MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)>; Charlie Rafferty <[CRafferty@cala.co.uk](mailto:CRafferty@cala.co.uk)>  
**Subject:** RE: Himley - Affordable Housing

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Hi Ewan,

I hope you are well.

By way of update please find attached an updated layout for Phase 2A at Himley Village, this layout is not yet fixed and will have minor changes made to it. This layout has addressed the split tenure concerns on the Maisonettes and we have also managed to plot 2 4 bed Affordable Rented houses. You said at our previous meeting that you were happy with the Shared Ownership mix and this has not changed.



The affordable mix is in broad accordance with what is set out in the Section 106 Agreement however we have sought the opportunity to address your concern with the Affordable Rent provision.

We will be making a formal resubmission of the Phase 2A layout the week commencing 10<sup>th</sup> June 2024 however we wanted to let you know what we have been able to achieve ahead of this.

For ease, please see the tables below which set out the S106 compliant mix for Phase 2A and also the proposed mix for Phase 2A.

**Phase 2A (123 dwellings) Affordable Dwellings – S106 compliant mix**

<b>Affordable Rented</b>			
<b>Number of Beds</b>	<b>Type of Dwelling</b>	<b>Percentage Required</b>	<b>Number of Units</b>
1	1 bed 2 person maisonette with own entrance	25%	7
2	2 bed 4 person maisonette, ground floor with own entrance	10%	3
2	2 bed 4 person house	34%	9
3	3 bed 5 person house	24%	6
4	4 bed 7 person house	5%	1
2	2 bed 4 person bungalow	1.5%	0
3	3 bed 5 person bungalow	0.5%	0
			<b>Total - 26</b>
<b>Shared Ownership</b>			
<b>Number of Beds</b>	<b>Type of Dwelling</b>	<b>Percentage Required</b>	<b>Number of Units</b>
1	1 bed 2 person house	9%	1
2	2 bed 3 person maisonette with own entrance	9%	1
2	2 bed 4 person house	51%	6
3	3 bed 5 person house	25%	3
4	4 bed 6 person house	4%	0
2	2 bed 4 person bungalow	2%	0
			<b>Total – 11</b>
			<b>Grand Total - 37</b>

**Phase 2A (123 dwellings) Affordable Dwellings – June 2024 Proposed Mix**

<b>Number of Beds</b>	<b>Type of Dwelling</b>	<b>Number of Units</b>
1	1 bed 2 person maisonette with own entrance	8
2	2 bed 4 person maisonette,	2

	ground floor with own entrance	
2	2 bed 4 person house	7
3	3 bed 5 person house	7
4	4 bed 7 person house	2
2	2 bed 4 person bungalow	0
3	3 bed 5 person bungalow	0
		<b>Total - 26</b>
<b>Shared Ownership</b>		
<b>Number of Beds</b>	<b>Type of Dwelling</b>	<b>Number of Units</b>
1	1 bed 2 person house	1
2	2 bed 3 person maisonette with own entrance	1
2	2 bed 4 person house	6
3	3 bed 5 person house	3
4	4 bed 6 person house	0
2	2 bed 4 person bungalow	0
		<b>Total - 11</b>
		<b>Grand Total - 37</b>

Kind regards

**Becky Pull BSc (Hons) MSc | Senior Planner**

**M:** 0777 311 6479 | **E:** [becky.pull@cala.co.uk](mailto:becky.pull@cala.co.uk)

**Cala Homes Cotswolds and Legal & General Homes**, Second Floor, Building One, Oxford Technology Park, Technology Drive, Kidlington, OX5 1GN



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**From:** Ewan Stewart <[Ewan.Stewart@Cherwell-DC.gov.uk](mailto:Ewan.Stewart@Cherwell-DC.gov.uk)>

**Sent:** Tuesday, April 30, 2024 8:24 AM

**To:** Becky Pull <[Becky.pull@cala.co.uk](mailto:Becky.pull@cala.co.uk)>; Suzanne Taylor <[Suzanne.Taylor@cherwell-dc.gov.uk](mailto:Suzanne.Taylor@cherwell-dc.gov.uk)>

**Cc:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Matthew Jeal <[MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)>; Charlie Rafferty <[CRafferty@cala.co.uk](mailto:CRafferty@cala.co.uk)>

**Subject:** RE: Himley - Affordable Housing

Good morning Becky,

Many thanks for your email which sets out accurately what we discussed last week and the position with each point.

Regarding bungalows and M4(3) provision, I have received some feedback from other housing teams and our position is summarised as follows:

- We agree with the principle of delivering bungalows in small clusters rather than individual properties.
- There is a variety of levels of need, from lower level mobility needs to full wheelchair need.
- Whilst some customers who need M4(3) dwellings would welcome being in a cluster of adapted properties, others would not be so comfortable, preferring instead to be more integrated with the wider community.
- Current data shows that there are 3 wheelchair applicants requiring a bungalow in the Bicester area and 2 wheelchair applicants for 2-bed bungalows. Need may increase over time.
- There are more applicants with lower level disabilities that would like the Bicester area, 2 applicants with a Level Access Shower need in a 3 bed and 5 applicants with a LAS need in a 2 bed.
- Most of the 3 bed needs that require a bungalow are families that have other able bodied children within the home.

In conclusion, the clusters would work best if there is an equal split between 2 and 3 bed bungalows meeting the needs of a mix of different levels of disabled applicants, covering a range of ages, with some M4(3) and some which could be let as general needs. This would create a balance of households and provide flexibility around the allocations. It would be useful to have further discussions at a later date to firm up details of these properties.

Thank you for considering the possibility of meeting some adapted need though the provision of house(s) with a wet room and extra rooms downstairs, and without a through-floor lift. I have attached a list of pointers which we came up with previously when considering what would be required to create a flexible property that could potentially meet a range of households and scenario. For example it could be one or more adults who need the adaptations and/or one or more children.

On your final point of confirming support for the scheme based on the attached layout and s106 compliant mix of affordable housing, I can only repeat what I said when we met, which is that for Strategic Housing to support it, the affordable mix will need to contain a higher number of 3 and 4-beds, ideally maisonettes instead of flats, especially 2-bedroomed as we seek to meet 2-bed need with houses where possible.

A guide to what is ideally required to meet current rented general need is approximately:

- One bedroom maisonettes 20 - 25%
- Two bedroom houses 25 - 30%

- Three bedroom houses 35 - 40%
- Four bedroom houses 10 -15%

Paul France, Strategic Housing Team Leader (includes managing Allocations team) has made the following comments/suggestions:

- One of the 1-bed maisonettes (plot 90-93) appears to be half s/o and half rented, which RPs don't favour. Same with plot 105-106 where there's a 2b3p s/o flat with a 2b4p rented flat above.
- Could Cala deliver 2x 1-bed or 2x 2-bed flats as s/o together? And then with the other plot, instead of 2x 1-bed or 2-bed rented flats we can have a 4-bed house. It means 1 less unit of affordable housing overall but it works with their plan and the 30% housing required equates to 36.9 rather than 70.
- This may be a suitable compromise and the above means 1x 4-bed house in place of 2x flats and also fixes the issue of mixing rented with s/o whilst retaining the applicant's preferred layout.

I trust that the above details are helpful and provide a guide to what we require, based on robust, up-to-date evidence from the housing register. I look forward to viewing a revised mix and further discussions towards agreeing something.

Kind regards  
Ewan

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**From:** Becky Pull <[Becky.pull@cala.co.uk](mailto:Becky.pull@cala.co.uk)>

**Sent:** Thursday, April 25, 2024 10:46 AM

**To:** Ewan Stewart <[Ewan.Stewart@Cherwell-DC.gov.uk](mailto:Ewan.Stewart@Cherwell-DC.gov.uk)>; Suzanne Taylor <[Suzanne.Taylor@cherwell-dc.gov.uk](mailto:Suzanne.Taylor@cherwell-dc.gov.uk)>

**Cc:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Matthew Jeal <[MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)>; Charlie Rafferty <[CRafferty@cala.co.uk](mailto:CRafferty@cala.co.uk)>

**Subject:** RE: Himley - Affordable Housing

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Dear Suzanne & Ewan,

Thank you for taking the time to meet with us yesterday, as promised please see below for a summary of what was discussed.

#### S106 Mix

- Matthew outlined that Cala had purchased the site on the basis of the affordable housing mix set out in the S106 Agreement and there is a clause within Schedule 9 in the Affordable Housing Mix definition that says there can be discussions on the tenure and dwelling mix with both parties acting reasonably. Cala's understanding as backed up from legal advice is that if these discussions are not agreed then the fallback position is the mix set out in the S106 Agreement.
- Ewan did not agree with the fallback position being the mix set out in the S106 Agreement

and that if no agreement is made then Strategic Housing would not support the application at all. The current needs of the District would need to be met.

- Suzanne confirmed she would need to discuss with her Team before coming to a conclusion and it could be that the planning balance would need to be reviewed in whether to go with the mix set out in the S106 Agreement or go with the mix proposed by the Strategic Housing Team.

#### Affordable Housing Mix

- Ewan confirmed that Strategic Housing are relying on the Housing Register as the most up to date need, especially for rented dwellings. In the last 12 months there has been a large need for 4 bed houses as the waiting list is up to 4 years, hence request for 10 – 15% request. 3 beds are becoming increasingly in demand too. 2 bed houses would be needed as houses as it is highly likely that children would be living in these.
- Phase 2A would need to provide at least 1 4 bed house.
- Matthew set out that the testing layouts Cala have been preparing for the 1,700 dwellings will require flats.
- Ewan confirmed that maisonettes would be preferred but if there is a need to do flats they can be considered as long as they are tenure blind. The ground floor flats would need to have their own entrances and be M4(3) with no bath and a wet room.
- Becky confirmed that all of Cala's affordable homes are designed to be tenure blind and there is no difference in the external materials used during construction when comparing to the market dwellings.
  
- Matthew stated that there was not a bungalow plotted in Phase 2A due to urban design principles. There are other areas of the site which would be better suited to plot the bungalows required, which should be delivered in small clusters not as isolated plots.
- Suzanne agreed with this and confirmed that plotting the bungalows in an area of the site which had a lower density Character Area
  
- Ewan raised a possibility of M4(3) houses not having a through floor lift as they are prone to breaking down and are expensive to maintain. He would welcome wet rooms downstairs with bedrooms also on the ground floor with other rooms on this floor having a flexible use. Becky said that this could be explored however this would be a bespoke dwelling which would cost more and it would be down to the RP's offer if it is viable.
  
- The Council are seeking a higher number of 4 bed houses (3 in total for Phase 2A) however Cala would prefer to stay in within the S106 requirements due to not having the space to plot a 4 bed house. Suzanne suggested possibly having a 3 storey 4 bed affordable house. This is not something Cala provide as a standard affordable dwelling and this would be a bespoke design and would again be down to the RP's offer if it is viable.
  
- Ewan confirmed he is happy with the shared ownership provision as it currently stands with Phase 2A and is happy for Cala to design something in line with the S106 mix, his requested mix or Cala's plotted mix.

I have also attached the S106 compliant layout as an informal submission to Phase 2A for your comments. We will explore if we can plot more 4 bed affordable houses within Phase 2A.

Ewan, I have also attached an example of a M4(2) compliant bungalow that we are going to be providing at our site in Purton, Wiltshire. The S106 stipulated a wet room instead of a bath which is what we have provided, I hope this gives you an idea of the standard of affordable dwellings that Cala provide on schemes.

I would be grateful if both yourself and Suzanne could come back to us on the points you are going to clarify within the next week, including whether the Council can support the scheme based on the attached layout and s106 compliant mix of affordable housing.

Kind regards

**Becky Pull BSc (Hons) MSc | Senior Planner**

**M:** 0777 311 6479 | **E:** [becky.pull@cala.co.uk](mailto:becky.pull@cala.co.uk)

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**From:** Ewan Stewart <[Ewan.Stewart@Cherwell-DC.gov.uk](mailto:Ewan.Stewart@Cherwell-DC.gov.uk)>

**Sent:** Monday, April 15, 2024 8:16 AM

**To:** Becky Pull <[Becky.pull@cala.co.uk](mailto:Becky.pull@cala.co.uk)>; Suzanne Taylor <[Suzanne.Taylor@cherwell-dc.gov.uk](mailto:Suzanne.Taylor@cherwell-dc.gov.uk)>

**Cc:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Matthew Jeal <[MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)>;

Charlie Rafferty <[CRafferty@cala.co.uk](mailto:CRafferty@cala.co.uk)>

**Subject:** RE: Himley - Affordable Housing

Hi Becky,

Thank you for your email, just to confirm that I am free on 24 April at 12.30.

Kind regards

Ewan

---

**From:** Becky Pull <[Becky.pull@cala.co.uk](mailto:Becky.pull@cala.co.uk)>

**Sent:** Friday, April 12, 2024 4:47 PM

**To:** Suzanne Taylor <[Suzanne.Taylor@cherwell-dc.gov.uk](mailto:Suzanne.Taylor@cherwell-dc.gov.uk)>; Ewan Stewart <[Ewan.Stewart@Cherwell-DC.gov.uk](mailto:Ewan.Stewart@Cherwell-DC.gov.uk)>

**Cc:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Matthew Jeal <[MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)>;  
Charlie Rafferty <[CRafferty@cala.co.uk](mailto:CRafferty@cala.co.uk)>  
**Subject:** RE: Himley - Affordable Housing  
**Importance:** High

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Hi Ewan,

Please could you confirm whether you are available on Wednesday 24<sup>th</sup> April at 12:30pm?

I will send a diary invite as a placeholder as our diaries at Cala are filling up quickly.

I look forward to hearing from you.

Kind regards

**Becky Pull BSc (Hons) MSc | Senior Planner**

**M:** 0777 311 6479 | **E:** [becky.pull@cala.co.uk](mailto:becky.pull@cala.co.uk)

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**From:** Becky Pull

**Sent:** Tuesday, April 9, 2024 12:37 PM

**To:** 'Suzanne Taylor' <[Suzanne.Taylor@cherwell-dc.gov.uk](mailto:Suzanne.Taylor@cherwell-dc.gov.uk)>; Ewan Stewart <[Ewan.Stewart@Cherwell-DC.gov.uk](mailto:Ewan.Stewart@Cherwell-DC.gov.uk)>

**Cc:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Matthew Jeal <[MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)>; Charlie Rafferty <[CRafferty@cala.co.uk](mailto:CRafferty@cala.co.uk)>

**Subject:** RE: Himley - Affordable Housing

Hi Suzanne,

Thank you for getting back to me with some potential dates.

Wednesday 24<sup>th</sup> April at 12:30pm works best for us. [@Ewan Stewart](#) are you available at this time?

I will send a diary invite when Ewan has confirmed.

Thanks

Kind regards

**Becky Pull BSc (Hons) MSc | Senior Planner**

**M:** 0777 311 6479 | **E:** [becky.pull@cala.co.uk](mailto:becky.pull@cala.co.uk)

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**From:** Suzanne Taylor <[Suzanne.Taylor@cherwell-dc.gov.uk](mailto:Suzanne.Taylor@cherwell-dc.gov.uk)>

**Sent:** Tuesday, April 9, 2024 11:12 AM

**To:** Becky Pull <[Becky.pull@cala.co.uk](mailto:Becky.pull@cala.co.uk)>; Ewan Stewart <[Ewan.Stewart@Cherwell-DC.gov.uk](mailto:Ewan.Stewart@Cherwell-DC.gov.uk)>

**Cc:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Matthew Jeal <[MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)>; Charlie Rafferty <[CRafferty@cala.co.uk](mailto:CRafferty@cala.co.uk)>

**Subject:** RE: Himley - Affordable Housing

Hi Becky

Looking at our calendars it appears that Ewan and I are both available as follows (although Ewan will need to confirm that he is also available):

Tue 23<sup>rd</sup> April – 09:30 – 10:30 and 12:30 – 14:00

Wed 24<sup>th</sup> April – 09:30 – 10:30 and 12:30 – 14:00

Thu 25<sup>th</sup> April – 09:30 – 11:00 and 13:00 – 14:00

Wed 01<sup>st</sup> May – 09:30 – 14:00

Best regards



Suzanne

**Suzanne Taylor** BSc (Hons) Dip UP MRTPI  
**Principal Planning Officer – South Area Major Projects Team**

Development Management Division

Communities Directorate

Cherwell District Council

Tel: 01295 221656

Email: [suzanne.taylor@cherwell-dc.gov.uk](mailto:suzanne.taylor@cherwell-dc.gov.uk)

Web: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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**From:** Becky Pull <[Becky.pull@cala.co.uk](mailto:Becky.pull@cala.co.uk)>

**Sent:** Monday, April 8, 2024 3:53 PM

**To:** Suzanne Taylor <[Suzanne.Taylor@cherwell-dc.gov.uk](mailto:Suzanne.Taylor@cherwell-dc.gov.uk)>; Ewan Stewart <[Ewan.Stewart@Cherwell-DC.gov.uk](mailto:Ewan.Stewart@Cherwell-DC.gov.uk)>

**Cc:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Matthew Jeal <[MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)>; Charlie Rafferty <[CRafferty@cala.co.uk](mailto:CRafferty@cala.co.uk)>

**Subject:** RE: Himley - Affordable Housing

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Hi Ewan & Suzanne,

Please could you let me know your availability to meet with Cala in April to discuss the comments on affordable housing at Himley Village, Bicester.

Thanks

Kind regards

**Becky Pull BSc (Hons) MSc | Senior Planner**

**M:** 0777 311 6479 | **E:** [becky.pull@cala.co.uk](mailto:becky.pull@cala.co.uk)

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**From:** Becky Pull

**Sent:** Friday, April 5, 2024 10:15 AM

**To:** Suzanne Taylor <[Suzanne.Taylor@cherwell-dc.gov.uk](mailto:Suzanne.Taylor@cherwell-dc.gov.uk)>

**Cc:** Caroline Ford <[Caroline.Ford@Cherwell-DC.gov.uk](mailto:Caroline.Ford@Cherwell-DC.gov.uk)>; Matthew Jeal <[MJeal@cala.co.uk](mailto:MJeal@cala.co.uk)>; Charlie Rafferty <[CRafferty@cala.co.uk](mailto:CRafferty@cala.co.uk)>

**Subject:** Himley - Affordable Housing

Hi Suzanne,

I hope you are well and had a lovely Easter break.

Would it be possible if we could please have a meeting with yourself and the Affordable Housing Officer to discuss their consultation response on Himley Phase 2A?

If you could please provide me with some possible dates in April to meet we can get something in the diary.

Thanks

Kind regards

**Becky Pull BSc (Hons) MSc | Senior Planner**

**M:** 0777 311 6479 | **E:** [becky.pull@cala.co.uk](mailto:becky.pull@cala.co.uk)

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