

13 June 2023

**FAO Planning and Housing Services**

Cherwell District Council  
Bodicote House  
White Post Road  
Banbury  
OX15 4AA

Dear Sir/Madam,

**RE: Submission of Affordable Housing Parcel Scheme in accordance with Paragraph 2.1 of the Third Schedule of the Section 106 Agreement relating to application 14/01932/OUT.**

**Site: OS Parcel 7400 Adjoining and South of Salt Way Banbury**

**Description: Outline - Development of up to 1,000 dwellings together with a mixed use local centre [including A1 retail up to 1,000 m<sup>2</sup>, financial services (A2), restaurants, pubs and takeaways (A3, A4, A5), community uses (D1)]; primary school and safeguarded additional primary school land; secondary school playing field land; green infrastructure including formal (including playing fields) and informal open space, landscape and amenity space; changing and sports facilities (including D2); sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site reclamation and removal of structures. Formation of a new roundabout access from the A361 together with associated alterations to alignment of Bloxham Road and provision of a section of link road through the site up to its eastern-most boundary.**

Introduction

This cover letter has been prepared by Persimmon Homes (South Midlands) Ltd in order to discharge the obligation required under Paragraph 2.1 of Schedule 3 of the signed S106 Agreement concerning the submission and approval of an Affordable Housing Parcel Scheme. It should be read in conjunction with the appended plans:

- 050 Working Site Layout Rev B
- P21-2662\_DE\_40H – Housetype Portfolio (New HT Names)
- P21-2662\_DE\_034-01 Rev J – Materials Distribution Plan
- P21-2662\_DE\_037-01 Rev J – Tenure Plan

Whilst this requirement falls under the outline permission (planning application reference: 14/01932/OUT), the affordable housing scheme hereby enclosed relates solely to the first phase of residential development (hereafter 'Parcel 1') approved under Reserved Matters application (ref: 22/02068/REM). Parcel 1 will deliver 237 homes, of which 72 will be delivered as affordable dwellings.



### Location and External Appearance of the Affordable Housing Dwellings

The layout for Parcel 1 (ref: 050 Working Site Layout Rev B) depicts that there will be a policy compliant affordable housing provision of 72 units (30.4%). Affordable Rented and Shared Ownership dwellings are marked on the plan with a blue star and blue asterisks respectively and do not occur in clusters greater than 15. All affordable dwellings are provided with policy compliant parking spaces.

All elevation treatments and floorplans have been approved with the Reserved Matters application within the Housetype Portfolio (ref. P21-2662\_DE\_40H).

Plots will be elevated using a combination of brick, stone and render. A Materials Distribution Plan (ref. P21-2662\_DE\_034-01 Rev J) has been approved with the Reserved Matters application, which indicates where plots will either be built with a facing material of natural ironstone, brick (two types – Woodstock blend / autumn glow) or cream render. Roof tiles are available in either charcoal grey, black or rustic brown. The relevant drawings within the Housetype Portfolio are:

- P21-2662\_040\_62 (plots 8-9, 211-212) –page 81
- P21-2662\_040\_52 (plots 16-17) – page 69
- P21-2662\_040\_56 (plots 18, 178) – page 74
- P21-2662\_040\_33 (plots 45-46, 78, 224-225) – page 49
- P21-2662\_040\_49 (plots 47-48, 69-70, 196-197, 226-227) – page 64
- P21-2662\_040\_51 (plots 49-51, 148-149, 182-183, 230-232) – page 67
- P21-2662\_040\_50 (plots 65-68, 71, 180-181, 198-199) – page 65
- P21-2662\_040\_35 (plots 77, 80) – page 52
- P21-2662\_040\_33 (plot 79) – page 51
- P21-2662\_040\_08 (plots 89-90) – page 19
- P21-2662\_040\_10 (plots 91, 111) – page 21
- P21-2662\_040\_08 (plots 92-93) – page 22
- P21-2662\_040\_65 (plots 100-102, 154-157) –page 82
- P21-2662\_040\_67 (plots 103-104) - page 83
- P21-2662\_040\_05 (plots 108, 110) – page 17
- P21-2662\_040\_4 (plots 109, 112-113) - page 16
- P21-2662\_040\_60 (plots 120-121, 175-176) – page 78
- P21-2662\_040\_52 (plots 122, 177) – page 71
- P21-2662\_040\_54 (plots 213-214) – page 72

The affordable plots will be constructed to the same standard as the open market units, including garden sizes, and therefore Parcel 1 should be considered as tenure blind.

### Types and Sizes of Affordable Housing Dwellings

The house types and sizes are listed below. Please see 'Affordable Housing Standards' subheading below for more information on compliance with national requirements and those set out in the S106 Agreement.

**Table 1.** House types and sizes on Parcel 1.

HQI50 (GF) – 56.6sqm	Drayton – 70.5sqm	Deepdale – 82.4sqm
HQI50 (FF) – 50sqm	Haldon -71.7sqm	Rendlesham – 85.7sqm
Ashridge – 60sqm	Hanwell – 83.2sqm	Horley – 110.4sqm
Alnmouth – 59.7sqm	Danbury – 75.3sqm	



### Tenure of Affordable Housing

The tenure of the affordable housing was approved through the granting of the Reserved Matters application (tenure plan ref. P21-2662\_DE\_037-01 Rev J). The mix is set out in Table 2.

**Table 2.** Affordable housing mix for Parcel 2.

Affordable Rent			Shared Ownership		
Type and Size	No. onsite	Plots	Type and Size	No. onsite	Plots
HQI 50 - 1B 2P maisonette	12	8-9, 47-48, 69-70, 196-197, 211-212, 226-227	Drayton (Ginnel) - 2B 3P house	3	79, 122, 177
Ashridge - 1B 2P coach house	2	91, 111	Alnmouth - 2B 3P house	10	16-17, 45-46, 78, 109, 112-113, 224-225
Haldon - 2B 3P house	17	65-66, 68, 71, 92-93, 100-102, 154-157, 180-181, 198-199	Danbury - 3B 5P house	6	77, 80, 108, 110, 213-214
Hanwell (Ginnel) - 2B 3P house	1	67	Deepdale - 3B 5P house	3	18, 123, 178
Rendlesham - 3B 4P house	12	49-51, 103-104, 148-149, 182-183, 230-232			
Horley - 3B 5P house	6	89-90, 120-121, 175-176			
<b>Total: 50 (69%)</b>			<b>Total: 22 (31%)</b>		

### Affordable Housing Standards

The S106 Agreement requires that all Affordable Rented properties meet nationally described space standards (NDSS). Table 3 indicates that all of the Affordable Rented properties fulfil this criteria and therefore satisfy the S106 requirement. 50% of the Affordable Rented properties must comply with Building Regulations 2010 Part M4(2) Category 2: Accessible and adaptable dwellings – Table 3 shows that this has been met because the HQI 50 (GF), Ashridge, Horley and Rendlesham house types meet this standard, equating to 26 units (52%) across the scheme. 1% of the affordable housing dwellings are to be built in accordance with the Building Regulations Optional Requirement M4(3) Category 3: Wheelchair user dwellings. This equates to 1 dwelling and we have earmarked plot 230 (3 bed Rendlesham) for be built to this standard, consequently fulfilling the S106 criteria.



**Table 3.** Rented House types, sizes and compliance with NDSS and M4(2) standards on Parcel 1.

House Type	Bed / Person	Size (sqm)	NDSS Compliant	M4(2) Compliant
HQI 50 – 1 storey maisonette (GF)	1B / 2P	56.6 (GF)	Y	Y
HQI 50 – 1 storey maisonette (FF)	1B / 2P	50 (FF)	Y	N
Ashridge – 2 storey coach house	1B / 2P	60	Y	Y
Haldon – 2 storey house	2B / 3P	71.7	Y	N
Hanwell - ginnel	2B / 3P	83.2	Y	N
Rendlesham – 2 storey house	3B / 4P	85.7	Y	Y
Horley – 2.5 storey house	3B / 5P	110.4	Y	Y

Furthermore, the S106 Agreement requests that all Shared Ownership housing is built to a standard equivalent to the open market properties, including garden sizes. The Alnmouth, Drayton, Danbury and Deepdale are designated as Shared Ownership house types, all of which are also available for purchasers wishing to buy on the open market. The Shared Ownership Alnmouths, Draytons, Danburys and Deepdales will be built to the exact specification and size as the open market units and therefore this criteria has been met.

### Phasing

Parcel 1 will be built out in one phase and the affordable housing units will be delivered in accordance with the trigger points set out in the S106 Agreement. Each affordable property will be equipped with suitable infrastructure (roads, footpaths, foul and surface water drainage, water, gas and electricity supplies, digital communications system etc.) prior to handover to a Registered Provider (RP). There is no set date for the handing over of the affordable properties, but this is estimated to be mid-2024.

### Registered Providers Details

Please note that at this time we have not yet entered into an agreement with a RP, however are in receipt of a list of RPs who have developed or purchased properties in the District within the past couple of years. We have considered this at the tender stage and will invite offers from suitable businesses. It is expected that a contract will be exchanged by December 2023.

### Conclusion

Persimmon Homes have compiled this Affordable Housing Parcel Scheme in accordance with Paragraph 2.1 of the Third Schedule of the Section 106 Agreement relating to application 14/01932/OUT. The submission relates solely to Parcel 1 of the scheme, which gained reserved matters approval for 237 homes in May 2023 (ref: 22/02068/REM). Details provided include the location, appearance, types, sizes and tenure of the affordable housing dwellings, compliance with national technical standards and phasing plans. Details of the appointed Registered Provider will be provided in due course.



I trust that the details submitted should allow the application to be accepted by Officers. However, should you require any further information please do not hesitate to contact me on the details provided below.

Yours sincerely,

**Harriet Jarvis** | Planner

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