

Planning Application Number: 25/01510/OUT

Site Name: Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell (Land East of Park View)

Planning Officer: Jason Traves

Date of Comments: 22/08/2025

Comments by: Ewan Stewart

Proposal supported or objected: Support in principle

Proposal
<p>Outline planning application for the erection of up to 500 dwellings and commercial floorspace (Use Class E) with associated access, open space and infrastructure - All Matters Reserved except for Access.</p> <p>The proposed housing mix, as set out in the Planning Statement is</p> <p>Overall housing mix (illustrative site layout)</p> <ul style="list-style-type: none">1-bed house 61 (15%)2-bed house 133 (30%)3-bed house 207 (40%)4-bed house 99 (15%)Total 500 (100%) <p>Market housing mix (illustrative site layout)</p> <ul style="list-style-type: none">1-bed house 17 (5%)2-bed house 81 (25%)3-bed house 146 (45%)4-bed house 81 (25%)Total 325 (65% of total amount) <p>Affordable housing mix (illustrative site layout)</p> <ul style="list-style-type: none">1-bed house 44 (25%)2-bed house 52 (30%)3-bed house 61 (35%)4-bed house 18 (10%)Total 175 (35% of total amount)
Policy requirements: numbers and tenure split
<p>CDC Local Plan Policy BSC 3: Affordable Housing requires at least 35% to be affordable housing, with a tenure split of 70% rented and 30% intermediate. On a development of up to 500 dwellings this equates to a total of up to 175 affordable dwellings.</p> <p>The affordable tenures primarily supported by Strategic Housing are social rent and shared ownership. Social rent is the most affordable rented tenure for applicants on the Housing register and is now supported by the Government and Homes England as the preferred rented tenure to fully address housing needs.</p> <p>We support shared ownership specifically as the default low-cost home ownership tenure as we have evidence of local demand and it is delivered by a Registered Provider.</p> <p>A policy-compliant tenure mix on this scheme would therefore be: 123 x rented (70% of affordable rounded up from 122.5)</p>

52 x shared ownership (30% of affordable)

Total affordable units 175 (at least 35% of total dwellings)

Affordable needs and priorities identified from the HENA

The Housing and Economic Needs Assessment for Cherwell District and Oxford City Councils was completed in December 2022 (updated 2024).

The report shows that the estimated net annual need for rented accommodation in Cherwell is 660 and for affordable home ownership it is 193.

These figures are well below the numbers delivered in recent years and highlight the need for an increase in the supply of affordable housing.

Affordable needs and priorities identified from CDC housing register (as at June 2025)

The most pressing needs are for 3 and 4-bed rented homes and a small number of 5 or 6-beds where possible. In the last few years, the need for rented 4-beds has increased due to very limited supply, with waiting times of around 4-5 years for those with significant housing needs to secure a rented 4-bedroom home through our housing register.

At the time of writing (August 2025) we are beginning to see delivery of some 4-beds, and we are now actively seeking provision of some 5 or 6-beds as well as 4-beds to meet the needs of those larger families on the housing register. Our Registered Provider partners have a positive approach to delivering larger rented properties, saying that as long as the Council has evidence of need for a particular property-size, they are happy to help meet it and to make necessary provision to manage them effectively such as agreeing a Local Lettings Plan with the Council where necessary.

15-20% of new-build rented dwellings are required as 4-beds to address this and approximately 30-35% as 3-bed.

2-bed rented provision is required in the form of houses. Flats and maisonettes of this size are not in high demand as they are usually allocated to households with children.

1-beds rented dwellings in the form of maisonettes, houses and/or bungalows, rather than blocks of flats are preferable.

To summarise, we require the following mix of rented units:

- 1-bed 25-30%
- 2-bed 25-30%
- 3-bed 30-35%
- 4+-bed 15-20%

Please note that the numbers in the indicative mix below are based on these percentage ranges, i.e. they are a percentage of the rented element (123) rather than the total number of affordable units (175). They also reflect the priority need for larger dwellings.

In terms of rent levels, social rent is the most affordable rented tenure for households on CDC's housing register and we expect this to be delivered unless this is shown to be unviable. If affordable rent is delivered, we expect this to be capped at Local Housing Allowance rates and for this to be secured in the S106 agreement.

The expectation for shared ownership is that most units will be 2-bedroom houses. Registered Providers typically report that 2 and 3-bedroom houses are most appropriate for shared ownership units.

Accessible & adapted provision

The Developer Contributions SPD sets out CDC's expectation that 50% of the affordable rented housing required will be built to Building Regulations Requirements M4(2) Category 2: accessible and adaptable dwellings.

We expect that any ground level dwellings are included in the 50% (such as ground floor maisonettes) and that Level Access Showers and level access thresholds are installed from the outset to cater for tenants' mobility needs as assessed by the Occupational Therapists.

In addition, 1% of the affordable housing should be built to Building Regulation Requirement M4(3) Category 3: Wheelchair User Dwellings. Where 1% equates to less than one dwelling, we would request that at least one wheelchair adapted dwelling is provided as there is a pressing need for this provision in a range of property types and sizes including 3-bed and 4-bed family homes.

This is reflected in the suggested mix below and we welcome discussions with the developer regarding how the pressing need for M4(3) provision can be met, especially larger dwellings.

This requirement is expected to be assessed on a site-by-site basis in discussion with the developer, and we would welcome discussions with the applicant regarding the provision of wheelchair adapted properties i.e. Category 3 2(b).

Affordable mix required to meet identified needs

Considering the comments in the other sections the following indicative mix would meet policy and Strategic Housing requirements based on development of 500 dwellings. These figures would be altered accordingly should the total number change.

Social Rent (total 123 units)

- 30 x 1-bed 2-person houses or maisonettes with GF as M4(2) (25% of rented)
- 30 x 2-bed 4-person houses (25% of rented)
- 42 x 3-bed 5-person houses (34% of rented)
- 1 x 3-bed M4(3) (2) (b) bungalow (to be discussed)
- 20 x 4-bed 7-person houses (16% of rented)

Shared ownership (total 52 units)

- 35 x 2-bed houses
- 17 x 3-bed houses

Size standards

The Developer Contributions SPD sets out CDC's expectation that all rented affordable housing will be built to the Nationally Described Space Standards. We request that any plans or Affordable Housing Schemes clearly state the dimensions and the person occupancy as well as number of bedrooms. We must ensure that the rented dwellings comply with NDSS dimensions for the exact size (i.e. 1-bed 2-person etc).

The CDC Housing Allocation Scheme mirrors Housing Benefit Regulations which state that children of certain ages are expected to share a bedroom. This means that rented family-sized

homes without at least one double bedroom for children are likely to be objected to (i.e. we typically do not support the delivery of 2-bed, 3-person or 3 bed, 4-person units).

Intermediate housing should be built to the same or better space standards including garden sizes as the equivalent market housing on the site.

Layout, external appearance and tenure distribution

The Developer Contributions SPD sets out CDC's expectation that affordable housing should not be clustered in any more than 10 units of one tenure and 15 units of multiple affordable tenures, with no contiguous boundary of the clusters.

Whilst the above are the maximum cluster numbers, we will consider applications on a site-by-site basis. In some circumstances smaller clusters will be more appropriate to help ensure affordable housing is distributed evenly.

Tenures must be built and distributed so that the scheme is "tenure blind". As well as considering even distribution, this is also achieved by using the same external materials and giving attention to the layout in relation to e.g. landscaping, parking arrangements and equal access to play areas.

Parking requirements

Sufficient allocated parking should be provided for each property-type and this should reflect the provision made for market housing. Secure cycle storage should be provided in line with the requirements of Registered Providers (RPs).

Energy Efficiency/Climate Change

All affordable housing units will need to deliver high standards/rates of energy efficiency to help ensure household fuel (and water) bills are affordable for the tenants. This supports the delivery of sustainable development and contributes to the government objective to reach Net Zero carbon.

RPs have been developing their specifications for energy efficient affordable housing units and the applicant is encouraged to have early discussions with them to ensure these specifications can be accommodated and are accounted for in any build tendering process.

Registered Provider & delivery schedule

It would be useful for monitoring purposes if CDC can be notified of the selected RP at the earliest opportunity. A list of New Business contacts for partner RP's is available from the Strategic Housing team.

Updates regarding the expected delivery schedule would also be useful.

Conclusion

Strategic Housing support this proposal in principle because it has the potential to meet a range of identified affordable housing needs, including larger rented dwellings. and a large wheelchair adapted bungalow. As set out above, we require the proposed affordable numbers to be amended. The proposed numbers set out in the Planning Statement are based on

percentages of the total affordable number, and do not distinguish the tenure split. We require the rented numbers to be more aligned with the percentage ranges for rented provision identified from CDC's housing register that will meet current priorities.

We would welcome discussions regarding the affordable housing mix and how the pressing need for larger wheelchair adapted dwellings can be achieved.