

Design, Access and Planning Statement

An application by Green Square Group

Relating to the proposed development of

**6 dwellings to meet local housing needs and 2 market dwellings,
provision of allotments and community open space at**

Land off Hook Norton Road, Sibford Ferris



Introduction

Green Square has worked closely with the Parish Council, Cherwell District Council, and Oxfordshire Rural Community Council to bring forward the provision of affordable housing specifically to meet the housing needs of local people.

The proposal will also provide community benefits in delivering land for allotments and an area of land for a park for leisure and recreation.

The application is submitted in outline with all details reserved

The Site

The site lies to the south of Sibford Ferris, on the west side of Hook Norton Road, opposite 1 – 4 Hook Norton Road and south of High Rock. Further south and opposite is the entrance to Sibford School, a day and boarding school. To the south and west lie open fields.

The Proposal

The application is submitted in outline. It is proposed to construct 6 dwellings for to meet the needs of local people and 2 dwelling for market sale. These comprise of 2 x 1 beds, 4 x 2 beds and 2 x 3 beds. The design of the dwellings is traditional and of local vernacular and forms a simple terrace facing onto Hook Norton Road and a pair of semi-detached dwellings to the rear which reflects the character of development on Hook Norton Road. The access is taken from Hook Norton Road.

The dwellings are to be constructed as an exception to normal planning policies and are therefore limited to occupation by local people in perpetuity apart from the 2 market dwellings. This will be secured through a s106 agreement. The dwellings will be managed and owned by the Housing Association, Green Square.

In addition to the provision of local needs housing, the application makes available land for allotments and for open space which will be gifted to the Parish Council.

Policy Consideration

The site lies outside of any development boundary as defined by the adopted Cherwell Local Plan November 1996. As such, Policy H6 of the Local Plan applies which reads:

H6. WITHIN SETTLEMENTS IN THE OXFORD GREEN BELT AND WITHIN OR IMMEDIATELY ADJACENT TO RURAL SETTLEMENTS ELSEWHERE PLANNING PERMISSION MAY BE GRANTED FOR SMALL-SCALE LOW-COST HOUSING DEVELOPMENT WHICH IS TO HELP MEET A SPECIFIC AND IDENTIFIED LOCAL HOUSING NEED WHICH CANNOT BE SATISFIED ELSEWHERE, PROVIDED THAT:

- I. IT CAN BE DEMONSTRATED THAT THE PROPOSED DEVELOPMENT IS ECONOMICALLY VIABLE IN TERMS OF ITS ABILITY TO MEET THE NEED IDENTIFIED;
- II. SECURE ARRANGEMENTS ARE MADE TO RESTRICT THE OCCUPANCY OF THE DEVELOPMENT TO ENSURE THAT IT CONTINUES TO MEET LOCAL NEEDS IN THE LONG TERM;
- III. THE PROPOSAL IS COMPATIBLE WITH THE OTHER POLICIES IN THIS PLAN.

The application is for 2 market dwellings and 6 local needs homes to meet the specific needs of local people. A s106 agreement will be entered into in order to secure these homes in perpetuity for local people.

The Parish Council have been proactive in bringing forward homes for people in need with the parish and have undertaken a search of potential sites around Sibford Ferris. The parish has identified this site as its preferred option in delivering local needs affordable homes.

Policy H8 sets out 3 criteria which a planning application should be assessed.

IT CAN BE DEMONSTRATED THAT THE PROPOSED DEVELOPMENT IS
ECONOMICALLY VIABLE IN TERMS OF ITS ABILITY TO MEET THE NEED
IDENTIFIED

The proposed development meets a clear identified need as confirmed by Cherwell Council's Housing Department. Green Flag has confirmed its commitment to deliver the affordable dwellings. The provision of 2 market dwellings ensures that the scheme is viable and meets the identified need.

SECURE ARRANGEMENTS ARE MADE TO RESTRICT THE OCCUPANCY OF THE
DEVELOPMENT TO ENSURE THAT IT CONTINUES TO MEET LOCAL NEEDS IN THE
LONG TERM;

A s106 agreement will be entered into to ensure that the occupancy of the dwellings are restricted to local people that meet the agreed allocations policy and cascade mechanism.

THE PROPOSAL IS COMPATIBLE WITH THE OTHER POLICIES IN THIS PLAN.

The proposal has been designed to comply with adopted policies in relation to car parking, amenity and privacy issues and compliance with impact on character of the area.

Village Consultation

A drop in day was organised by The Parish Council and Green Square over an afternoon on the 5th June 2014. This gave the opportunity for people within the Parish to see the proposed scheme and provide an opportunity to make suggestions and comment on the proposal.

The event was well attended. Comments and views from the attendees have been considered and where appropriate have been incorporated within the proposal.

Conclusion

This is an outline application comprising of 2 market sale homes and 6 homes for local need on the edge of Sibford Ferris. This is a significant step towards resolving the important issue of meeting local housing needs within the Parish.

The proposal provides a number of further benefits for the Parish in the provision of land for allotments and for open space area for leisure and recreation.

The site has been selected after consideration of a number of sites around the village and this site is the preferred option of the Parish. The scheme has been prepared after discussions with the Parish, Planning and Housing officers and takes full account of the identified need and the policies of the Cherwell Local Plan.