

Date: 20 Dec 2022	From : Murry Burnett
To : David Ditchett	Strategic Housing and Development Officer
WODC	WODC
Elmfield	

MEMORANDUM

Application Number: 22/03240/OUT

Proposal: Outline planning permission for the development of up to 140 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved.

Location: Land South Of Burford Road Minster Lovell

Applicant: Catesby Strategic Land Limited

Having had the opportunity to review the application I am able comment from an affordable housing perspective:

The site is within the medium value zone and would trigger a requirement under Policy H3 – Affordable Housing to provide 40% of the completed dwellings as affordable housing. The Planning Statement indicates that this requirement will be observed and proposes a policy compliant housing mix of 66% rental homes, 25% First Homes and 9% shared ownership. The applicant's Affordable Housing Statement refers to the Council's Affordable Housing SPD content in relation to Social Rent tenure and I request that the rental homes on this scheme are provided as Social Rent.

Having examined those who are registered on the Council's Homeseeker+ affordable housing lettings system that have indicated Minster Lovell as one of their areas of preference, I can confirm the following house types are required to meet housing need:

1 Bed	2 Bed	3 Bed	4+ Bed	Total
88	40	21	5	154

Applicants can identify up to three locations when selecting their areas of preference. Of these applicants, 13 have indicated a rural connection to Minster Lovell. Only when an applicant makes a successful bid to the Homeseeker+ system will their full connection to areas within and the whole of West Oxfordshire be picked up.

The Homeseeker + priority bandings that the applicants fall under are as follows:

Emergency	Gold	Silver	Bronze	Total
0	1	26	127	154

The bandings are used to assess an applicant's housing needs and are broadly explained as:

- Emergency = Is in immediate need of re-housing on medical grounds or down-sizing etc
- Gold = Has an urgent medical / welfare need / move due major overcrowding etc
- Silver = Significant medical or welfare needs that would be alleviated by a move

- Bronze = All other applicants not falling into the above categories

Affordable Housing provided on this development could make an important contribution to local housing need. In addition to the 154 applicants shown above, there are a further 2715 applicants on the overall waiting list who could benefit from the development of this site at time of writing.