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AFFORDABLE HOUSING STATEMENT

TO ACCOMPANY AN OUTLINE PLANNING APPLICATION FOR

UP TO 23 DWELLINGS AND ASSOCIATED OPEN SPACE AND DRAINAGE WITH ALL MATTERS RESERVED OTHER THAN ACCESS

THE LAND NORTH OF OLD QUARRY HOUSE, FENWAY, STEEPLE ASTON

ON BEHALF OF

[redacted]

OF OLD QUARRY HOUSE, STEEPLE ASTON, OXFORDSHIRE, OX25 4SS

SEPTEMBER 2026

REF: 11262

Chartered Town
Planning Consultants

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1. INTRODUCTION

1.1. This Affordable Housing Statement has been prepared on behalf of [redacted] in support of an outline planning application for the erection of up to 23 dwellings on land to the north of Old Quarry House, Steeple Aston. The description of development is set out below:

> *"Outline Planning Permission for up to 23 dwellings and associated open space and drainage with all matters reserved other than access"*

1.2. The purpose of this Statement is to set out the approach to the provision of affordable housing as part of the proposed development and to demonstrate that the proposal has had appropriate regard to the relevant national and local planning policy considerations.

2. PROPOSED DEVELOPMENT

2.1. This proposal is for an outline planning application to provide up to 23 dwellings on the site. The indicative site layout is available at **Appendix 1**.

2.2. Access will be taken via Fenway, through the existing access, which will be upgraded to accommodate the development to an adoptable standard access arrangement, including appropriate pedestrian provision and visibility splays.

3. AFFORDABLE HOUSING

Planning Policy Context

Cherwell Local Plan 2011-2031 Part 1

3.1. The Development Plan comprises the Cherwell Local Plan 2011-2031 Part 1 (LPP1), adopted in July 2015 and the Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need ("the Part 1 Review"), adopted in September 2020.

3.2. Policy BSC3 states:

> *At Kidlington and elsewhere, all proposed developments that include 11 or more dwellings (gross), or which would be provided on sites suitable for 11 or more dwellings (gross), will be expected to provide at least 35% of new housing as affordable homes on site.*
>
> *…*
>
> *All qualifying developments will be expected to provide 70% of the affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate affordable homes."*

3.3. On the basis of the above adopted policy, the proposal should provide at least 35% Affordable Housing, with 70% of the affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate affordable homes.

Affordable Housing Provision

3.4. The proposed development will provide an opportunity to contribute towards the supply of affordable housing within Steeple Aston and Cherwell District Council.

3.5. The applicant recognises the importance of delivering a suitable mix of market and affordable homes that responds to identified local housing needs and contributes towards the Council's housing objectives.

3.6. Given that the application is in outline, with all matters reserved other than access, detailed matters relating to the design, layout, scale and appearance of the dwellings are not being determined at this stage. The precise mix, tenure and distribution of affordable housing will be considered through the subsequent reserved matters stage, having regard to the prevailing planning policy requirements, the latest available evidence of housing need and discussions with the Local Planning Authority and relevant housing providers.

3.7. The proposals would provide 9 affordable homes as part of a maximum scheme of 23 dwellings. This equates to 39.1% affordable housing, which exceeds the 35% requirement of Policy BSC3.

3.8. Of the 9 affordable homes, 6 dwellings would be provided as affordable/social rented dwellings (equating to 70%) and 3 dwellings provided as intermediate affordable homes (30%).

3.9. The provision of affordable housing is particularly important in supporting the ability of households with lower and moderate incomes to access suitable housing within their local community. The proposed development will therefore contribute towards meeting identified housing needs by providing a proportion of homes that are available to eligible households at an affordable tenure.

3.10. At the reserved matters stage, consideration can be given to the detailed composition of the affordable housing provision, including the appropriate balance between affordable rented housing and other forms of affordable home ownership, having regard to the Council's latest housing needs evidence.

Delivery

3.11. The affordable housing will be delivered as part of the wider residential development.

3.12. The precise mechanism for securing and delivering the affordable housing, including its tenure, timing and transfer to an appropriate registered provider where applicable, can be secured through the appropriate planning obligation.

4. CONCLUSIONS

4.1. The proposed development at land north of Old Quarry House, Steeple Aston provides an opportunity to make a positive contribution towards the supply of affordable housing in the local area.

4.2. The applicant recognises the importance of ensuring that the development responds appropriately to local housing needs and will work with the Local Planning Authority to agree the appropriate affordable housing provision.

4.3. Given the outline nature of the application, the detailed mix, layout and appearance of the affordable homes are appropriately matters for consideration at reserved matters stage. The proposed development will nevertheless provide an appropriate framework for the delivery of affordable housing alongside the market housing, subject to the requirements of the adopted development plan, relevant housing needs evidence and the completion of an appropriate planning obligation.