

Rushy B.P. Ltd.
Frankswell House
Fishers Lane
Charlbury
OX7 3RX



Town Clerk

Charlbury Town Council

v2 ic 28.3.22

Rushy Bank Briefing for Town Councillors 28th March 2022

Dear Councillors,

For those of you that don't know me I have been a resident in the Town since 1996. My Sons went to the Primary School and Burford School. I was a founding member of the Beer Festival and took part in it for 19 years. I was a Gifford Trustee for 11 years, a Town Councillor for 8 years and a director of the Deli and Café for 9 years. I have been involved in many fund raising initiatives in the Town over the years and am committed to Charlbury being a mixed and balanced community.

Councillors will be aware that the population, according to census data, was 2,984 in 2001 and 2,830 and 2011. An estimate made by OCC in 2019 assessed the population as 2,897. The Town Council has consistently had a commitment to the delivery of affordable housing but there is still an affordability gap in the area. The Neighbourhood Plan sets out policies, aims and objectives for the future of our community. The Rushy Bank development seeks to deliver some of these, in ways that other developments have not done so.

As some of you may be aware, proposals for a mixed tenure development at Rushy Bank, the land adjacent to the employment area and behind the railway station, were first raised in 2014. The Beacon Self Build Group and Young Dementia UK Homes, a charity promoting a supported living facility for people with young onset Dementia, had both been looking for a location that was available, affordable, suitable and deliverable. Rushy Bank was the only location identified after separate but extensive searches.

The Rushy Bank Partnership was created to coordinate the proposed development and an application was made in 2015. Extensive consultation took place. Concerns were raised about its location but there was recognition that the development was unique in the mix of benefits it would provide. The Town Council at the time did not object to the application but raised concerns.

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The application was approved by the WODC planning committee in 2019 and a Section 106 Agreement was subsequently signed by Oxfordshire County Council, West Oxfordshire District Council, the land owner and the Rushy Bank Partnership. Both the County and District Councils are providing grant funding towards the cost of the supported living building. Homes England are also supporting the funding of the affordable housing. The market housing cross subsidises the overall viability of the development. The land value takes account of the significant costs associated with the approved scheme.

The development includes a range of types and tenures of new homes. These include some self-build/custom/self-finishing homes as set out in the signed S106 legal agreement;

12 Houses for open market sale.

6 Houses for sale to eligible applicants as these homes will be discounted from open market value in perpetuity by 20% in order to make them more affordable. Eligibility criteria have been set by the District Council.

7 affordable homes in line with WODC policy that will be owned and managed by a registered provider housing association.

An extra care supported living facility for people with young onset dementia. This facility will be owned and managed by a registered provider housing association working in partnership with YDUKH. The facility will be operated by a Care Quality Commission registered organisation. The County Council control the allocation of residents through a nominations agreement that forms part of the S106 Agreement.

A community facilities contribution of £20,000 towards the provision of community facilities and infrastructure within the locality of the site. This will be for the benefit of Charlbury. The Town Council will have a role in determining its allocation.

An Education Infrastructure Contribution of £174,244 towards the expansion of Charlbury Primary School.

A Public Transport Contribution of £37,000 improved frequency and hours of operation of bus service provision to and from Charlbury.

A Traffic Order Contribution of £2,500 towards the cost of extending the 30mph speed limit in Forest Road.

A Public Art Contribution of £2,000 towards a temporary public art programme to comprise a range of creative activities at the site for the benefit of the residents of the Extra Care Housing.

A Local Equipped Area for Play within the Public Open Space. We have ideas for this that we would like to discuss with the Council.

Offsite highway works to improve the safety of the existing footpaths. These will be contained in a Section 278 Agreement.

All contributions are index linked.

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The Rushy Bank development proposals predate the Charlbury Neighbourhood Plan process. However, the development comprehensively meets the aims and objectives of the Plan, its policies and conclusions. The development will make a positive contribution to the Charlbury Climate Emergency response and the detailed designs currently being prepared will comply with the Charlbury Design Guidance objectives.

The reasons for the delay in developing Rushy Bank are well known. However, we are moving towards delivery stage. Our funder and development partners have been selected. We are about to re-engage with the many people who have expressed an interest in living at Rushy Bank.

I had hoped to answer questions from Councillors this evening but am happy to answer written questions if the Town Clerk would collate these.

Best wishes,

Ian Cox