



Dear Cllr [REDACTED],

Ahead of the Planning Committee's reconsideration of the Forest Road / Rushy Bank application, please find attached a short briefing on the proposal and the benefits it would deliver for Charlbury.

This is a scheme designed to meet local need. It would provide 37 new homes, including 21 affordable homes (57%), 7 assisted living bungalows and 12 self and custom build homes, alongside investment in local services, public transport, EV charging, open space and direct funding for Charlbury Town Council.

Members previously resolved to approve the application on its planning merits. The scheme has not changed. The need has not changed. The benefits have not changed.

We respectfully ask members to support the officer recommendation and approve the application, so these much-needed homes can be delivered.

Please do contact me if you have any questions.

[REDACTED]  
**Matt Thorley**  
Director  
HC Charlbury

[REDACTED]  
**THOUGHTFUL HOMES. LASTING BENEFITS.  
SECURING A STRONGER FUTURE FOR OUR COMMUNITY.**



# The Ask

## Approve the Forest Road / Rushy Bank application.

This scheme has already been considered on its planning merits. Officers have recommended it for approval. Members previously resolved to approve it.

The scheme has not changed. The need has not changed. The benefits have not changed.

The scheme delivers 57% affordable housing - well above the policy requirement of 40%.

**Charlbury still needs these homes. Help local people stay close to family and friends.**



## We ask members to:



Support the officer recommendation and approve the application.



Recognise that the need, scheme and benefits remain unchanged.



Help deliver 37 new homes for Charlbury, including 21 affordable homes and 7 assisted living bungalows.



# Let's get these homes delivered.

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# Homes For Charlbury's Future



The new homes at Forest Road Rushy Bank would reflect the town's character

Charlbury is a highly valued place to live, but too many people who grew up here, work here, have family here, or need support here are being priced out of staying.

Delivering 57% affordable homes, the Forest Road scheme responds to local need, supports local families and helps secure the future of our community.

It also brings wider benefits for Charlbury, including investment in GP and primary healthcare capacity, education, public transport, EV charging, open green space, play space, local infrastructure and direct funding for Charlbury Town Council.

The planning merits remain strong. Members are asked to support the officer recommendation and approve the application.



I welcome the Forest Road / Rushy Bank proposals without reservation. It represents precisely the kind of provision this area so urgently needs.”

MARK ABREY  
JOHN CARY ALMSHOUSE TRUST

SCAN to see what local people think about the development



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# Helping Charlbury People Stay In Charlbury

These homes are for people with a real connection to Charlbury, and a real need to live here.



## At a glance\*



**37**  
new homes



**21 (57%)**  
affordable homes



**15**  
social rent homes



**6**  
discount market homes



**7**  
assisted living bungalows



**12**  
custom build homes will allow buyers to personalise their home, choosing from a range of configurations, while the developer manages construction to ensure consistent quality and design, with homes already plugged into utilities. All homes will follow a design code agreed with the council to ensure they sit comfortably within the wider development.

1

### For local people priced out of Charlbury



Charlbury needs homes that local people can actually afford. This scheme provides **21** affordable homes out of 37, meaning **57%** of all homes are affordable, well above the **40%** policy requirement. That includes **15** social rent homes and **6** discount market homes.

Over 100 local families are currently on the waiting list for affordable housing in Charlbury and more than 2,000 households are currently on West Oxfordshire's housing waiting list. This scheme responds directly to that need.

2

### For families who want to stay close



The average house prices in the area sit almost £100,000 above the national average. Many parents and grandparents in Charlbury have children or grandchildren who would like to live locally but cannot afford to do so.

These homes help families stay connected and help keep Charlbury a living, mixed community rather than somewhere increasingly out of reach.

3

### For people with specialist housing needs



The scheme includes **7** purpose-built assisted living bungalows, designed for people who need the right home, with support close to family, friends and familiar surroundings.

These homes help people remain part of the community they know.

\* Housing numbers included in WODC's five-year housing land supply.

# What Charlbury Gains

More than new homes. Practical benefits for the whole town.



# Wider benefits



## Local Services

### Better GP and primary healthcare capacity

A direct contribution towards local GP and primary healthcare provision.

### Education funding

A contribution towards SEN education provision in the area, secured through the legal agreement.

### Public transport improvements

Improved access to the train station and funding towards public transport infrastructure.

## Modern Infrastructure

### Electric vehicle charging

EV charging points for all new homes, helping make the scheme practical and sustainable for how people will live and travel in the years ahead.

### New open space and play space

The creation of new public open space, walking routes, landscaped areas, new planting and a children's play area.

## Local Value

### Direct funding for Charlbury Town Council

25% of Community Infrastructure Levy (CIL) receipts will go directly to Charlbury Town Council, to spend on local priorities chosen by the community.

### Boost for local trades and the local economy

The intention is to use local craftspeople and trades where possible, helping keep work, skills and spending in the local economy.

