

### The Revised Development Proposal

- 25 low energy homes for sale, shared ownership and rent. REDUCED FROM 29 HOMES
- The development has been moved away from Forest Road in order to make it more discreet and to avoid the archaeologically most sensitive part of the site
- A supported living facility for Young Dementia Homes UK
- All homes for sale are custom/self-build with priority for local people. 50% of these are at discounted sale prices to deal with the affordability gap in Charlbury's housing supply
- Scheme is eligible for Government Custom Build Funding through the Homes and Communities Agency
- Previously proposed mini roundabout replaced by T junction

### The Benefits

- Scheme could make a significant financial contribution towards education (OVER £100,000 based on County Council figures) and other County and District provided services, and funds towards the Community Centre or other priorities identified by the Town Council.
- Sustainable location close to railway station and no further away from Town Centre than the extent of Ticknell Piece, The Green and Woodstock Road houses. Closer to the Town Centre than the recently approved Ditchley Road housing
- Very low visual impact as a result of extensive landscaping, careful siting, low density and location behind the employment area.
- Up to 12 jobs associated with Young Dementia Home
- Additional residents will help to sustain local amenities and facilities
- Improvements to highway safety that will slow traffic as it approaches the Town down Forest Road

We are coming up with positive and deliverable proposals to meet local need and to protect what is best about Charlbury. We oppose development on the Walcot side of Forest Road. We took positive action to relocate the YDUK facility from their previous proposed location behind the cricket club to this site.

We want to ensure that the Town is a place where a broad range of people can afford to live. This development is important for everyone in the Town and we welcome a balanced debate. The Rushy Bank proposal is by local people, for local people and for those we should all wish to support. A revised, detailed planning application has just been submitted for Rushy Bank.

An exhibition of the revised plans is taking place at:

The Corner House | Saturday 12th September | 10am until noon.

Contact us for further information.



[www.rushybank.co.uk](http://www.rushybank.co.uk) | [info@rushybank.co.uk](mailto:info@rushybank.co.uk)  
c/o Frankswell House, Fishers Lane, Charlbury, OX7 3RX



The Beacon Project



[www.youngdementiaukhomes.org](http://www.youngdementiaukhomes.org)



### Information update issued by Young Dementia UK Homes and the Beacon Self Build Group | August 2015

This informative document is being issued on behalf of the Charity that wants to build a supported living facility for people with early onset dementia and the 22 local families that have registered their interest in being part of the development of a range of self-build homes of varying tenures on the Rushy Bank land to the rear of the employment area in Forest Road, adjacent to the railway station.

The previous planning application has been withdrawn. The proposals have been revised to take account of the feedback we have had from the extensive consultation that took place between January and June this year.

The Town Council recently initiated discussions to try to identify an alternative location in Charlbury for development of the Young Dementia UK Homes project in particular. The land at Ticknell Piece adjacent to Centenary Wood owned by Oxfordshire County Council was investigated as the only one identified. This has now had to be discounted as it is not the County's intention to sell the land at this time. Rushy Bank, therefore, remains the only available, suitable and affordable site in Charlbury for this unique development proposal. Local need has been identified and the scheme has been reduced in scale to meet the Cotswold Conservation Board stated position as set out in their Autumn/Winter 2014/15 issue of their Cotswold Lion publication;

*"The Board feel that the best way would be to have sustainable, small scale development of 10-30 houses with bespoke designs on the edge of villages, although this does have cost implications for builders which can affect the viability of a site, particularly where there is provision for affordable housing included".*

