

**Housing Strategy & Development Team  
Housing Service**

Planning Application Comments

**Planning Application Number:** 23/00977/OUT

**Site Name:** OS Parcel 9195 North Of, Claydon Road, Cropredy (Cropredy Marina)

**Planning Officer:** Katherine Daniels

**Date of Comments:** 11/07/2023

**Comments by:** Ewan Stewart

**Proposal supported in principle**

<b>Summary of proposal</b>	Outline application for residential development of up to 60 dwellings in the rural settlement of Cropredy.
<b>Policy requirements – numbers and tenure split</b>	<p>CDC Local Plan Policy BSC 3: Affordable Housing requires <u>at least</u> 35% to be affordable housing, with a tenure split of 70% rented and 30% intermediate (Low-Cost Home Ownership) tenures. This equates to up to 21 dwellings on this scheme.</p> <p>National policy requires 25% of the <u>affordable</u> element to be First Homes. The NPPF sets out a requirement for 10% of the <u>total number</u> to be Low-Cost Home Ownership.</p> <p>A policy compliant tenure mix on a rural scheme of 60 dwellings would therefore be:</p> <ul style="list-style-type: none"> <li>- 15 rented</li> <li>- 5 First Homes</li> <li>- 1 Shared ownership</li> </ul> <p>The affordable home ownership provision is negotiable as some RPs may not wish to have just one shared ownership dwelling. CDC are happy to discuss changes, eg converting this unit to First Homes.</p>
<b>Affordable needs and priorities identified from the HENA</b>	<p>The Housing and Economic Needs Assessment for Cherwell District and Oxford City Councils was completed in December 2022.</p> <p>The report shows that the estimated net annual need for rented accommodation in Cherwell is 660 and for affordable home ownership it is 193.</p> <p>These figures are well below the numbers delivered in recent years and highlight the need for an increase in the supply of affordable housing.</p>

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<p><b>Affordable needs and priorities identified from CDC housing register (as at June 2023)</b></p>	<p>In general, the supply of 1-bed units is largely meeting demand for those who require 1-bedroom properties and who have significant or urgent housing needs. There is still a need for provision of 1-beds, and this is particularly the case in Bletchington as shown below.</p> <p>We generally require 20-25%% of an affordable mix to be 1-beds in the form of maisonettes, houses and/or bungalows.</p> <p>2-bed provision is required in the form of houses. Flats and maisonettes of this size are not in high demand as they are usually allocated to households with children.</p> <p>The most pressing needs are for 3 and 4-bed properties, and a small number of 5 or 6-beds where possible. In the last few years, the need for 4-beds has increased, with waiting times of around 3-4 years for those with significant housing needs to secure a 4-bedroom home through our housing register.</p> <p>10-15% of new-build dwellings are required as 4-beds to address this and approximately 35%-40% as 3-bed.</p> <p>To summarise, the following is a guide:</p> <ul style="list-style-type: none"> <li>- 1-bed 20-25%</li> <li>- 2-bed 25-30%</li> <li>- 3-bed 35-40%</li> <li>- 4+-bed 10-15%</li> </ul> <p>As this proposal is in a rural area, the affordable housing will be expected to meet local needs primarily and the needs of applicants with verified village connections will need to be included in the final mix. There are currently 6 households with a verified village connection to Cropredy on CDC's register of which:.</p> <ul style="list-style-type: none"> <li>- 5 require 1-bed property.</li> <li>- 1 requires 2-bed property</li> </ul> <p>Naturally this is subject to change at any time.</p> <p>In terms of affordability, social rent is the most affordable rented tenure for households on CDC's register. If affordable rent is delivered, we expect this to be capped at LHA rates and for this to be secured in the S106 agreement.</p>
<p><b>Suggested affordable mix required to meet identified needs on this proposal</b></p>	<p>Based on the above information regarding current needs identified from the housing register, we would suggest the following mix:</p> <p>Rented (15)</p>

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	<ul style="list-style-type: none"> <li>- 6 x 1-bed 2-person houses/ maisonettes/bungalows*</li> <li>- 2 x 2-bed 4-person houses</li> <li>- 4 x 3-bed 5-person houses</li> <li>- 3 x 4-bed 7-person houses</li> </ul> <p>First Homes (5)</p> <ul style="list-style-type: none"> <li>- 3 x 2-bed 4-person houses</li> <li>- 2 x 3-bed 5-person houses</li> </ul> <p>Shared ownership (1)</p> <ul style="list-style-type: none"> <li>- 2 or 3-bed house</li> </ul> <p>* GF maisonettes and bungalows should be M4(2) or (3), fitted with level Access Showers and have level thresholds as a minimum</p>
<p><b>Accessible &amp; adapted provision</b></p>	<p>The Developer Contributions SPD sets out CDC's expectation that 50% of the affordable rented housing required will be built to Building Regulations Requirements M4(2) Category 2: accessible and adaptable dwellings.</p> <p>We expect that any ground level dwellings are included in the 50% and that Level Access Showers and level access thresholds are installed from the outset.</p> <p>In addition, 1% of the affordable housing should be built to Building Regulation Requirement M4(3) Category 3: Wheelchair User Dwellings. Where 1% equates to less than one dwelling, we would request that at least one wheelchair adapted dwelling is provided as there is a pressing need for this provision in a range of property types and sizes.</p> <p>This requirement is expected to be assessed on a site-by-site basis in discussion with the developer, and we would welcome discussions with the applicant regarding the provision of wheelchair adapted properties ie Category 3 2(b).</p>
<p><b>Size standards</b></p>	<p>The Developer Contributions SPD sets out CDC's expectation that all affordable housing provided under a rented tenure will be built to the Nationally Described Space Standards. We request that any plans or Affordable Housing Schemes clearly state the dimensions and the person occupancy as well as number of bedrooms. We need to ensure that the rented dwellings comply with NDSS dimensions for the exact size (1-bed 2-person etc).</p> <p>Intermediate housing should be built to the same or better space standards including garden sizes as the equivalent market housing on the site.</p>

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<p><b>Layout, external appearance and tenure distribution</b></p>	<p>The Developer Contributions SPD sets out CDC's expectation that where appropriate, affordable housing should not be clustered in any more than 10 units of one tenure and 15 units of multiple affordable tenures with no contiguous boundary of the clusters.</p> <p>There can be flexibility in some circumstances, however we expect the above to be adhered to so that the tenures are distributed, and the scheme is "tenure blind". This is also achieved by the use of the same external materials, attention to the layout eg landscaping, parking arrangements and equal access to play areas.</p>
<p><b>Parking requirements</b></p>	<p>Sufficient allocated parking should be provided for each property type and this should reflect the provision made for market housing. Secure cycle storage should be provided in line with the requirements of registered providers.</p>
<p><b>Energy Efficiency/Climate Change</b></p>	<p>All affordable housing units will need to deliver high standards/rates of energy efficiency to ensure household fuel (and water) bills are also affordable for the tenants. This supports the delivery of sustainable development and contributes to the government objective to reach Net Zero carbon.</p> <p>Registered Providers (RPs) have been developing their specifications for energy efficient affordable housing units and the applicant is encouraged to have early discussions with them to ensure these specifications can be accommodated and are accounted for in any build tendering process.</p>
<p><b>Registered Provider &amp; delivery schedule</b></p>	<p>It would be useful for monitoring purposes if CDC can be notified of the selected RP at the earliest opportunity. A list of New Business contacts for partner RP's is available from the Strategic Housing team.</p> <p>Updates regarding the expected delivery schedule would also be useful.</p>
<p><b>Conclusion</b></p>	<p>Strategic Housing support this proposal in principle, subject to an acceptable affordable mix being agreed.</p> <p>We welcome discussions with the applicant regarding the suggested affordable provision, particularly how wheelchair adapted provision can be achieved.</p>