

**Housing Delivery Team
Housing and Regeneration
Planning Application Comments**

Planning Application Number: 13/00321/OUT

Site Name : Wykham Farm (Bloxham Road), Banbury

Planning Officer : Laura Bailey

Date of Comments:20.3.13

Comments by: Gary Owens

Comments :

This development proposal requires a 30% affordable housing provision, equating to up to 300 affordable homes to be provided on site.

These homes should be clustered in no more than up to 15 units together, with no contiguous boundary.

The affordable housing tenure should be split by 70/30 Rented/Shared Ownership or such other low cost home ownership product to be agreed.

The affordable units should meet the HCA's Design and Quality Standard including HQI requirements to a minimum of CSH L3.

There is a requirement for up to 50% of the affordable units to meet Lifetime Homes Standards with 1% meeting full wheelchair.

The affordable units should be transferred to one of CDC's preferred partners.

The affordable unit types should adhere to the following;

Rent

31 x 1b2pFlats 15%

31 x 2b4pFlats 15%

84 x 2b4pHouses 40%

42 x 3b5pHouses 20% (1x wheelchair compliant)

11 x 4b6pHouses 5%

6 x 1b2p Bungalow 2.5%

5 x 2b3p Bungalow 2.5% (2x wheelchair compliant)

Shared Ownership

18 x 1b2p Flat 20%

18 x 2b3p Flat 20%

45 x 2b4p House 50%

9 x 3b5p House 10%

Due to the total units exceeding 400 there should be provision for an extra-care / sheltered housing provision on site to cater for those with appropriate needs. In order for this type of facility to be feasible the number of approximately 60 units would be required. However further discussions are required with CDC,OCC and the applicant in order to establish the detail of this provision.

**Housing Delivery Team
Housing and Regeneration
Planning Application Comments**