

**Housing Strategy and Development Team
Housing Services
Planning Application Comments**

Planning Application Number: 21/04289/OUT

Site Name: OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of, Camp Road, Heyford Park

Planning Officer: Andrew Lewis

Date of Comments: 29/06/2022

Comments by: Ewan Stewart

Proposal supported in principle,

This proposal is for up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works. The site is located in the parish of Heyford Park, adjacent to the boundary of the development site at Upper Heyford. It is separate from and has different policy requirements from the main development site.

Affordable housing contribution

Policy BSC 3 of CDC Adopted Local Plan requires developments of 11 units or more in rural locations to provide 35% affordable housing with a tenure split of 70% rented and 30% intermediate, including First Homes provision. This equates to 81 affordable dwellings on this proposal with 57 social rented and 24 intermediate dwellings.

The planning statement confirms that 35% affordable housing will be provided, comprising a range of dwellings sizes and types. The points below set out details of CDC requirements for the affordable provision.

Tenure

The Council expects the rented dwellings to be delivered as social rented. Cherwell is a high value area where market rents are high and affordable rent at 80% of market rent would be unaffordable for the majority of households on the Council's housing register. The most affordable housing option that would meet their needs is social rent and we are now seeking this tenure on all new developments. If the scheme is not viable with social rent dwellings, then the applicant will need to provide evidence of this so that further consideration can be given.

In line with new Government requirements, 25% of affordable housing is required to be delivered as First Homes which would be part of the intermediate provision. On this proposal 20 dwellings would be required as First Homes, with the remaining intermediate dwellings delivered as another intermediate tenure, usually shared ownership. It is expected that First Homes will be secured through section 106 planning obligations.

The required tenure split for dwellings is therefore:

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- 57 social rented
- 20 First Homes
- 4 shared ownership

Meeting identified needs

As indicated in the Affordable Housing Statement, the final mix of affordable housing will be determined at Reserved Matters stage, however points 1 and 2 below are a guide to our requirements based on current figures from CDC's housing register and intelligence from the Allocations and the Adaptations teams.

1. Type and size

The Affordable Housing Statement contained in Section 7 of the Planning Statement confirms that the application proposes 35% onsite affordable housing. The proposal broadly accommodates the mix suggested within the SHMA ie:

- 28.3% 1-bed
- 31% 2-bed
- 36.9% 3-bed
- 3.7% 4-bed

Comparing these percentages with current data from CDC's housing register, there is a need for a higher proportion of 1-bed and 4-bed dwellings and a lower proportion of 3-bed dwellings. There is also an identified need for 5-bed dwellings.

We would suggest the following proportions as a guide which will meet current need whilst also taking into account the fact that applicants moving into larger properties may free up smaller dwellings in the affordable stock.

Suggested indicative mix (approximate percentages)

- 35% 1-bed houses and maisonettes
- 30% 2-bed houses
- 25% 3-bed houses
- 10% 4-bed or 5 bed houses

As mentioned in point 2 below, the mix should also contain a small number of wheelchair accessible properties to help meet pressing identified needs, ideally bungalows, dormer bungalows or houses.

We expect property sizes to maximise the number of occupants who can be accommodated and which provide greater living space and space for household expansion. We therefore expect the provision of:

- 1-bed 2-person
- 2-bed 4-person
- 3-bed 5/6 person

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- 4-bed or 5-bed 7/8-person dwellings.

All rented dwellings must meet Nationally Described Space Standards and the GIA dimensions clearly shown on any plans submitted with future planning applications.

2. Accessibility and wheelchair standard

As set out in the Council's Developer Contributions SPD it is expected that 50% of rented dwellings will be built to Building Regulations Requirements M4(2) Category 2: Accessible and adaptable dwellings. In addition, 1% of the affordable housing should be built to Building Regulation Requirement M4(3) Category 3(2b): Wheelchair User Dwellings.

Ideally, the provision of a small number of bungalows will be the best means of meeting identified needs for wheelchair users. There is also a pressing need for larger wheelchair properties (ie 3 or 4-bed) to accommodate families with at least one wheelchair user. These would ideally have an adapted bathroom on the same floor as the wheelchair user's bedroom, so the provision of dormer bungalows or houses to accommodate these needs would be of enormous benefit in meeting these needs.

We expect level access showers and level access thresholds to be provided on all ground level dwellings. The majority of customers who will occupy these dwellings will have limited mobility and will require both of these facilities to be in place from the outset.

Parking requirements

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.

Layout and appearance

The Developer Contributions SPD requires affordable units to be indistinguishable from the market units in terms of the materials used, parking arrangements and anything which may cause the affordable dwellings to stand out. It is expected 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.

Energy Efficiency/Climate Change

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. Registered Providers (RPs) are currently developing their specifications for energy efficient affordable housing units and the applicant is encouraged to have early discussions with RPs to ensure these specifications can be accommodated and are accounted for in any build tendering process.

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6. Registered Provider

The Council expects to be notified at the earliest opportunity of the RP who will be purchasing the affordable dwellings.