

Planning Application Comments

Planning Application Number: 23/00853/OUT

Site Name: Land East Of Warwick Road Drayton, Warwick Road, Banbury

Planning Officer: Richard Greig

Date of Comments: 22/06/2023

Comments by: Ewan Stewart

Proposal supported in principle

Proposal & policy requirements

This outline application is for the development of up to 170 homes in Banbury. Policy BSC 3: Affordable Housing requires at least 30% of this scheme to provide affordable housing, equating to up to 51 dwellings.

The tenure split required by this policy is 70% rented and 30% intermediate. There is a national policy requirement for 25% of the affordable mix to be First Homes and the NPPF requires 10% of the total number to be Low-Cost Home Ownership (17 dwellings).

On a scheme of 170 dwellings, a policy-compliant tenure split will therefore be:

- 34 rented
- 13 x First Homes
- 4 x shared ownership.

Type and size

The most pressing need in Cherwell at present, demonstrated by figures from the housing register, is for 4-bed dwellings. Recent data sent to Strategic Housing from CDC's Housing Allocations Manager shows that 10-15% of new-build affordable properties need to be 4-beds in order to address the shortfall in supply and reduce the long waiting times.

The need for 3-beds has also increased recently, and the need for 1-beds has lessened due to an increase in supply. That said, there is still a need for a range of dwelling sizes, and we would expect the affordable mix to be along the following lines:

Rent (34)

- 6 x 1-bed 2-person maisonettes
- 2 x 1-bed 2-person bungalows (M4(3) wheelchair adapted)
- 10 x 2-bed 4-person houses
- 10 x 3-bed 5-person houses
- 6 x 4-bed 7-person houses (possibly 1 as Cat 3 wheelchair adapted)

Intermediate (17)

- 9 x 2-bed 4-person houses

- 8 x 3-bed 5-person houses

Standards

We expect the rented dwellings to meet the minimum NDSS dimensions for each occupancy size and for plans to clearly state the dimensions. This requirement is set out in the Developer Contributions SPD.

Accessible & adapted provision

As set out in the SPD, 50% of the rented dwellings should meet the requirements of M4(2) Category 2: Accessible & Adaptable dwellings.

There is also a requirement for 1% to meet Category 3: Wheelchair user dwellings and although this equates to less than 1 dwelling we would request that at least one dwelling meets these requirements as there is a high level of pressing need for this accommodation, especially in Banbury.

This is shown in the indicative mix above as 2 x 1-bed bungalows, however we would welcome discussions about this being provided as 1 x 4-bed property.

As a minimum, we would ask that any ground level dwellings have level access showers fitted from the outset and level access thresholds, with adequate parking.

Layout

The SPD requires that the 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.

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.

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.

Registered Provider

CDC expect to be notified of the selected RP at the earliest opportunity and updated on the expected delivery schedule for the scheme. A list of New Business contacts for partner RP's is available from the Strategic Housing team.