

**Investment and Growth Team  
Regeneration and Housing  
Planning Application Comments**

**Planning Application Number:** 19/01705/OUT

**Site Name:** Land Adjoining And West Of Bloxham Recreation Ground, South Newington Road, Bloxham

**Planning Officer:** Samantha Taylor

**Date of Comments:** 24/09/2019

**Comments by:** Alex Rouse

**Comments:**

On the development of 95 units, we require that 33 of these are Affordable Housing units, in line with 35% stated in our adopted Local Plan Part 1, Policy BSC3.

Of these 33 affordable units, we recommend an indicative mix of tenures and sizes of the following:-

4 x 1b2p Maisonette – Social Rent

1 x 1b2p Bungalow (Building Regulations Requirement M4(3)(2)(b)) – Social Rent

12 x 2b4p House – Social Rent

7 x 2b4p House – Shared Ownership

5 x 3b5p House – Social Rent

3 x 3b5p House – Shared Ownership

1 x 4b7p House – Social Rent

This represents a 70/30 split between (Social Rent level) rented units and Shared Ownership units as stated in our adopted Local Plan Part 1, Policy BSC3. It also blends the findings of the most recent county-wide Strategic Housing Market Assessment, with our own district-specific levels of in-house data to create this mix which will best meets our local needs.

The Design & Access Statement did not show an illustrative layout of where the affordable units would be located within the site, which we would need to have sight of, in order to be able to comment on, because the affordable housing units should be located in clusters of no more than 10 units of any one affordable tenure, or 15 units of any affordable housing tenure together.

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The affordable housing should be indistinguishable in terms of external design from the market housing and be integrated throughout the site, where possible.

We require that at least 50% of the affordable, rented units meet the Building Regulations Requirement M4(2) Category 2: Accessible and Adaptable Dwellings requirement – in addition to the bungalow complying with M4(3)(2)(b). Furthermore, 100% of the Affordable Rented units must be built to the government's Nationally Described Space Standard (Technical Housing Standards) – in line with our Developer Contributions Supplementary Planning Document (February 2018).

We also require the 1 bed units to have a minimum of 1 parking space per unit, and 2 bed units should have a minimum of 2 parking spaces per unit.

The Registered Provider taking on the affordable housing units would need to be agreed with the council.