

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

Planning Application Number: 19/02350/OUT

Site Name: Land at Deerfields Farm, Canal Lane, Banbury

Planning Officer: Samantha Taylor

Date of Comments: 05/11/2019

Comments by: Alex Rouse

Comments:

On the development of 27 units, we would expect that 8 of these are affordable housing units, in line with the 30% stated in our adopted Local Plan Part 1, Policy BSC3 for town locations such as Banbury.

Of these 8 affordable units, we recommend an indicative mix of tenures and sizes of the following:-

2 x 1b2pH – Social Rent

3 x 2b4pH – Social Rent

1 x 2b4pH – Shared Ownership

1 x 3b5pH – Social Rent

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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, but 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 benefit our community.

We would expect that at least 50% of the social rented units to meet the Building Regulations Requirement M4(2) Category 2: Accessible and Adaptable Dwellings requirement. Additionally, 100% of the social rented units are to be built to the government's Nationally Described Space Standard (Technical Housing Standards).

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

We also expect that the 1 bed units to have a minimum of 1 parking space per

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unit, and 2 bed and 3 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.