

Planning Application Comments

Planning Application Numbers: 19/02948/F

Drawing Ref: Design & Access Statement, Point 4.1 Proposed Site Layout

Site Name: Land to the south and adjacent to South Side, Steeple Aston

Planning Officer: Bob Neville

Date of Comments: 30.01.20

Comments by: Natalie Harvey

The number of houses proposed on this site is 10 and does not meet the qualifying threshold of 11 dwellings that would trigger the requirement to provide affordable housing. However, point B110 in the Cherwell Local Plan states that where numbers of dwellings fall below the qualifying threshold, the Council will consider whether sites have the capacity to provide the number of dwellings that would trigger the requirement to provide affordable housing. We feel that there is capacity to provide an increased number of dwellings with more efficient use of land.

Policy BSC2 of Cherwell Local Plan (Effective and Efficient Use of Land) requires new housing on net developable areas at a density of at least 30 dwellings per hectare, unless there are justifiable planning reasons for lower density development.

The Applicant's Planning Statement acknowledges the density requirements at point 6.15 and has supported their proposed development density of 10.8 dwellings per hectare due to the site's edge of village location and it being in keeping with the existing linear form of development in the southern edge of the village. However, in our opinion it would not be unreasonable to see a different mix of houses that could increase the number of dwellings overall and therefore meet the qualifying threshold for affordable housing provision.

Appraisal of the CDC Housing Register and the Oxfordshire Strategic Housing Market Assessment informs our affordable housing requirements. The housing proposed on this site is a mix of semi-detached and detached 2, 3 and 4-bedroom houses. Our register currently shows there are 4 households with a local connection who require 1-bed, 2-bed and 4-bed houses; some affordable housing provision would help with this need.

We ask for tenure proportions at a ratio of 70:30, split between Rented units/Shared Ownership units, as stated in policy BSC3 in our Local Plan Part 1, but we would not be able to provide our requirements unless the application is revised, and the affordable housing threshold is triggered.

In terms of space, dwellings for affordable housing **must** comply with the DCLG Technical housing standards – nationally described space standard.

Housing Strategy & Development Team
Housing Service

The size of dwellings is assumed to be Gross Internal Area (GIA) expressed in m².

To ensure the creation of mixed and cohesive communities, any affordable housing should be fully integrated with the market housing. It should also be visually indistinguishable from the market housing.

We expect at least 50% of any Social Rented dwellings to meet Building Regulations Approved Document Part M4(2)(2). These units are most suited to ground floor maisonettes in order to provide maximum accessibility.

We also expect that 1-bedroom dwellings will have a minimum of 1 parking space per unit, and all 2, 3- and 4-bedroom dwellings should have a minimum of 2 parking spaces per unit. Car parking spaces for units compliant with Part M4(2) should meet the requirements of the relevant part of the document.

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