

Planning Application Comments

Planning Application Number: 20/02083/OUT

Drawing Number(s): P20 0384 01c and Design & Access Statement

Site Name: Land off north of Hempton Road, Deddington

Planning Officer: Bob Neville

Date of Comments: Natalie Harvey

Comments by: 19th August 2020

We have no objections in principle to this outline application for residential development in this area.

In accordance with Policy BSC 3 in the Cherwell Local Plan 2011 – 2031, all proposed developments that include 11 or more dwellings will be expected to provide at least 35% of the dwellings as affordable housing on sites in villages. This Planning Application proposes a total of 14 nr. units, therefore, the total number of affordable units will be 5.

The applicant has already suggested a housing mix which we are happy to accept at this stage (as shown on drawing P20-0384_01 Rev C) although it does state at 3.12 in the Design & Access statement that the precise mix and design of units is to be determined at the detailed RMA stage, subject to consultation and agreement with CDC.

The tenure proportions will be split 70/30 between rented units/shared ownership units, this equates to 4 rented units and 1 shared ownership unit.

It should be noted that in the applicant's 'Affordable Housing Statement' the number of Affordable dwellings is stated as being 4, rather than 5, and then goes on to state that the shared ownership house will be a 2-bed 5-person house. For clarity, there will be 5 affordable dwellings, as shown on the drawing mentioned above, comprising:

Rented units –

2 x 2 bed 4-person house of 850sqft each

2 x 3 bed 5-person house of 1,001sqft each

Shared ownership –

1 x 3 bed 5-person house of 1,001sqft

We would like to see affordable housing at Social rent levels i.e. rent at 50% of local market rent, as we have not had any social rented properties delivered in the Cherwell district for a considerable time, and the area is becoming increasingly unaffordable for many. However, in the 'Affordable Housing Scheme' part of the Unilateral Undertaking, Point (c) confirmation of tenure, it indicates that they will be Affordable rent levels i.e. 80% of local market rent,

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or the relevant LHA rate in force at the time of letting, whichever is lower. Because this is stated in the Unilateral Undertaking, which is between the owner and promoter/developer, and pursuant to the S106, rather than in the S106, which is the legal agreement between the Local Authority and developer, we would like this to be considered further, as we have not agreed this and were not given the opportunity to comment.

In terms of space, dwellings **must** comply with the DCLG Technical housing standards – nationally described space standard. The sizes that have been indicated in the illustrative layout meet these standards.

To ensure the creation of mixed and cohesive communities the affordable housing should be fully integrated with the market housing. This site borders another site which has an approved application for 21 dwellings (18/02147/OUT). The layout/clustering of all the affordable housing, in considering the two sites together as a whole, is acceptable.

We expect at least 50% of the affordable rented dwellings to meet Approved Document Part M4(2)(2).

Two- and three-bedroom dwellings should have a minimum of 2 parking spaces per unit. This is stated as being the case at Point 3.27 in the Design & Access statement. 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.