

Planning Application Comments

Planning Application Number: 20/03660/REM

Drawing Number(s): 201-P102 Rev A

Site Name: Stone Pitts, Hempton Road, Deddington

Planning Officer: Bob Neville

Date of Comments: 22nd February 2021

Comments by: Natalie Harvey

These comments relate to the Affordable Housing provision on the site as part of Condition 1 (Layout, Scale and Landscaping) and not the two other conditions which form part of this Reserved Matters planning application, which we will not be responding on.

Although the revised layout may have been produced following the council's residential guidelines, in comparison to previous illustrative layouts, where the site looked balanced overall, this reworked arrangement has given more space to the market housing to the detriment of the affordable housing, which has been squeezed further up into the top north-eastern corner of the site.

It is noted that the affordable houses are designed as tenure blind because the same type of materials will be used, but the layout of the parking spaces, which are not on plot like the market housing, differentiates them. The car barn, although a nice idea to make the parking blend in better with garage provision on rest of the site, is not practicable in reality, because an RP would not want to undertake on-going maintenance for such a facility, but moreover, because of the potential for anti-social behaviour. Furthermore, this and other parking provision does not appear to be allocated, which it should be. The minimum number of car parking spaces required for the affordable homes is 12 and 14 spaces have been provided, so any visitor parking should be designated as such.

There is a concern that the relationship with this part of the site, and the adjacent site known as 'Land off north of Hempton Road', which the developer also controls, has changed because of the revised layout in this Reserved Matters application. We commented on the affordable housing provision relating to planning application 18/02147/OUT for the adjacent site, stating that the clustering, considering the two sites together was acceptable, but this correlation will change, and we would like the impact to be considered.

There are no dimensions on the floor plans, and we reiterate that the dwelling sizes must comply with the DCLG Technical housing standards – nationally described space standard, as set out in the S106. Additionally, the S106 states the requirement for at least 50% of the rented dwellings to meet Approved Document Part M4(2)(2); it is not clear which ones these will be.

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Due to the layout of the maisonettes, Plot 18 does not have a garden. If this was an affordable rented home rather than a shared ownership home, this would not be acceptable. The arrangement of the maisonettes also means that the main living area of the first-floor maisonette (Plot 18) directly overlooks the garden of the ground floor maisonette (Plot 17). Both these details may make the units more difficult for an RP to sell.

One element that should be considered is bins. With no outdoor space, it is not clear where Plot 18 is supposed to keep their bins; this is not detailed in the elevation drawing. It looks as though Plots 19, 20 and 21 will need to leave their bins in the car parking area for collection on bin day which could potentially clash with parked cars.

The Registered Provider taking on the affordable housing units would need to be agreed with the Council; we are happy to supply a contact list if needed.