

Planning Application Comments

Planning Application Number: 21/00500/OUT

Drawing Number(s): 20147.101 Rev B – Illustrative Layout

Site Name: Land North of Railway House, Station Road, Hook Norton

Planning Officer: Wayne Campbell

Date of Comments: 23rd March 2021

Comments by: Natalie Harvey

This Planning Application proposes the erection of up to 43 new homes. In accordance with Policy BSC 3 in the Cherwell Local Plan 2011 – 2031, this would provide up to 15 affordable units, calculated at 35% of the overall number of dwellings. Tenure proportions would be split 70/30 between Rented units/Shared Ownership units and we would seek social rent.

There has been a relatively large amount of housing growth already in the village which has yielded a number of new affordable homes (most recently 20 new dwellings at Bourne Lane) so we would firstly need to determine if there is sufficient need for more affordable homes in the area by way of a Parish Needs Survey. Any new affordable homes that were provided must be appropriate to the findings from this and be in-line with the housing policies outlined in the Hook Norton Neighbourhood Plan 2014 – 2031.

The conclusion at Point 4.1 of the applicant's Planning Statement states that the provision of affordable housing should be given substantial weight, but we could only agree with this if it addressed our – yet to be identified - housing needs. Additionally, point 2.6 in the applicant's Planning Statement references policies HN CC1 – CC5 in the Hook Norton Neighbourhood Plan but does not mention any of the relevant housing policies in the Neighbourhood Plan (HN H1 – H5) and instead refers to general planning considerations. As stated above, our intention is to accommodate the housing policies set out in the Neighbourhood Plan.

Although there is a District-wide need for more affordable housing, new affordable housing provided in the village should primarily meet a local need. It is noted that the house types which are proposed are 2, 3 and 4-bedroom homes but as these house types have already been provided on recent new sites in the village we may seek other house types such as 1-bedroom houses or bungalows in addition to these.

In terms of space, dwellings must comply with the DCLG Technical housing standards – nationally described space standard. The indicative size of the proposed dwellings are, on the whole, too small to fulfil this criteria.

Housing Strategy & Development Team
Housing Service

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

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

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.