

**Housing Strategy and Development Team
Housing Services
Planning Application Comments**

Planning Application Number: 21/02083/REM

Site Name: Land At Tappers Farm, Oxford Road, Bodicote, Banbury, OX15 4BN

Planning Officer: Linda Griffiths

Date of Comments: 06/01/2022

Comments by: Ewan Stewart

Proposal supported

The proposal is for 46 dwellings of which 16 will be affordable. As required by the S106 agreement, the application includes an affordable housing scheme/plan showing the location and mix of the affordable dwellings. The number and mix was previously discussed and agreed with the Strategic Housing officer and the mix shown in the plan accords with what was agreed. The affordable housing plan is acceptable, further details are set out below.

Affordable Housing Contribution

The proposal for 16 affordable dwellings complies with Policy BSC 3 of the adopted Cherwell Local Plan 2011 -2031 which requires 35% affordable housing in rural locations.

The proposed tenure split also complies with Policy BSC 3 which requires a tenure split of 70% rented and 30% intermediate tenure(s). This equates to 11 rented and 5 shared ownership dwellings.

Type and size

The proposed mix consists of the following:

Rented

4 no 1-bed 2-person apartments
4 no 2-bed 4-person houses
2 no 3-bed 5-person houses
1 no 4-bed 7-person house

Shared ownership

3 no 3-bed 5-person houses
2 no 2-bed 4-person houses

The dimensions stated on the plans comply with Nationally Described Space Standards, and the mix of sizes and types will meet a range of identified needs in Cherwell. The S106 confirms that the rented dwellings will be allocated in accordance with the Council's Housing Allocations Scheme, which means that a percentage of the dwellings will be prioritised for households with a verified connection to Bodicote.

**Housing Strategy and Development Team
Housing Services
Planning Application Comments**

The proposed mix of dwellings will meet a range of identified needs on the Council's housing register, both for households with a connection to Bodicote and those from the wider area. We particularly welcome the inclusion of a 4-bed 7-person house as discussed previously with the Strategic Housing Officer as this will meet a pressing need.

Tenure

Affordable rent has been agreed on this site, however if possible we would like to see some, if not all, of the rented dwellings delivered as social rented. Cherwell is a high value area and affordable rent at 80% of market rent would be unaffordable for the majority of households on the Council's housing register. The most affordable housing option that would meet their needs is social rent and we are now seeking this tenure on new developments where possible. The Housing Strategy & Development team welcome further discussions with the applicant on this point and wish to assist where possible in enabling the provision of social rented housing.

In line with new Government requirements, 25% of affordable housing is required to be delivered as First Homes. However, as this application has already been determined there is no requirement for First Homes provision.

Accessibility

The plans submitted with the application confirm that at least 50% (6 no) of the rented dwellings meet M4 (2) Category 2 standards, as required in the Developer Contributions SPD. The plans helpfully provide full details of the dimensions and features required to achieve compliance with these standards, confirming that they will be met.

Parking requirements

The parking provision shown on the plan confirms that the requirements for 1 space for 1 bedroom units and 2 spaces for each unit of 2 or more bedrooms will be met.

Layout and appearance

The plans confirm that material used for the affordable dwellings will be the same as for the market dwellings, helping to ensure that the affordable and market dwellings are indistinguishable. The distribution of the affordable dwellings is also acceptable and complies with the Developer Contributions SPD requirements.

The only feature which may make the affordable dwellings stand out is the parking arrangement. The parking for plots 5 – 12 is in a continuous line of 12 bays, whereas for the rest of the site it is in smaller lines or located at the side of the dwellings. We would suggest that if it is not possible to change this, some soft landscaping would help to lessen the impact of the extended line of parking bays. It would also be helpful if they are allocated to the dwellings to

**Housing Strategy and Development Team
Housing Services
Planning Application Comments**

prevent the bays being viewed as a general purpose car park and ensuring that the residents' parking spaces are always available for their sole use.

.

Energy Efficiency/Climate Change

All affordable housing units will need to deliver high standards/rates of energy efficiency to ensure household fuel (and water) bills are also affordable for the tenants. This supports the delivery of sustainable development and contributes to the government objective to reach Net Zero carbon. Registered Providers (RPs) are currently developing their specifications for energy efficient affordable housing units and the applicant is encouraged to have early discussions with RPs to ensure these specifications can be accommodated and are accounted for in any build tendering process.

Registered Provider

The Council expects to be notified at the earliest opportunity of the RP who will be purchasing the affordable units.