

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

Planning Application Number: 21/03644/OUT

Site Name: OS Parcel 6372 South East Of Milestone Farm, Broughton Road, Banbury

Planning Officer: David Lowin

Date of Comments: 18/01/2022

Comments by: Ewan Stewart

Proposal supported in principle

This proposal is for 49 dwellings, public open space and associated infrastructure. The proposed number of affordable dwellings is 15. The Strategy & Development team are in support of the proposal as it complies with relevant policies and will meet an appropriate range of identified housing needs. The points below set out further details and provide further advice to the applicant.

Number and tenure split

Policy BSC 3 of the Local Plan requires 30% of the total number of dwellings to be affordable housing with a tenure split of 70% rented and 30% intermediate. The proposal for 15 affordable dwellings complies with this policy. The proposal does not mention the tenure split, on this proposal we would expect 11 rented and 4 intermediate/low-cost home ownership dwellings. Further details regarding tenure are set out below.

Type and size

The proposed types and sizes of dwellings is acceptable, it reflects the range of needs of households on the Council's register. There is a high level of need for 1 and 2-bedroom properties and a small but pressing need for larger properties so the addition of a 4-bedroom house is welcome. We expect this property to be included in the rented mix. There is also a fairly high need for 3-bedroom properties and the inclusion of 3 no 3-bedroom dwellings will help meet identified needs.

We expect the affordable dwellings to accommodate larger household sizes and they must meet Nationally Described Space Standards. We expect the following provision in order to fully meet identified housing needs:

- the 1-bed dwellings should be 1-bed 2-person
- the 2-bed dwellings should be 2-bed 4-person
- the 3-bed dwellings should be 3-bed 5 or 6-person
- the 4 bed dwelling should be 4-bed 7 or 8-person

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We request the plans submitted with the Reserved Matters application to show that the dimensions meet NDSS.

Tenure

The Council expects the rented dwellings to be delivered as social rented. Cherwell is a high value area where market rents are high 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 all new developments. If the scheme is not viable with social rent dwellings, then the applicant will need to provide evidence of this so that further consideration can be given.

In line with new Government requirements, 25% of affordable housing is required to be delivered as First Homes. On this proposal 4 dwellings (rounded up from 3.75) would be required as First Homes, which would account for all of the intermediate provision. It is expected that First Homes (and the mechanism securing the discount in perpetuity) will be secured through section 106 planning obligations.

We suggest that the First Homes mix consists of 2no 1-bed maisonettes and 2no 2-bed houses, however this is open for discussion.

Accessibility

As set out in the Council's Developer Contributions SPD it is expected that 50% of rented dwellings will be built to Building Regulations Requirements M4(2) Category 2: Accessible and adaptable dwellings. We also request that level access showers are provided on all ground level dwellings and that these dwellings also have level access thresholds. Plans should clearly demonstrate how these requirements will be met.

Layout and appearance

The location and distribution of the affordable units shown on the site plan is acceptable.

The affordable dwellings should be designed and built in such a way as to be externally indistinguishable from the market dwellings. We expect plans submitted with the Reserved Matters application to show how this will be achieved, for example the external materials which will be used.

Parking requirements

The parking requirements are for 1 space for 1-bedroom units and 2 spaces for each unit of 2 or more bedrooms.

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

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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.