

Re application no 22/03063/F – Land East of Larsen Rd, Heyford Park

CDC Strategic Housing response to revised proposal September/October 2023

I can confirm that overall, Strategic Housing support the revised tenure plan which has been submitted by David Wilson Homes.

The affordable mix largely reflects the mix suggested by this team in March 2023 and we particularly welcome the inclusion of 3 x 4-bed houses and 1 x 4-bed Category 3: Wheelchair adapted house.

Regarding the proposed dwelling types, we note that the tenure plan states flats rather than maisonettes for the 1-bed provision, however the plans indicate that they are maisonettes. We prefer maisonettes as they provide greater private space, have their own entrance and have the external appearance of houses which enables better integration of tenures. It would be helpful if it could be confirmed that these are maisonettes.

We would ask that ground floor dwellings are included in the M4 (2) provision, with Level Access Showers and thresholds as these will be allocated to applicants who have been assessed by Occupational Therapists. I would be grateful if this could be confirmed by the applicant.

The layout could be better in terms of tenure distribution, having said that the clusters are broadly in line with the requirements of the Developer Contributions SPD and the one large cluster of 13 affordable dwellings is a mix of rented and First Homes.

One minor point in the interests of accuracy, the fact that there are now 2 additional dwellings in the rented mix has made the scheme non-compliant with national policy which requires 10% to be low-cost home ownership. It also means that all of the intermediate provision will be First Homes rather than including any shared ownership.

This is not an issue for housing in terms of meeting needs from the register, as the additional 2 x 2-bed rented houses will meet identified needs. As long as the Registered Provider purchasing the dwellings is happy with this then we are happy with the 11 x First Homes.

Ewan Stewart
Strategic Housing Officer
09 November 2023