

**Housing Strategy & Development Team  
Housing Service**

Planning Application Comments

**Planning Application Number:** 23/02338/OUT

**Site Name:** Land West of Oxford Close and North of Corner Farm, Station Road, Kirtlington

**Planning Officer:** Jeanette Davey

**Date of Comments:** 04/10/2023

**Comments by:** Paul France

**Proposal supported in principle**

<b>Proposal</b>	Outline permission for the erection of 15 detached and semi-detached single and two-storey dwellings (including affordable housing)
<b>Policy requirements – numbers and tenure split</b>	<p>CDC Local Plan Policy BSC 3: Affordable Housing requires <u>at least</u> 35% of new homes in rural locations to be affordable housing, with a tenure split of 70% rented and 30% intermediate, also referred to as Low-Cost Home Ownership (LCHO).</p> <p>This scheme will also be expected to meet the local housing needs of Kirtlington and the needs of applicants with verified village connections will be taken into account in the indicative mix.</p> <p>National policy requires 25% of the <u>affordable</u> element to be First Homes. The NPPF sets out a requirement for 10% of the <u>total number</u> to be Low-Cost Home Ownership.</p> <p>A policy compliant tenure mix on this scheme would therefore be a total of 6 units:</p> <ul style="list-style-type: none"><li>• 2 First Homes (a minimum of 25% of total)</li><li>• 4 Rented</li><li>• 0 Shared Ownership</li></ul>
<b>Affordable needs and priorities identified from the HENA</b>	<p>The Housing and Economic Needs Assessment for Cherwell District and Oxford City Councils was completed in December 2022.</p> <p>The report shows that the estimated net annual need for rented accommodation in Cherwell is 660 and for affordable home ownership it is 193.</p> <p>These figures are well below the numbers delivered in</p>

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	<p>recent years and highlight the need for an increase in the supply of affordable housing.</p>
<p><b>Affordable needs and priorities identified from CDC housing register</b> (as at June 2023)</p>	<p>The supply of 1-bed rented affordable housing is largely meeting demand for those who require 1-bedroom properties and who have significant or urgent housing needs at present.</p> <p>2-bed provision is required in the form of houses. Flats and maisonettes of this size are not in high demand as they are usually allocated to households with children.</p> <p>The most pressing needs currently are for 3 and 4-bed properties, and a small number of 5 or 6-beds where possible. In the last few years, the need for 4-beds has increased, with waiting times of around 3-4 years for those with significant housing needs to secure a 4-bedroom home through our housing register.</p> <p>At least 10-15% of new-build dwellings are required as 4-beds to address this and approximately 35%-40% as 3-bed.</p> <p>Evidence from our housing register indicates a need for affordable housing from applicants with a verified village connection to Kirtlington.</p> <p>In terms of affordability, social rent is the most affordable rented tenure for households on CDC's register. If affordable rent is delivered, we expect this to be capped at LHA rates and for this to be secured in the S106 agreement.</p>
<p><b>Affordable mix required to meet identified needs</b></p>	<p>Considering the information in the section above, the following is required for the 4 rented units:</p> <p>1x 2-bedroom house 2x 3-bedroom house 1x 4-bedroom house</p>
<p><b>Accessible &amp; adapted provision</b></p>	<p>The Developer Contributions SPD sets out CDC's expectation that 50% of the affordable rented housing required will be built to Building Regulations Requirements M4(2) Category 2: accessible and adaptable dwellings.</p> <p>We expect that any ground level dwellings are included in the 50% and that Level Access Showers and level access thresholds are installed from the outset in ground floor flats or bungalows.</p> <p>In addition, 1% of the affordable housing should be built to</p>

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	<p>Building Regulation Requirement M4(3) Category 3: Wheelchair User Dwellings. Where 1% equates to less than one dwelling, we would request that at least one wheelchair adapted dwelling is provided as there is a pressing need for this provision in a range of property types and sizes.</p> <p>This requirement is expected to be assessed on a site-by-site basis in discussion with the developer, and we would welcome discussions with the applicant regarding the provision of wheelchair adapted properties ie Category 3 2(b).</p>
<b>Size standards</b>	<p>The Developer Contributions SPD sets out CDC's expectation that all affordable housing provided under a rented tenure will be built to the Nationally Described Space Standards. We request that any plans or Affordable Housing Schemes clearly state the dimensions and the person occupancy as well as number of bedrooms. We need to ensure that the rented dwellings comply with NDSS dimensions for the exact size (1-bed 2-person etc).</p> <p>Intermediate housing should be built to the same or better space standards including garden sizes as the equivalent market housing on the site.</p>
<b>Layout, external appearance and tenure distribution</b>	<p>The Developer Contributions SPD sets out CDC's expectation that where appropriate, affordable housing should not be clustered in any more than 10 units of one tenure and 15 units of multiple affordable tenures with no contiguous boundary of the clusters which will be achieved given the number of dwellings proposed.</p> <p>We also expect the same external materials, attention to the layout, landscaping, parking arrangements and access to play areas that are applied to market housing to also be applied to the affordable housing.</p>
<b>Parking requirements</b>	<p>Sufficient allocated parking should be provided for each property type and this should reflect the provision made for market housing. Secure cycle storage should be provided in line with the requirements of registered providers.</p>
<b>Energy Efficiency/Climate Change</b>	<p>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.</p> <p>Registered Providers (RPs) have been developing their</p>

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	<p>specifications for energy efficient affordable housing units and the applicant is encouraged to have early discussions with them to ensure these specifications can be accommodated and are accounted for in any build tendering process.</p>
<b>Registered Provider &amp; delivery schedule</b>	<p>It would be useful for monitoring purposes if CDC can be notified of the selected RP at the earliest opportunity. A list of New Business contacts for partner RP's is available from the Strategic Housing team.</p> <p>Updates regarding the expected delivery schedule would also be useful.</p>
<b>Conclusion</b>	<p>Strategic Housing support this proposal in principle.</p>