**Planning Application Number: 13/01394/F**

**Site Name : Land East of Heyford Leys (Heyford Park)**

**Planning Officer : Andrew Lewis**

**Date of Comments: 03/10/13**

**Comments by: Gary Owens**

**Comments :**

This is technically a full application rather than a reserved matters application.

Therefore the 35% affordable housing provision should in theory be applied.

The outline for Heyford Park new build and redevelopment required that 309 affordable housing units should be provided on the site in line with the negotiated S106.

On such phased developments it is usually expected that in each parcel a representative proportion of affordable housing is provided in the order to ensure that future phases or parcels do not need to deliver the residual amount of affordable and thereby increasing the likelihood that enclaves or high density pockets of affordable housing are formed.

In the case of this parcel of land the applicant has chosen not to allow for any affordable housing provision, which, because it is a Full application is in breach of current planning policy requirements of 35% provision.

Although discussions have been had with the applicant regarding the affordable housing provision, upon further consideration and in view of the future parcels that are to be delivered by the applicant, it would appear that there is likely to be a high probability that the density of affordable housing needed to be provided in order to satisfy the outline planning permission would breach the 10-15 unit cluster sizes which has been detailed in the S106. Furthermore it has yet to be made clear by the applicant where the affordable housing is to be provided in future parcels.

In light of these issues, it is the opinion of this officer that there should be a requirement for affordable housing provision in this first parcel, or satisfy the planning and strategic housing officers that the affordable housing can be reasonably accommodated in subsequent parcels.

It is therefore recommended that the applicant reconsider the current design to allow for a provision of affordable housing which would be a representative quantity taking into account the total figure that should be provided on the scheme as a whole. And should provide the house types in the indicative affordable housing schedule that has been discussed with this officer.

Further discussions are welcome by this officer with the applicant regarding these issues.