**Planning Application Number: 16/00236/F**

**Site Name: Buildings 485-488, Dorchester Phase 6, Heyford Park**

**Planning Officer: Andrew Lewis**

**Date of Comments: 1/7/16**

**Comments by: Gary Owens**

**Comments :**

As this is a new application outside the red line permission for the wider site the current affordable housing policy position of 35% is applicable. Therefore the proposed 13 affordable housing units needs to increase by 2 to 15 units in all.

The proposed tenure split therefore also needs to adjust, I would suggest that there be 1 additional rented and 1 additional shared ownership unit.

The unit types proposed for the affordable housing is acceptable, and given the increase in units I would suggest that the following mix should be provided.

Rent

2x1bM

6x2bH

2x3bH

Shared Ownership

3x2bH

2x3bH

In general the location of the affordable housing is acceptable, however will need to now take account of the increased numbers. I would suggest that the parking for plots 323-330 needs improvement, and also to avoid making it a private drive area, given that this will leverage an additional service charge on what is meant to be affordable housing tenants/purchasers.

The units will need to meet the HCA’s Design and Quality Standards as well as 50% of the rented to meet Building Regulations requirement M4(2) Category 2: Accessible and Adaptable Dwellings.