**Planning Application Number: 14/01384/OUT**

**Site Name : North West Bicester – Application 1**

**Planning Officer : Jenny Barker**

**Date of Comments:23/1/15**

**Comments by: Gary Owens**

**Comments :**

After considering the revisions that the applicant has submitted as part of their application my comments remain as those dated 12/9/14. Please see below.

As part of the applicants submission they have provided an Affordable Housing Strategy in order to detail the necessary affordable housing provision for this phase of the North West Bicester Eco Town.

The Affordable Housing Strategy does accurately detail the quantum of affordable housing being 30% with a headline tenure split of 70/30 rented and shared ownership.

The affordable housing should, on the whole be delivered evenly across the application site albeit there will need to be more detailed discussions when the reserved matters is submitted.

There will need to be a range of house types provided from 1 bed flats/maisonettes, to 4 bed houses in order to cater for the housing needs, which is anticipated for the district over the coming years. The proportions of which will follow the indicative affordable housing schedule which has been supplied to the applicant, although will undoubtedly need to be to be adjusted at reserved matters stage in order to take account of circumstances at the time.

As detailed within the submission, all units will meet Code for Sustainable Homes level 5 and Lifetime Homes Standard.

The clustering of the affordable housing has been detailed in the Affordable Housing Strategy as ‘small’. The detail of this will need to be agreed at reserved matters stage, however I would expect in large, that the clusters will follow CDC’s standard approach in that there will not be more than 10 units together of one tenure or not more than 15 together of mixed tenure.

The Affordable Housing Strategy does make reference to the Local Lettings Plan, determining that it has been finalised. This is not the case and further discussions between A2D and the Council in order to finalise the draft local lettings plan are required and ongoing.

The application also includes reference to the delivery of extra care housing on this Application 1 site, how much or little affordable housing will play a part of this extra care housing delivery will require further discussions with the applicant and almost

certainly the ultimate provider of this type of accommodation. However it is expected that there will be an element of affordable housing provision within this kind of facility.