**Planning Application Number: 18/00513/REM**

**Site Name: Heyford Park Camp Road Upper Heyford**

**Planning Officer: Andrew Lewis**

**Date of Comments: 09/05/2018**

**Comments by: Yvonne Markie**

**Comments :**

There is a requirement for 30% affordable housing on this site, and I note that this application provides 40%.

We have previously advised that the affordable housing mix on the whole of Heyford Park is too heavily weighted towards flats, and note that this is a flatted scheme. However we accept that the location of this 30 unit parcel lends itself towards flats and can therefore accept this mix provided that it does not alter the overall mix of units previously agreed for the wider scheme .

In consideration of the above we suggest the following mix:-

**Affordable Rent**

6 x 2 bed flats

**Shared Ownership**

6 x 2 bed flats

These should all be in the same block and I therefore suggest that they are all located in Block A with the rented and shared ownership units being located on separate floors. However I am concerned about the proposed density of flats and the accompanying service charge which will need to be implemented, this is an additional cost to those first time buyers accessing the shared ownership. If the flats were made into 2 storey maisonettes with individual entrances then service charges would be minimised and ultimately would mean the RP is able to retain more of the rental income to invest in services for the affordable housing.

The location of the affordable housing units is acceptable and the total number of affordable units is less than the 15 unit clustering arrangement normally required.

We expect that 50% of the affordable rented units meet the Building Regulations Requirement M4 (2) Category 2: Accessible and Adaptable Dwellings requirement. All of the units are to be built to the government’s Nationally Described Space Standards.

The properties should have a minimum of 2 parking spaces per unit.

The Registered Provider taking on the affordable units will need to be agreed with the Council.