

**Investment and Growth Team
Regeneration and Housing
Planning Application Comments**

From: Yvonne Markie
Sent: 06 April 2018 12:48
To: Planning; Caroline Ford
Subject: Planning Comments - 18/00484/OUT

Good Afternoon

Please find attached response to the above consultation from the Strategic Housing Team..

Regards

Yvonne Markie

**Yvonne Markie BA (Hons) PgDip FCIH
Strategic Housing Officer
Cherwell and South Northamptonshire Councils
Tel: 01295 221604
Email: Yvonne.markie@cherwellandsouthnorthants.gov.uk**

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

**Investment and Growth Team
Regeneration and Housing
Planning Application Comments**

Planning Application Number: 18/00484/OUT

Site Name: Land North and adjoining Home Farm, Banbury Road, Caversfield

Planning Officer: Caroline Ford

Date of Comments: 6th April 2018

Comments by: Yvonne Markie

Comments :

The site forms part of the NW Bicester urban extension. As well as providing the policy requirement of providing 30% affordable homes it will also need to comply with the additional standards and design criteria laid out in the NW Bicester SPD.

The proposal is for a total of 75 units, the planning contribution for affordable housing in Bicester is 30% and so we would require 23 of these units to be for affordable housing. The policy tenure split is for 70% of these to be affordable rent and 30% to be for shared ownership. We note that the affordable housing mix proposed in the Design and Access Statement is in line with the indicative mix requested in our memo dated 14th December 2017 and the split between rented and shared ownership would be as follows:

Affordable rent (70%)

2 x IB Maisonette
8 x 2B House
4 x 3B House
1 x 4B House
1 x 2B Bungalow

Shared Ownership (30%)

4 x 2BH
3 x 3BH

The standard we currently apply to affordable housing is that the rental housing should be at the nationally described space standard with 50% of the rental units meeting building regulations for accessible housing part M4(2). The shared ownership should meet the same design as market housing and be agreed with the District Council.

The affordable housing should be dispersed in clusters of no more than 15 units (or 10 units if all the properties are for rent).

**Investment and Growth Team
Regeneration and Housing
Planning Application Comments**

All properties should benefit from parking provision with two spaces available for properties of 2 bedrooms or more.

The Registered Provider for the affordable housing should be agreed with the Council.