**Planning Application Number: 18/00484/OUT**

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

**Planning Officer: Caroline Ford**

**Date of Comments: 5th November 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Statement not in line with the indicative mix requested in our memo dated 14th December 2017 as the 2 bed bungalow has been replaced by a 2 bed house. However our required mix is still 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 provision of bungalows is much needed in the District. Whilst we appreciate that our comments in the memo of 14th December 2017 requested 4% of the affordable housing provision would be in the form of a bungalow and that this equates to 92% of a property we would expect that this would be rounded up to one unit. We also expect that the bungalow would be built to full wheelchair standard.

The standard we currently apply to affordable housing is that 50% of the affordable rented units meet the Building Regulations Requirement M4(2) Category 2: Accessible and Adaptable Dwellings requirement and that all the rented housing should be constructed to Technical Housing Standards- nationally described space standards. The shared ownership units 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).

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.