**Planning Application Number: 18/01894/OUT**

**Site Name : Hook Norton Road, Sibford Ferris**

**Planning Officer : Bob Neville**

**Date of Comments: 23.11.2018**

**Comments by: Yvonne Markie**

**Comments :**

This site was previously proposed as a Rural Exception site and a Housing Needs Survey was carried out in 2010. However the Housing Needs Survey is now out of date and the new application is not on the basis of a Rural Exception Site and provides the required percentage of 35% Affordable Housing with a tenure mix of 70% rented and 30% shared ownership units.

The Planning Statement proposes the following mix which is acceptable to the Housing Strategy Team:-

**Affordable Rent**

2 x 1b2pM - Affordable Rented

3 x 2b4pH - Affordable Rented

1 x 3b5pH - Affordable Rented

**Shared Ownership**

2 x 2b4pH - Shared Ownership

1 x 3b5pH – Shared Ownership

We would expect that 50% of the affordable rented units meet the Building Regulations Requirement M4(2) Category 2: Accessible and Adaptable Dwellings requirement. Additionally, 100% of the affordable housing units are to be built to the government's Nationally Described Space Standard (Technical Housing Standards).

We also expect that the 1 bedroom properties will have a minimum of 1 parking space per unit – and the 2 bedroom and 3 bedroom properties should have a minimum of 2 parking spaces per unit.

The Registered Provider taking on the affordable housing units would need to be agreed with the council.