

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

From: Fiona Brown
Sent: 04 January 2018 10:19
To: Planning
Cc: James Kirkham
Subject: 17/02414/F South Side, Steeple Aston

Strategic Housing comments attached

Kind regards
Fiona Brown

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Planning Application Number: 17/02414/F

Site Name: South Side, Steeple Aston

Planning Officer: James Kirkham

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Date of Comments: 4/01/2018

Comments by: Fiona Brown

Policy BSC 3 (Affordable Housing) of the Cherwell Local Plan states that sites of 11 dwellings or more will be required to provide affordable housing. Point B110 states that where numbers of dwellings fall below the qualifying threshold, the Council will consider whether or not sites have the capacity to provide the number of dwellings that would trigger the requirement to provide affordable housing.

In this case the site is well below our usual density requirements. Policy BSC2 of Cherwell Local Plan (Effective and Efficient Use of Land) requires a standard of at least 30 dwellings per hectare unless there are justifiable reasons for lower density development. No justification for this has been provided as part of the applicant's Planning Statement.

Unless a justification for the low density on this site is agreed by the Council, in my opinion the site would trigger an on affordable housing requirement as outlined below.

In rural areas the policy requirements is that 35% of the developed units should be for affordable housing. These will be 70% for rent and 30% for intermediate housing (normally shared ownership). The mix of the housing would need to be agreed with the Council should the affordable housing threshold be triggered.

The rented affordable housing will need to meet the Nationally Described Technical Housing Standards and 50% of the rented housing will need to comply with part M(4)2 of the Building Regulations for Accessible dwellings. The housing would be expected to be dispersed around the site and be indistinguishable in external design from the market housing. All dwellings would be expected to have parking provision with dwellings of two bedrooms or more providing two parking spaces per unit.

The RP for the site should be agreed with the Council.