

HEYFORD PARK

PARCEL B4A/B4B (TRIDENT)

PEGASUS B.0288

AFFORDABLE HOUSING STATEMENT



RESERVED MATTER SUBMISSION IN RESPECT OF BOVIS PARCEL B4A AND B4A TO PROVIDE 29 OPEN MARKET AND 71 AFFORDABLE DWELLINGS (TOTAL 100) INCLUDING ASSOCIATED PARKING, ACCESS ROADS, LANDSCAPING AND INFRASTRUCTURE.

PARCELS B4A AND B4B, HEYFORD PARK, UPPER HEYFORD

AFFORDABLE HOUSING STATEMENT

ON BEHALF OF BOVIS HOMES

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This Affordable Housing Statement has been prepared by Pegasus Group on behalf of Bovis Homes (“the Applicant”).
- 1.2 The Statement is in support of a Reserved Matters application for the erection of 100 dwellings at Phases B4A and B4B of the Heyford Park development (“the Application Site”) on land at the Former RAF Upper Heyford airbase, Upper Heyford, Oxfordshire, OX25 5HD.
- 1.3 The Reserved Matters submission is submitted pursuant to Outline Planning Permission reference: 10/01642/OUT. The application represents the provision of 100 dwellings with associated gardens, access roads, car parking, landscaping, a Local Area of Play (LAP), utilities and infrastructure. The proposed dwellings form part of the 1,075 dwellings approved at Heyford Park.
- 1.4 National planning guidance advocates sustainable, inclusive and mixed communities. When planning for new housing Local Planning Authorities (LPAs) should plan for a range of house sizes, types and tenures.
- 1.5 Where there is an identified need for affordable housing LPAs should set policies for meeting this need on site, subject obviously to viability and other considerations.

2. PLANNING POLICY

National Planning Policy

- 2.1 The National Planning Policy Framework (NPPF) was published in March 2012 with a central aim being to significantly boost the supply of housing.
- 2.2 Paragraph 50 states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

“ - Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);

- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

- Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.”

Local Planning Policy

- 2.3 The Development Plan for the area consists of the Cherwell Local Plan 2011-2031 (adopted July 2015) and includes Former RAF Upper Heyford, of which the application site forms part, as a Strategic Allocation.
- 2.4 Policy Villages 5 (Former RAF Upper Heyford) allocates this 520 hectare site for, inter alia, a settlement of approximately 1,600 dwellings (in addition to the 761 dwellings (net) already permitted). Policy Villages 5 sets out the position in respect of housing, including the requirement for affordable housing, as follows:

“Housing

- Number of homes – approximately 1,600 (in addition to the 761 (net) already permitted**
- Affordable housing – at least 30%”**

- 2.5 The adopted Local Plan also contains a specific policy on affordable housing - Policy BSC 3 (Affordable Housing). This policy reads as follows:

“Policy BSC 3: Affordable Housing

At Banbury and Bicester, all proposed developments that include 11 or more dwellings (gross), or which would be provided on sites suitable for 11 or more dwellings (gross), will be expected to provide at least 30% of new housing as affordable homes on site.

At Kidlington and elsewhere, all proposed developments that include 11 or more dwellings (gross), or which would be provided on sites suitable for 11 or more dwellings (gross), will be expected to provide at least 35% of new housing as affordable homes on site.

Where this policy would result in a requirement that part of an affordable home should be provided, a financial contribution of equivalent value will be required for that part only. Otherwise, financial contributions in lieu of on-site provision will only be acceptable in exceptional circumstances.

All qualifying developments will be expected to provide 70% of the affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate affordable homes. Social rented housing will be particularly supported in the form of extra care or other supported housing. It is expected that these requirements will be met without the use of social housing grant or other grant.

Should the promoters of development consider that individual proposals would be unviable with the above requirements, ‘open-book’ financial analysis of proposed developments will be expected so that an in house economic viability assessment can be undertaken. Where it is agreed that an external economic viability assessment is required, the cost shall be met by the promoter.

Where development is demonstrated to be unviable with the above requirements, further negotiations will take place. These negotiations will include consideration of: the mix and type of housing, the split between social rented and intermediate housing, the availability of social housing grant/funding and the percentage of affordable housing to be provided.

The Council will require active consideration of proposals for community self-build or self-finish housing in particular where it is to a high design standard and will result in suitable empty properties being brought into residential use. Self-build and Self-finish should contribute towards meeting the need for affordable housing.

Affordable Housing will also be delivered through Policy Villages 3: Rural Exception Sites.”

- 2.6 Given the scale of the proposed development (100 no. dwellings) as part of Phase B4A and B4B, Policy BSC 3 would expect 35% affordable housing to be provided which is consistent with the provision required by the Strategic Allocation Policy Villages 5 for Former RAF Upper Heyford of at least 30%.
- 2.7 Policy BSC4 (Housing Mix) continues that the Council will not only aim to increase the supply of housing but to encourage a mix that can help improve the functioning of the housing market system, make it more fluid, and enable households to more easily find and move to housing which they can afford and which better suits their circumstances.
- 2.8 The text for Policy BSC 4 reads as follows:

“Policy BSC 4: Housing Mix

New residential development will be expected to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities.

The mix of housing will be negotiated having regard to the Council’s most up-to-date evidence on housing need and available evidence from developers on local market conditions.

Housing sites of at least 400 dwellings will be expected to provide a minimum of 45 self-contained extra care dwellings as part of the overall mix. Should it be agreed with the Council that extra care housing would not be desirable in a particular location, an equivalent amount of alternative specialist housing (use class C3) for older people will be required.

Elsewhere, opportunities for the provision of extra care, specialist housing for older and/or disabled people and those with mental health needs and other supported housing for those with specific living needs will be encouraged in suitable locations close to services and facilities. All proposals will be expected to provide affordable housing in accordance with Policy BSC 3: Affordable Housing.”

2.9 The supporting table to Policy BSC4 seeks the following housing mix:

	1 bed	2 bed	3 bed	4-bed
Market	5%	25%	45%	25%
Affordable	25-30%	30-35%	30-35%	5-10%
All Dwellings	15%	30%	40%	15%

2.10 The supporting text to Policy BSC 3 at paragraph B.114 indicates that Policy BSC 4 is only the starting point for assessing the mix of affordable housing and that the mix will be further informed by the Council's Housing Register and local housing need surveys. There has been considerable local housing needs survey work undertaken at Heyford Park over recent years which has informed the derivation of a local lettings policy and assessment of needs in this particular instance.

3. THE PROPOSED DEVELOPMENT

Proposals

3.1 In summary, the application is a Reserved Matters submission for a residential development of 100 no. dwellings as part of two phases of development by Bovis Homes at Upper Heyford.

3.2 Phase B4A, comprises:

Market Housing	
No. of Beds	No. of Units
3	17
Sub-Total	17
Affordable Housing	
No. of Beds	No. of Units
1	24
2	27
3	2
Sub-Total	53
TOTAL	70

3.3 While Phase B4B, comprises:

Market Housing	
No. of Beds	No. of Units
3	12
Sub-Total	12

Affordable Housing	
No. of Beds	No. of Units
1	6
2	9
3	1
4	2
Sub-Total	18
TOTAL	30

3.4 The combined housing mix across both Phase B4A and B4B would be as follows:

Market Housing	
No. of Beds	No. of Units
3	29
Sub-Total	29
Affordable Housing	
No. of Beds	No. of Units
1	30
2	36
3	3
4	2
Sub-Total	71
TOTAL	100

Development Plan compliance

- 3.5 The overall quantum and proportion of affordable housing proposed (71 units, 71%) meets the requirements of policies BSC 3 and Villages 5.
- 3.6 It is proposed that 52% of the affordable housing provision is to be affordable rented and the remaining 48% comprising shared ownership properties. The mix proposed therefore differs from the provisions of Policy BSC 3 (which indicated a mix of 70% affordable housing / 30% shared ownership) in that it provides a greater proportion of shared ownership properties.
- 3.7 The supporting text to Policy BSC 3 highlights that the mix of affordable housing should be further informed by other details, including local housing need surveys. There has been considerable local housing needs survey work at Heyford Park over recent years which has informed the departure from Policy BSC 3 in this particular instance.
- 3.8 The proposed mix is in conformity with the discussions which have been ongoing with Cherwell District Council and reflect the revised Heyford Park Affordable Housing Scheme (AHS) content of Rev C (dated 28th April 2017) in the mix affordable / shared ownership proposed.
- 3.9 The affordable housing mix has also had regard to Policy BSC 4 as a starting point for assessing the mix of affordable housing which has been influenced by up-to-date evidence on housing need.
- 3.10 The specific mix of / size of affordable homes for the two phases combined is as follows:

1 bed	2 bed	3 bed	4-bed
30%	36%	3%	2%

- 3.11 This mix is broadly consistent with Policy BSC 4 in so far as affordable homes.
- 3.12 The affordable housing is proposed to be located as shown on the drawings which accompany the application (Drawing references: B.0285_47 REV: J (Phase B4A) and B.0285_103 REV: C (Phase B4B)). This arrangement enables the efficient and effective use of resources for the Registered Social Landlord, both in terms of

maintenance of the properties (financial) and providing an effective level of service to future residents (management).

Affordable Housing Scheme compliance

- 3.13 The approach taken on affordable housing in this application also reflects the principles established in the AHS approved in February 2014 under Clause 1.1.3 of Schedule 3 of the S106 Agreement for the outline planning permission ref: 10/01642/OUT.
- 3.14 It should be noted that since the agreement of the original AHS dated February 2014, there have been subsequent discussions with the District Council to agree a revised affordable housing mix which increases the proportion of shared ownership. As part these discussions an updated AHS (Rev C) dated 28th April 2017 has been submitted for consideration.
- 3.15 The AHS further notes in respect of the Trident areas that a higher density of affordable units are expected within areas such as B4A and B4B.

“The affordable housing units should not be clustered in more than 15 units unless otherwise agreed with the District Council. The exception to this general premise is expected to be within the Trident Area due to the urban design imperative for larger building mass which will be more suited to flats and apartments. The details of the design approach will be established at the Reserved Matters Approval stage in due course.”

- 3.16 Specifically, the proposals will provide:
- A 52/48 split between affordable rent and shared ownership properties;
 - 100% of the affordable units will be constructed to meet Design and Quality Standards – Section 1: Core Standards HQI Minimum Unit Size score;
 - 50% of the affordable units will be constructed to Lifetime Homes Standards; and
 - 2% of the affordable units will be wheelchair accessible units.

4. SUMMARY AND CONCLUSIONS

- 4.1 In summary, the proposed development is policy compliant in general accordance with the adopted provisions of the Local Plan Policies BSC 3, BSC 4 and Villages 5 and will deliver an inclusive and mixed community in accordance with central Government objectives.
- 4.2 The proposed development is fully in accordance with the latest submitted Heyford Park Affordable Housing Scheme (28th April 2017).
- 4.3 The proposed development is therefore considered to be acceptable with regard to the proposals for Affordable Housing provision.