

**Housing Strategy and Development  
Wellbeing  
Planning Application Comments**

**Planning Application Number:** 19/01036/F

**Site Name:** Bicester Eco Town Exemplar Site Phase 2 Charlotte Avenue  
Bicester

**Planning Officer:** Caroline Ford

**Date of Comments:** 24/07/2019

**Comments by:** Yvonne Markie

**Comments:**

The revised proposal for the Elmsbrook Local Centre includes 38 residential units all of which are affordable, and additional to the policy requirement across the Exemplar scheme at Elmsbrook. It is envisaged that Oxfordshire Growth Deal funding will be available to fund these units without which the development would not be viable as there will be no cross-subsidy from market units.

We need to increase the numbers of social rented units provided in Cherwell and our greatest need is for one bed units. Therefore our preferred mix for the block North of Charlotte Avenue is as follows:-

**Social Rented**

8 x 1bed flats

8 x 2 bed flats

We are happy with the dwelling mix for the block South of Charlotte Avenue as this is for shared ownership and therefore more two bed flats would be appropriate.

We expect all of the affordable rented units to be built to the Nationally Described Space Standard (Technical Housing Standards) as a minimum, and 50% of the affordable rented units should also meet the requirements of Building Regulation M4(2) Category 2: Accessible and adaptable dwellings.

1 bed units should have a minimum of 1 parking space per unit and 2 bed units should have a minimum of 2 parking spaces per unit.

We would not normally recommend 38 affordable units together in one cluster within mixed tenure developments. However it is noted that these units are all additional affordable and that the remainder of the affordable housing is appropriately dispersed. There is a continuing need for affordable housing in Bicester and these units will help meet that need. Furthermore it is not usually desirable to mix tenures within blocks of flats due to management and service charge issues.

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These units will be subject to a Local Lettings Plan.