

# Consultee Comment for planning application 19/01036/HYBRID

<b>Application Number</b>	19/01036/HYBRID
<b>Location</b>	Bicester Eco Town Exemplar Site Phase 2 Charlotte Avenue Bicester
<b>Proposal</b>	Full permission is sought for Local Centre Community Floorspace (Use Class D1), Cafe (Use Class A1/A3), with a total GIA of 552 sqm, and 16 residential units (Use Class C3) with associated access, servicing, landscaping and parking. Outline consent is sought for Local Centre Retail, Community or Commercial Floorspace (flexible Use Class A1/A2/A3/A4/A5/B1/D1).
<b>Case Officer</b>	Caroline Ford
<b>Organisation</b>	Strategic Housing (CDC)
<b>Name</b>	
<b>Address</b>	Strategic Housing Officer Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
<b>Type of Comment</b>	Comment
<b>Type</b>	
<b>Comments</b>	<p>This application addresses minor amendments in connection with separating the cafe and community space and forming separate access points. However, there are 16 affordable housing units on the first and second floors which have also been amended and which we are commenting on. In total there are 8 x 1b2p flats and 8 x 2b4p flats, four of each type per floor. (The original proposal was for 6 x 1b and 10 x 2b flats). Drawings ADP-00-XX-DR-A-1050 Rev S2 P 1 and ADP-00-XX-DR-A-1051 Rev S2 P 1 show the indicative layout for the one and two-bed flats respectively. The sizes indicated are 54m<sup>2</sup> for the 1-bed and 70m<sup>2</sup> for the 2-bed which complies with the DCLG Technical housing standards ? nationally described space standard, although in reality a few flats are very slightly smaller (but are still of an acceptable size) whilst some exceed the standards. All the flats have good layouts and balconies. It was agreed earlier that there would not be a lift and because of this there is no requirement to provide any units that meet M4(2) standards, of which there is an over-provision on other parts of the site. The Affordable Housing Statement October 2019 states at Point 6.2 that units would be an affordable rented tenure, but it was subsequently agreed that they could be a social rented tenure if Growth Deal funding, matched with RCGF, is provided. Guidance on tenancies is set out in the Cherwell District Council Tenancy Strategy. It was also agreed that the residents would have permits for parking. We are fully supportive of the scheme and it meets an identified housing need.</p>
<b>Received Date</b>	30/03/2021 15:08:29
<b>Attachments</b>	