

Planning Application Comments

Planning Application Numbers: 19/01037/REM & 19/00895/REM

Site Name: OS Parcels 6741 and 5426 West of Cricket Field, North of Wykham Lane, Bodicote

Planning Officer: Linda Griffiths

Date of Comments: 17/01/2020

Comments by: Alex Rouse

It is expected that the affordable housing element on this development will address identified housing needs and reflect the proportion of property types and sizes in the overall scheme, insofar as it meets the needs of the district.

In terms of space, dwellings **must** 100% comply with the DCLG Technical housing standards – nationally described space standard. The size of dwellings is assumed to be Gross Internal Area (GIA) expressed in m². Dwelling sizes for the Affordable Housing element on this site need to be increased to compliant levels before we would support this application.

This site is identified in the Cherwell Local Plan Part 1 as Policy Banbury 17: South of Salt Way – East, and the Affordable Housing requirement under this policy is 30%. As this planning application proposes a total of 280 units; the total number of affordable units is therefore 84 and not 74 as stated on page 30 (Affordable Housing) of the Design & Access Statement.

To ensure the creation of mixed and cohesive communities the affordable housing should be fully integrated with the market housing. It should also be visually indistinguishable from the market housing. The affordable housing should be distributed evenly across the site, with clusters of no more than 15 dwellings, of which no more than 10 of the dwellings are rented.

Appraisal of the CDC Housing Register and the Oxfordshire Strategic Housing Market Assessment informs our affordable housing requirements. Recent assessments show that there is a greater need for one and two-bedroom properties.

The housing mix and space requirements requested overleaf reflect Cherwell's current and emerging housing needs and are sought for the affordable housing contribution on this development. The tenure proportions represent a 70/30 split between Rented units/Shared Ownership units, as stated in policy BSC3 in our Local Plan Part 1.

The number of affordable units required at this site is as follows:

The Social Rented units shall compose of the following:

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| Property Type | Number of dwellings | Number of bedrooms | Number of occupiers | Minimum GIA (m²) |
|----------------------|----------------------------|---------------------------|----------------------------|------------------------------------|
| Maisonette | 18 | 1 | 2 | 58 |
| House | 25 | 2 | 4 | 79 |
| House | 10 | 3 | 5 | 93 |
| House | 2 | 4 | 7 | 115 |
| Bungalow | 2 | 2 | 4 | 70 |
| Bungalow | 2 | 3 | 5 | 86 |
| TOTAL NO: | 59 | | | |

The Affordable Rented Units shall compose of the following:

Nil Affordable Rented units are required.

The Shared Ownership units shall compose of the following:

| Property Type | Number of dwellings | Number of bedrooms | Number of occupiers | Minimum GIA (m²) |
|----------------------|----------------------------|---------------------------|----------------------------|------------------------------------|
| House | 13 | 2 | 4 | |
| House | 12 | 3 | 5 | |
| TOTAL NO: | 25 | | | |

Service charges:

As service charges are in addition to rent it affects the affordability of the unit. We will seek to ensure that the total occupation costs to affordable housing occupiers remain affordable in the long term.

We expect at least 50% of the social rented dwellings to meet Building Regulations Approved Document Part M4(2)(2) These units are most suited to ground floor maisonettes in order to provide maximum accessibility. In addition, the bungalows will be required to be built to the wheelchair user housing standard Approved Document Part M4 (3)(2)(b). For the avoidance of doubt, these dwellings are to be suitable for wheelchair users upon completion of the scheme.

We also expect that 1-bedroom dwellings will have a minimum of 1 parking space per unit, and all 2, 3- and 4-bedroom dwellings should have a minimum of 2 parking spaces per unit. Car parking spaces for units compliant with Part M4(2) or (3) should meet the requirements of the relevant part of the document.

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

Summary

We are currently unable to support this application in its present form, the reasons being:

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- The total number of affordable units proposed has been mis-calculated
- Sizes of the affordable housing units do not comply with the DCLG Technical housing standards – nationally described space standard
- The housing mix proposed does not meet the district's housing need
- The levels of clustering of the affordable units are too high – as per Drawing BOD_HA_009.