

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

Planning Application Number: 19/00895/REM

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

Planning Officer: Linda Griffiths

Date of Comments: 02/08/2019

Comments by: Paul France

Comments:

With a view to agreeing an appropriate Affordable Housing Scheme we have the following comments in relation to the proposed scheme:

On the development on 280 dwellings the required 30% affordable housing is provided in line with Local Plan Policy BSC 3 (Affordable Housing). The split between shared ownership and rented units is also in line with the required 70/30 split (BSC 3).

The proposed mix of rental units does not meet identified needs and is not in line with our previous comments. There is an over provision of 3 bed units and the proposed scheme does not include any bungalows or 4 bed units.

Of the 59 rented units our preferred mix is:

18 x 1bed 2person maisonettes
1 x 1bed 2person bungalow (M4(3)(2)(b))

26 x 2bed 4person houses
1 x 2bed 4person bungalow (M4(3)(2)(b))

10 x 3bed 5person houses
2 x 3bed 6person houses

1 x 4bed 6person house

This mix best meets the needs identified in the county-wide Strategic Housing Market Assessment (2014) and our own up-to-date levels of local need identified from our housing register.

As per our Developer Contributions Supplementary Planning Document (SPD) (February 2018) 50% of all social rented housing (including a variety of house types and sizes) should meet the building regulation standard M4(2) Category 2: Accessible and adaptable dwellings. Confirmation that the proposed property types will meet these minimum standards needs to be obtained.

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All bungalows must be suitable for occupation by wheelchair users and therefore meet the standards of building regulation M4(3)(2)(b) Category 3: Wheelchair accessible dwellings.

As per the Developer Contributions SPD, all social rented housing must meet the government's nationally described space standard (technical housing standards) as a minimum. Some of the floor plans provided for the proposed scheme appear to fall below these minimum requirements and where this is the case they should be amended.

Affordable housing should be indistinguishable from market housing in terms of external design and integrated throughout the site. The affordable housing should units should be located in clusters of no more than 10 units of any one affordable tenure, or 15 units of multiple affordable tenures. This is also required by the Developer Contributions SPD. In places the proposed scheme layout does not meet these requirements.

As required, the 1 bed units on the proposed scheme appear to have a minimum of 1 parking space per unit and 2 and 3 bed units appear to have a minimum of 2 parking spaces per unit.

The registered provider taking on the affordable units must be agreed with the council.

There is local need for social rent levels as opposed to affordable rent and options to deliver these lower rent levels should also be explored.