

Housing Strategy & Development Team
Operations Directorate
Planning Application Comments

Planning Application Number: 19/00616/OUT

Site Name: OS Parcel 9507 South Of 26 And Adjoining, Fewcott Road, Fritwell

Planning Officer: James Kirkham

Date of Comments: 22/11/2019

Comments by: Alex Rouse

Comments:

On this re-provisioned development of 28 units, we would expect that 10 of these are Affordable Housing units, in line with 35% stated in our adopted Local Plan Part 1, Policy BSC3.

Of these 10 affordable units, we recommend an indicative mix of tenures and sizes of the following:-

2 x 1b2pM – Social Rent

3 x 2b4pH – Social Rent

2 x 2b4pH – Shared Ownership

1 x 3b5pH – Social Rent

1 x 3b5pH – Shared Ownership

1 x 4p7pH – Social Rent

This represents a 70/30 split between (Social Rent level) rented units and Shared Ownership units as stated in our adopted Local Plan Part 1, Policy BSC3, but also blends the findings of the most recent county-wide Strategic Housing Market Assessment, with our own district-specific levels of in-house data to create this mix which will best benefit our community.

We would expect that at least 50% of the affordable rented units to meet the Building Regulations Requirement M4(2)(2) requirement. Additionally, 100% of the rented units are to be built to the government's Nationally Described Space Standard (Technical Housing Standards).

The affordable housing should be indistinguishable in terms of external design from the market housing and be integrated throughout the site, where possible.

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We also expect that the 1 bed units to have a minimum of 1 parking space per unit, and 2 bed, 3 bed and 4 bed units should have a minimum of 2 parking spaces per unit.

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