

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

**Planning Application Number:** 19/01047/OUT

**Site Name:** Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside Banbury

**Planning Officer:** Samantha Taylor

**Date of Comments:** 19/07/2019

**Comments by:** Paul France

**Comments:**

For this application for 850 dwellings we would require 30% affordable housing in line with our adopted Local Plan Policy BSC 3 (Affordable Housing).

The schedule on page 3 details our preferred mix of property types and sizes, with the affordable housing split into 70% social rented units and 30% shared ownership units (also as per BSC 3).

Policy BSC 4 (Housing Mix) requires self-contained extra-care dwellings to be delivered on sites of 400 or more dwellings. For this application we have provisionally required a 70-unit scheme. We have sought confirmation from Oxfordshire County Council that a scheme of this size and in this location would meet identified extra-care needs. As such the number of extra-care units may increase or decrease in line with the county council's identified needs.

As extra-care schemes can be more challenging to deliver than general needs housing we recommend that the developer engages with suitable registered providers at the earliest opportunity to ensure that appropriate costs are included when considering viability.

Note that the indicative mix includes a 5-bedroom social rented house. Whilst there is identified demand currently for a property of this size in this location; flexible design options should be considered so that converting this unit into smaller units could be possible if this demand declines in future.

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.

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

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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.

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 that 10 units of any one affordable tenure, or 15 units of multiple affordable tenures. This is also required by the Developer Contributions SPD.

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

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

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Indicative mix schedule based on 850 dwellings:

	1 bed	2 bed	3 bed	4 bed	5 bed	Total (units)
<b>Affordable housing (AH)</b>						
<b>Social rented (70% of general needs AH)</b>	30%	45%	20%	4%	1%	<b>164</b>
Maisonettes	46	-	-	-	-	47
Houses	-	72	32	7	1	
Bungalow (M4(3)(2)(b)) (2% of all AH)	3	1	1	-	-	
<b>Shared ownership (30% of general needs AH)</b>	10%	50%	40%	-	-	<b>70</b>
Maisonettes	5	6	-	-	-	
Houses	2	29	28	-	-	
<b>Social rent extra-care (70% of extra care AH)</b>	80%	20%	-	-	-	<b>15</b>
Self-contained flats	13	2	-	-	-	
<b>Shared ownership extra-care (30% of extra care AH)</b>	50%	50%	-	-	-	<b>6</b>
Self-contained flats	3	3	-	-	-	
<b>Total affordable housing (30%)</b>						<b>255</b>

<b>Market housing</b>	
<b>Market extra-care</b>	49
<b>Market housing</b>	546
<b>Total market housing (70%)</b>	<b>595</b>

<b>All housing total</b>	<b>850</b>
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