

**Planning Application Number:** 19/00963/OUT

**Location:** OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury

**Planning Officer:** Caroline Ford

**Date of Comments:** 21 October 2019

**Comments by:** Paul France

**Comments:**

This is a resubmission of application 17/02384/OUT and the total number of units has been decreased to 40.

As this is a rural village development, we would expect 14 of the 40 units to be affordable housing; in line with 35% stated in our adopted Local Plan Part 1, Policy BSC3.

Of these 14 affordable units, we require the following mix of tenures and sizes:

4 x 1b2p Maisonettes – Social Rent

4 x 2b4p House – Social Rent  
2 x 2b4p House – Shared Ownership

2 x 3b5p House – Social Rent  
2 x 3b5p House – Shared Ownership

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. It 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 a mix that best meet local needs.

There is a greater identified need for smaller accommodation since our earlier comments on previous application submissions in 2018 and 2019, as well as a need for more affordable rents. This is represented in the above requirements for a greater proportion of smaller units and a need for rented units to be delivered at social rent level.

**Housing Strategy and Development Team  
Operations Directorate  
Planning Application Comments**

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

As per the developer contributions Supplementary Planning Document, the affordable housing should be located in clusters of no more than 10 units of any one affordable tenure, or 15 units of any affordable housing. With 14 affordable housing units on the scheme this will be achieved, although splitting the affordable units into smaller clusters than this should be considered.

At least 50% of the affordable rented units must meet the requirements of Building Regulation M4(2) Category 2: Accessible and Adaptable Dwellings. Any units that are ground floor level throughout (such as the 1 bed ground floor maisonettes) should be included in this requirement so that they may be easily adapted to meet the needs of a disabled occupier.

100% of the rented affordable housing units are to be built to the government's Nationally Described Space Standard (Technical Housing Standards). As per the developer contributions SPD.

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

The Registered Provider taking on the affordable housing units will need to be agreed with the council.