**Planning Application Number: 19/00446/REM**

**Site Name: Heyford Park Camp Road Upper Heyford**

**Planning Officer: Andrew Lewis**

**Date of Comments: 11**/**06/2019**

**Comments by: Yvonne Markie**

**Comments:**

This application is for 57 units and provides the 30% policy requirement of affordable housing which equates to 17 units.

However it does not provide the required tenure mix of 70% rented and 30% shared ownership. Neither does it provide a representative mix of affordable unit types being heavily weighted towards flats.

On phased developments it is expected that a representative proportion of affordable housing is provided in each parcel in order to ensure that it is well distributed throughout the site and future phases or parcels do not need to deliver a higher proportion of similar units together.

In light of these issues, we would prefer the tenure split to be nearer to the policy requirement of 70% rented 30% shared ownership and for more 3 bed houses to be provided as affordable rent.

We would therefore suggest the following mix for the affordable housing provided by this application:-

**Affordable Rent**

8 x 1 bed maisonettes

4 x 3 bed houses

**Shared Ownership**

4 x 1 bed maisonettes

1 x 3 bed house

We would expect that 100% of the affordable rented units are built to the government's Nationally Described Space Standard (Technical

Housing Standards), and 50% of the affordable rented units would meet the Building Regulations Requirement M4(2) Category 2: Accessible and Adaptable Dwellings requirement.

We also expect that the 1 bedroom properties will have a minimum of 1 parking space per unit – and the 3 bed properties should have a minimum of 2 parking spaces per unit.

We are happy that Heyford Regeneration in its role of Registered Provider will take on the affordable units.