

Housing Research & Development

Memo

To : Development Management

From : David Steel

Date : 10 April 2018

**Subject : 17/02291/OUT,
Land East of Colchester Road, Bures Hamlet**

Thank you for consulting us in regards to the above application.

In accordance with policy CS2 of adopted Core Strategy, the outline proposal for up to 98 residential dwellings requires 40% to be provided as affordable housing which would equate to 39 affordable dwellings. The application indeed recognises this in the submitted Planning Statement.

It is acknowledged that this application mainly seeks approval to the principle of development and that details concerning the mix of affordable dwellings would be the subject of reserved matters. However, owing to the location of the site in the District where the need for rented housing is less than other areas, we would recommend a 50/50 tenure mix rather than the more usual approach of 70/30 rented over shared ownership.

Additional requirements concerning affordable housing that should be considered are as follows:

- Affordable dwellings should be deliverable without reliance on public subsidy
- Affordable homes should be built to conform to standards acceptable to Homes England
- Accessibility requirement for homes to meet either Lifetime Homes Standard or Part M Cat 2 of Building Regulations

David Steel

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