**Planning Application Number: 14/02156/OUT**

**Site Name : Cotefield Farm**

**Planning Officer : Gemma Magnuson**

**Date of Comments: 30/1/15**

**Comments by: Gary Owens**

**Comments :**

The applicant has detailed within the Planning Statement the provision for the correct amount of affordable housing. They have also detailed an agreed upon affordable housing unit mix.

The affordable housing will need to be clustered in no more than 15 units together and dispersed within the scheme.

There will be a requirement for a 70/30 rented / shared ownership tenure mix.

The affordable units will need to meet the HCA’s Design and Quality Standards including the necessary HQI requirements. 50% of the rented units will need to meet lifetime homes standards and the bungalow detailed will need to be able to be wheelchair adaptable.

The RP that takes on the affordable units will need to be discussed and agreed with the Council.

The applicant has made reference to the possibility of delivering some of the units as self build opportunities. Albeit myself and colleagues have already spoken to the applicant on this matter, I would welcome further discussions on this matter in the future, dependent on the outcome of this application.