

## Simon Till

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**From:** Paula Amorelli  
**Sent:** 21 November 2018 10:18  
**To:** Simon Till  
**Subject:** Application 18/02121/OUTMAJ: Lakeside - Section 73 to remove "extra care" element including condition 31 (over 55s accommodation)

Hi Simon

I have the following comments –

The SHMA indicates a level of need across the Housing Market Area (HMA) over the period up to 2036. As part of the current Local Plan and through the Local Plan Review we will be looking to meet this need over that period.

The SHMA sets out in para 49 that “In applying policies on housing mix to individual development sites regard should be had to the nature of the development site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level.”

Policy CS4 of the Core Strategy also sets out that the mix on individual sites should have regard to the character of the surrounding area, the accessibility of the location and availability of existing and proposed local services, facilities and infrastructure and finally the evidence of housing need and demand from the HMA and other relevant evidence sources.

I note that the extra care units were proposed by the applicant rather than originally being put forward by the Council and so therefore were not something that the Council had identified a specific need for from development on this site. In accordance with policy C4 we would expect there to be clear evidence to support a decision but it is not clear from the information I have seen that there is robust evidence from ASC for the level of demand in this area.

I hope these are of use.

Kind regards

Paula

**Paula Amorelli**

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