

Neighbourhood Plan

Brief Update for Parish Council Meeting – 21st July 2021

Housing Needs

- Following a virtual meeting with RCCE on 17th June to discuss the draft HNS Report some minor changes and clarifications were agreed and the final version of the report has now been received.
- A virtual meeting was also held with representatives from Eastlight Housing Association on 18th July in order to better understand their processes for allocation of Affordable Housing (Rental and Shared Ownership).
- Eastlight also subsequently provided the following information regarding the Government's new "First Homes" initiative:
 - The terms of First Homes for each LA area are set by the LA within the guidelines set out by central government. In essence there will be at 30% discount, there can also be at either 40% or 50% discount, however it is unlikely that any of the LA's we work with will qualify, really it is for London etc where prices are more expensive.
 - First Homes will account for 25% of the affordable allocation the rest split in the normal way between social rent, affordable rent and shared ownership. Where an LA agrees a bigger discount as above then affordable rent falls away and the rented should be social rent.

 - For example Braintree is likely to go with the following;

Example – Affordable mix based on 100 affordable units

70% Affordable Rent

25% First Homes

5% Shared Ownership

Landscape Character Assessment (LCA)

- Following final approval of funding for the LCA we have appointed Wynne Williams and Associates to carry out the study. Following some preliminary preparation they intend to arrange a visit and tour of the village. Proposals for the date/time for this will be circulated to those involved.

Design Code

- Following approval for the Design Code technical support package we had a virtual meeting with the appointed consultant (Ben Castell from AECOM) on 13th July. We have initially provided him with some background information and he will contact us soon to agree how we proceed.

Tony Calton

19.07.2021