



Uttlesford District Council
London Rd
Saffron Walden
Essex
CB11 4ER

29 April 22022

Your ref: UTT/22/1040/PIN

Our ref: PL/14/22

Please ask for Peter Lock
email: plock@uttlesford.gov.uk

Dear Planning team,

Re: Former Friends School, Mount Pleasant Rd, Saffron Walden UTT/22/1040/PIN

Thank you for consulting me regarding this application.

The delivery of affordable housing is one of the Councils' corporate priorities and will be negotiated on all sites for housing. The Councils policy requires 40% on all schemes over 0.5 ha or 15 or more properties.

The affordable housing provision on this site will attract the 40% policy requirement as the site is for 96 properties. This amounts to up to 38 affordable housing properties and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

It is also the Councils' policy to require 5% of the whole scheme to be delivered as wheelchair adaptable (building regulations, Part M, Category 3 homes).

The proposed mix and tenure split of the affordable properties based upon the need identified in the SHMA 2017 is as follows: -

	1 bed flat	2 bed flat	2 bed house	3bed house	4 bed house	Total
Affordable rent	5	3	8	9	2	27
Shared ownership	0	0	1	1	0	2
First Homes	To be agreed	To be agreed	To be agreed	To be agreed	Not applicable	9

There needs to be First Homes provided upon the site at a 30% discount to the market price and within a price cap after the discount has been applied of £250,000 or less. The applicant will therefore need to assess the size/type of properties which meet these criteria and include them within a proposed schedule of affordable accommodation.

Homes should meet the following standards: 1 bed property house 2 people, 2 bed properties house 4 people, 3 bed properties house 5 people and 4 bed properties house 6 people. Ideally, the new homes should meet the Nationally Described Space Standards (NDSS).

The affordable housing provision needs to be well integrated within the proposed development and be indistinguishable from the market housing.

I note that the applicant has submitted a FVA stating that no affordable provision is to be provided due to vacant building credit and so I recommend that an independent FVA is commissioned to assess the viability of the site and what level of affordable provision needs to be provided.

Yours faithfully



Peter Lock (FCIH)
Housing Enabling & Development Officer