



Uttlesford District Council
London Rd
Saffron Walden
Essex
CB11 4ER

Date: 13 December 2022

Your ref: UTT/22/3258/PINS

Our ref: PL/35/2022

Please ask for Peter Lock
email: [REDACTED]

Dear Planning team,

Re: Land West of Thaxted Road, Saffron Walden, UTT/22/3258/PINS

Thank you for consulting me on this application.

The affordable housing provision on this site will attract the 40% policy requirement as the site is for up to 170 units. This amounts to 68 affordable housing units and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

The tenure split of the affordable housing provision needs to be 70% for affordable rent, 25% for First Homes and 5% for shared ownership. The mix of the affordable housing can be agreed if outline planning approval is granted for the development.

The First Homes will need to be delivered at or below a price cap of £250,000 after a 30% developer contribution has been applied.

Yours sincerely

[REDACTED]

Peter Lock (FCIH)
Housing strategy, Enabling & Development Officer