



Uttlesford District Council
London Rd
Saffron Walden
Essex
CB11 4ER

Date: 21 February 2023

Your ref: UTT/23/0246/PINS NM

Our ref: PL/003/2023

Please ask for Peter Lock
email: [REDACTED]

Dear Planning team,

Re: Grange Paddock, Ickleton Road, Elmdon: N UTT/23/0246/PINS NM

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 18 properties. This amounts to 7 affordable housing units and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

The specific tenure split and mix for the affordable housing provision can be agreed later if the application is approved, but I recommend 5 for affordable rent and 2 First Homes.

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