



Uttlesford District Council
London Rd
Saffron Walden
Essex
CB11 4ER

Date: 2 May 2023

Your ref: UTT/23/0902/PINS

Our ref: PL/006/23

Please ask for Peter Lock
email: [REDACTED]k

Dear Planning team,

Re: Land at Warish Hall Farm, North of Jacks Lane, Smiths Green, Takeley, UTT/23/0902/PINS

Thank you for consulting me on this application.

The proposed affordable housing provision on this site adheres to the 40% policy requirement. As the site is for a total of 40 properties this amounts to 16 affordable homes, and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

The proposed tenure split of the affordable housing provision meets the required tenure split of 70% for affordable rent and 30% for shared ownership which equates to 11 for affordable rent and 5 for shared ownership. Each of the affordable homes would comply with the Nationally Described Space Standards (NDSS).

The 16 affordable new homes would assist towards meeting the identified housing need and includes two affordable rented 2-bedroom bungalows to assist applicants seeking to downsize.

Yours sincerely

[REDACTED]

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