



Uttlesford District Council
London Rd
Saffron Walden
Essex
CB11 4ER

Date: 18 May 2023

Your ref: UTT/23/0902/PINS

Our ref: PL/006/23

Please ask for Peter Lock
email: [REDACTED]

Dear Planning team,

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

I refer to my previous response in respect of this application dated 2/5/23 and advise that there is a requirement for First Homes to be included upon the site. There is a policy requirement for 40% of the 40 properties proposed for the site to be affordable housing provision which amounts to 16 affordable homes, and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

To be policy compliant the proposed tenure split of the affordable housing provision needs to be 70% for affordable rent, 25% for First Homes and 5% for shared ownership which equates to 11 for affordable rent, 4 First Homes and 1 shared ownership property.

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.

Apologies for the incorrect information provided in my previous response.

Yours sincerely

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