

Land known as Jacks, Warish Hall Farm

Planning Statement Addendum

Planning Statement Addendum prepared in support of the Full
Planning Application at the Land known as Jack's, Warish Hall Farm,
Takeley, Essex.



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Document History

Date	Version	Author	Revision/ Notes
24.05.23	Draft	J.Spencer	

1. Introduction

- 1.1. This Planning Statement Addendum has been prepared by Weston Homes Plc (The Applicant) in support of a full planning application relating to the Land known as Jack's, Warish Hall, Takeley, submitted to the Planning Inspectorate under Section 62A of the Act.
- 1.2. This Planning Statement Addendum seeks to capture the changes to the proposed Affordable Housing Mix, inline with the requests made by Uttlesford District Council (UDC) Officers. See correspondence with UDC officers at Appendix A of this document.

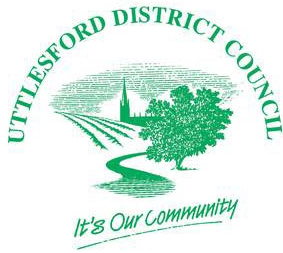
2. Revised Affordable Housing Provision

- 2.1. As set out in the correspondence at Appendix A, UDC Officers requested that 25% of the Affordable provision (4no. units) are now proposed to be delivered as First Homes, 5% (1no. unit) to be delivered as Shared Ownership with the. outstanding 70% of the Affordable Housing Units to remain as Affordable Rent (11no. units).
- 2.2. The overall provision of Affordable Housing remains at 40% in line with the provision of Local Plan Policy H9. However, in order to meet the request made by UDC Officers to include provision of 'First Homes' the mix has been amended as set out in the table 1 below.

	Private	Affordable Housing Tenure			TOTAL
		Affordable Rent	Shared Ownership	First Homes	
1-Beds	0	0	0	0	0
2-Beds	6	6	1	1	14
3-Beds	10	4	0	3	17
4-Beds	5	1	0	0	6
5-Beds	3	0	0	0	3
TOTAL UNITS	24	11	1	4	40

- 2.3. This table supersedes the table at Figure 4 within the Planning Statement.
- 2.4. The overall provision remains the same as originally submitted other than amendments to incorporate the requested First Homes units.
- 2.5. An amended Affordable Housing Strategy Drawing has also been submitted to capture these changes.

Appendix A – Correspondence with UDC Officers regarding First Homes.



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