



Uttlesford District Council  
London Rd  
Saffron Walden  
Essex  
CB11 4ER

Date: 4 August 2023

Your ref: UTT/23/1583/PINS

Our ref: PL/013/23

Please ask for Peter Lock  
email: [REDACTED]

Dear Planning team,

**Re: Land North of Roseacres, between Parsonage Rd and Smiths Green Lane, Takeley (known as Bull Field, Warish Hall Farm). UTT/23/1583/PINS**

Thank you for consulting me on this application for 96 properties which has a policy requirement for 40% affordable housing provision. The applicant is proposing to provide 39 affordable housing units which meets the 40% requirement.

The applicant has included correspondence in respect of the affordable housing provision dating back to 2021 relating to a previous application but there is now a requirement for First Homes within the Uttlesford district. The applicant therefore needs to amend the affordable housing tenure mix to reflect this and to assist them I provide a link to the [UDC First Homes Planning Advice Notice 2022A.pdf \(uttlesford.gov.uk\)](#) SPD.

There was mention of a Design & Access Statement (DAS) on the drawing sheet, but I could not locate one and because of this I am unable to establish where the applicant is taking their design cues from as the proposed street scenes do not appear to reflect the local vernacular.

The external appearance of the proposed affordable two- and three-bedroom affordable houses are very bland and generic.

The proposed affordable housing provision includes flat blocks without a communal garden area and houses with courtyard parking rather than on-plot parking therefore not complying with the Local Residents Parking Standards 2013. The affordable houses need to have on-plot parking provision in the same way as the market properties do to ensure the development is tenure blind.

Affordable plot 67 is a 2-bedroom flat-over-garage (FOG) without any private amenity space which is not acceptable.

The accommodation schedule provided by the applicant does not make it clear which properties are M4(3) compliant.

Yours sincerely

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