

From: Jarrod Spencer [REDACTED]  
Sent: 01 September 2023 10:19  
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>  
Cc: [REDACTED]  
[REDACTED]  
Subject: Re: S62A/2023/0019 Land to the north of Roseacres, betw

Dear Leanne,

Please find below our response to comments received from your Housing Strategy, Enabling and Development Officer (HEDO) - could you please circulate to the HEDO prior to tomorrow's committee meeting?

**Housing Strategy, Enabling and Development Officer comments:**

1. 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](http://uttlesford.gov.uk)) SPD. **I can confirm that we will be providing First Homes, Affordable Housing drawing amended (see attached) and an amended Schedule of accommodation will be sent over to PINs this week.**
2. 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. **Please find attached DAS and please refer to the Urban Designer comments attached from the Appeal Scheme that supported the design. Design Principles remain as per original planning application.**
3. The external appearance of the proposed affordable two- and three-bedroom affordable houses are very bland and generic. **As above.**
4. 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. **Please find attached the amended drawings highlighting communal garden areas and courtyard parking was proposed as part of the Appeal Scheme and was not an issue, this was not raised by the Urban Designer nor was it raised as an issue at the Appeal.**
5. Affordable plot 67 is a 2-bedroom flat-over-garage (FOG) without any private amenity space which is not acceptable. **See attached drawing showing private amenity to plot 67**
6. The accommodation schedule provided by the applicant does not make it clear which properties are M4(3) compliant. **I can confirm that we will be providing 5% M4(3) units and an amended Schedule of accommodation will be sent over to PINs this week.**

Please note, this has also been sent to the case officer.

Kind regards,

Jarrod Spencer  
Planner

Weston Homes Plc

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[REDACTED]

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