



Uttlesford District Council  
London Rd  
Saffron Walden  
Essex  
CB11 4ER

Date: 5<sup>th</sup> December 2023

Your ref: S UTT/23/2622/PINS

Our ref: PL/023/23

Please ask for Peter Lock  
email: [REDACTED]

Dear Planning team,

**Re: Land West of Robin Hood Lane, Elsenham, S UTT/23/2622/PINS**

Thank you for consulting me on this outline application for 40 new homes including 40% affordable housing which equates to 16 affordable homes. It is expected that the affordable rented and shared ownership properties will be delivered by one of the Council's preferred Registered Providers.

In view of this being a new outline application there is now a requirement for First Homes to be included within the affordable housing tenure mix. Four First Homes therefore need to be included as part of the affordable housing tenure mix at or below a price cap of £250,000 following a developer discount of 30% being applied. The remaining affordable housing should consist of 10 affordable rented and 2 shared ownership properties.

Homes should meet the following standards: 1 bed property house 2 people, 2 bed properties house 4 people, 3 bed properties house 5 people and 4 bed properties house 6 people. Ideally, the new homes should meet the Nationally Described Space Standards (NDSS).

Yours sincerely

[REDACTED]

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