



Uttlesford District Council
London Rd
Saffron Walden
Essex
CB11 4ER

Date: 5th 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.

First Homes are not required upon the site as outline approval for the site was granted on 4/9/20 via planning application reference UTT/19/0437/OP and so the First Homes transitional arrangements apply.

The affordable housing mix can be agreed at the reserved matters stage.

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