



Uttlesford District Council  
London Rd  
Saffron Walden  
Essex  
CB11 4ER

12 December 2023

Your ref: S UTT/23/2810/PINS

Please ask for Peter Lock  
email: [REDACTED]

Dear Planning team,

**Re: Land West of Chelmsford Road, Hartford End, Felsted, S UTT/23/2810/PINS**

Thank you for consulting me regarding this outline planning application.

The delivery of affordable housing is one of the Councils' corporate priorities and will be negotiated on all sites for housing. The Councils policy requires 40% on all schemes over 0.5 ha or 15 or more properties.

The affordable housing provision on this site will attract the 40% policy requirement as the site is for up to 50 properties. This amounts to up to 20 affordable housing properties and it is expected that these properties will be delivered by one of the Council's preferred Registered Providers.

The affordable housing tenure mix can be agreed at reserved matters stage subject to outline planning approval being granted.

There is a requirement for 25% of the affordable housing provision to be delivered as First Homes at a discount of 30% below market value and at or below a price cap of £250,000 after the discount has been applied.

Homes should meet the following standards: 1 bed property house 2 people, 2 bed properties house 4 people and 3 bed properties house 5 people. Ideally, the new homes should meet the Nationally Described Space Standards (NDSS) and the size of private gardens adhere to the recommendations within the Essex Design Guide.

Please contact me if you have any queries regarding this planning consultation response.

Yours faithfully

[REDACTED]

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