



15 July, 2024

Uttlesford District Council
London Rd
Saffron Walden
Essex
CB11 4ER

Your ref: S UTT/24/1618/PINS
(TIMC)

Please ask for Peter Lock on [REDACTED]
email: [REDACTED]

Dear Planning team,

Re: Land South of Bedwell Road, Ugley/Elsenham

Thank you for consulting me on this 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 units.

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

It is also the Councils' policy to require 5% of the whole scheme to be delivered as wheelchair adaptable (building regulations, Part M, Category 3 homes) as well as 5% of all units to be fully wheelchair accessible bungalows delivered as 1 and 2 bedroom units. This would amount to 3 bungalows across the whole site delivered as 1 affordable two-bedroom bungalow and 2 market sale bungalows.

The mix and tenure split of the affordable properties are given below; this mix should be indistinguishable from the market housing, with good integration within the scheme and be predominantly houses with parking spaces. This mix/tenure split is based upon the need identified within the Local Housing Needs Assessment (LHNA) May 2024.

	1 bed	2 bed bungalow	2 bed flat/house	3 bed house	4 bed house	total
Affordable rent	4	1	3	5	1	14
Shared ownership	0	0	1	0	0	1
First Homes						5

Homes should meet the following standards: 1 bed property house 2 people, 2 bed properties house 4 persons, 3 bed properties house 5 persons and 4 bed properties house 6 persons.

The applicant is proposing that all 14 of the affordable rented properties are flats which does not match the mix identified as being required within the LHNA May 2024.

25% of the affordable provision needs to be First Homes provided at or below the price cap of £250,000 after a 30% developer discount is applied. The applicant will therefore need to advise the property mix they can deliver within these parameters as First Homes.

A property schedule has not been provided which would have been useful and needs to include the size of each property and size of amenity space in square metres. Each property needs to meet NDSS.

I request that these matters are considered when deciding upon this application.

Yours sincerely



Peter Lock, FCIH
Housing Strategy, Enabling & Development Officer