



Our Ref HTW/AE43/96

30th January, 2024

Tracy Coston  
Clerk To Littlebury Parish Council

By email only

Dear Tracy,

Further to the public engagement event held at the Littlebury Village Hall in December, I understand that some local residents are concerned that Uttlesford District Council's Housing and Economic Land Availability Assessment (HELAA) concludes that Littlebury could support 168 homes, with 134 between Cambridge Road and Strethall Road, and 34 at Rectory Farm Yard.

As you may know, in the Call- for-Sites submissions, the Estate has only ever suggested the possibility of up to 30 homes on the former and 20-30 and/or non- residential uses on the latter.

In relation to the former, it was stated (in full):

*"In addition to some limited residential development ... – estimated as being approximately 30 new homes (which would only require around a quarter of the Site), it is proposed that the Site could incorporate:*

- *Public open space;*
- *Community space;*
- *Ecological habitat creation; and*
- *Woodland planting."*

The HELAA is a technical exercise to assess the suitability, availability and achievability of a site to accommodate development. Unfortunately, many Councils fail to pay heed to the quantum of development suggested by the party that has submitted the site and apply a standard methodology. In this case the Council has taken the whole of the site area including land that might be used for public open space, community space, habitat creation and woodland planting and applied a 75% 'gross to net ratio' and then multiplied the resulting area by a density of 35 dwellings per hectare, to arrive at the figure of 134 on the Cambridge Road / Strethall Road site.

This is a standard approach that does not reflect the Call-for-Sites submission that was made by the Estate.

I trust you will be able to reassure local residents.

With kind regards

Yours sincerely

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