

**Our ref:** TL/TL/CF  
**Your ref:**  
**Ask for:** Chris Fleetham  
  
**Date:** 20<sup>th</sup> April 2020

**Housing Services**  
Causeway House Braintree  
Essex CM7 9HB

Tel: 01376 552525  
Fax 01376 557807

[www.braintree.gov.uk](http://www.braintree.gov.uk)

Becky Ashley  
Homes England  
Northstowe Office  
Northstowe House  
Rampton Road  
Longstanton  
CB24 3EN

Dear Becky

### **Application for waiver of Designated Protected Area conditions of grant**

Please see attached an application for a waiver of the Designated Protected Area conditions of grant relating to the shared ownership dwellings in the ownership of CHP located on a site developed by Linden Homes in Great Yeldham, Halstead, Essex. This site is a development 60 dwellings and includes a planning obligation to provide 24 affordable housing dwellings, consisting of 17 affordable rented units and 7 shared ownership dwellings. The scheme is scheduled to be completed during the next 12 months.

The site lies within the Parish of Great Yeldham, which at the 2011 census had a population of 1,844. There are currently 132 affordable homes to rent in the village, representing 18% of the properties there.

In the case of the Linden Homes/CHP development, the land was brought forward in accordance with our Local Plan policy on a brownfield site in the village. We are satisfied that there is no over-riding evidence of need for shared ownership homes in this specific village, that the village is 2 miles from Sible Hedingham (population 3,994) and 6 miles from Halstead (population 11,906) both of which have significant developments agreed or under way.

Braintree District Council has supported rural exception site developments with limits on shared ownership staircasing but did not seek to limit staircasing at this site through the s106 for the scheme. Rural exception sites are normally secured with the land gifted or passed at significantly reduced value to the housing association provider. We therefore always seek to secure the benefits on such sites in perpetuity with the s106 agreement but where the site owner has sold the site for full market value, see no long-term obligation to secure the shared ownership homes.

The Council is concerned that unnecessary restrictions in shared ownership leases can limit the mortgage options available for purchasers. It also may limit future development by registered providers if the risk on site such as this are considered too great. We also note that the scheme was secured through negotiations with the developer without the need for grant funding; we are aware that the scheme is part of CHP's overall programme but the specific units here did not require public subsidy.

I hope you can treat this request favourably and waive the restriction in this instance. I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C Fleetham', with a long horizontal flourish extending to the right.

Chris Fleetham  
Corporate Director