



Uttlesford District Council  
London Rd  
Saffron Walden  
Essex  
CB11 4ER

Date: 9 November 2022

Your ref: UTT/22/1897/PINS

Our ref: PL/32/2022

Please ask for Peter Lock  
email: [REDACTED]

Dear Planning team,

**Re: Land at Canfield Moat, High Cross Lane West, Little Canfield, Dunmow**

Thank you for consulting me on this application.

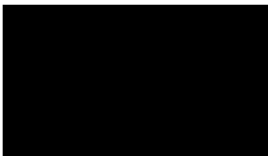
The delivery of affordable housing is one of the Councils' corporate priorities and will be negotiated on all sites for housing. The Councils policy requires 40% on all schemes over 0.5 ha or 15 or more units.

The affordable housing provision on this site will attract the 40% policy requirement as the site is for 15 dwellings. This amounts to 6 affordable homes but it is noted that the applicant is offering a commuted sum in lieu of on-site delivery.

Normally, the preference is for on-site affordable housing provision, but given the location of the proposed development on this occasion there is no objection to a commuted sum being provided in lieu of on-site delivery.

As a general observation, the applicant is proposing that plots 3 to 6 are three-bedroom houses at 76sqm whereas NDSS recommends 93sqm and so they are rather small especially as NDSS recommends 79sqm for a two-bedroom house.

Yours sincerely



Peter Lock  
Housing strategy, Enabling & Development Officer FCIH