

Canfield Moat, High Cross Lane, Little Canfield,  
Dunmow, Essex, CM6 1TD

**DRAFT HEADS OF TERMS**  
for S106 agreement for planning obligations  
relating to a major development proposal  
(revision A)

On behalf of: Mr Andrew Smith

Agent: Planning Direct

Application No: Planning Inspectorate Ref S62A/22/0005

Proposal: Full planning application proposing the erection of 15 new dwellings

Location: Canfield Moat, High Cross Lane West, Little Canfield,  
Essex, CM6 1TD

Local Authority: Uttlesford District Council

04 February 2023

1	Location of proposed development (address and post code)	Canfield Moat, High Cross Lane West, Little Canfield, Essex, CM6 1TD (the extent of the site is identified within the red line boundary of the Site Location Plan at Appendix A)
2	Applicant(s) full name and address	Mr Andrew Smith of Canfield Moat, High Cross Lane West, Little Canfield, Essex, CM6 1TD
3	Agent's name, address and contact details	<u>Name:</u> Jamie Cann <u>Company:</u> Planning Direct <u>Address:</u> [REDACTED] <u>Email:</u> [REDACTED] <u>Mobile:</u> [REDACTED]
4	Is the applicant the legal owner of the application land?	Yes, although the driveway providing vehicular access to the site is in third party ownership.
5	Title Number	EX777075
6	Is there a mortgage of charge over the property?	Yes. Interest only mortgage in place with Coutts & Co, 440 Strand, London, WC2R 0QS which expires 21 November 2024
7	Open space contribution	No on site provision is required in accordance with the Developers' Contributions SPG 2022 (draft) document. Despite the aforementioned, on site provision is to be provided and to be maintained by a private Management Company. It is therefore not necessary to contribute towards Open Space provision off site.

8	Affordable Housing Contributions	<p>Off-site provision proposed and a commuted sum of £355,335 to be paid in lieu of Affordable Housing on site.</p> <p>First payment of 25% of the Affordable Housing Contribution to be paid following the occupation of the 8th dwelling on the site.</p> <p>Second payment 25% of the Affordable Housing Contribution to be paid following the occupation of the 12th dwelling on the site.</p> <p>Third and final payment 50% of the Affordable Housing Contribution to be paid following the occupation of the 16th and final dwelling on the site.</p>
9	Education provision contribution	<p>No contribution required as the trigger point for education contributions generally starts at 20 homes according to the Developers' Contributions SPG 2022 document.</p>
10	Highway works	<p>It is not considered that any works to the highway would be required to facilitate the development. The proposed development would likely incorporate the widening and surfacing of the privately owned access road to the benefit of existing residents and users of the adjacent gymnasium.</p>
11	General administration fee	<p>£416 fee payable to UDC for administering and monitoring the Section 106 obligations</p>