



Essex County Council
Planning and Development
CG05, County Hall
Chelmsford
Essex, CM1 1QH

Uttlesford District Council

Our Ref 11091

Date 9th December 2022

Dear Sir or Madam

**Station Road (land east of Elsenham / Fairfield Site)
Without Prejudice UTT/22/9012(S62A/2022/0012)**

Thank you for providing details of the above planning application for up to 200 new homes. From the information I have received, I have assessed the application on the basis of 184 houses and 16 flats. Assuming all of these units are homes with two or more bedrooms, a development of this size can be expected to generate the need for up to 17.28 Early Years and Childcare (EY&C) places; 57.60 primary school, and 38.40 secondary school places.

Please note that any developer contribution figures referred to in this letter are calculations only, and that final payments will be based on the actual dwelling unit mix and the inclusion of indexation.

Early Years and Childcare:

The proposed development is located within the Elsenham and Henham Ward. For Essex County Council to meet its statutory duties it must both facilitate sufficient places to meet free childcare entitlement demand and also ensure a diverse range of provision so that different needs can be met. Although there is some EY&C capacity in the area, the data shows insufficient places to meet demand from this proposal.

An additional 17.28 places would be provided at an estimated total cost of £298,391.00 at January 2020 prices. This equates to £17,268.00 per place and so, based on the demand generated by this proposal as set out above, a developer contribution of £298,391.00, index linked to January 2020, is sought to mitigate its impact on local EY&C provision.

Primary Education:

This proposed development is located within the priority admissions area of Elsenham Primary School. An impact of 58 pupils in addition to the existing number of pupils on roll at the school and within the planning group Uttlesford Primary 3, Stansted would require a project to provide sufficient school capacity.

The estimated cost of the project is £994,637.00 at January 2020 costs. This equates to £17,268.00 per place and so, based on demand generated by this proposal set out above, a developer contribution of £994,637.00, index linked to January 2020, is sought to mitigate its impact on local primary school provision.

Secondary Education:

With regards to secondary education needs, this proposed development is located within the priority admissions area of Forest Hall School. An impact of 38 pupils in addition to the existing number of pupils on roll at the school would require a project to provide sufficient school capacity. Our latest forecasts suggest that action may be required, around 2026, to add further capacity to the school. Although the school is not currently full, there are already more Essex children for whom this is their closest option than there are places. The demand generated by this development would be in addition to this demand.

The estimated cost of the project is £912,960.00 at January 2020 costs. This equates to £23,775.00 per place and so, based on demand generated by this proposal set out above, a developer contribution of £912,960.00, index linked to January 2020, is sought to mitigate its impact on local secondary school provision.

School Transport:

Having reviewed the proximity of the site to the nearest primary and secondary schools, Essex County Council will be seeking a secondary school transport contribution; the cost for providing Secondary Transport based on the above number of Secondary pupils would be £193,344 index linked to Q1 Jan 2020.

The developer should ensure that safe direct walking and cycling routes to local schools are available.

Libraries

ECC may seek contributions to support the expansion of the library service to meet customer needs generated by residential developments of 44+ homes. The provision of a Library Service is a statutory duty under the 1964 Public Libraries and Museums Act and it's increasingly become a shared gateway for other services such as for accessing digital information and communications.

In this case the suggested population increase brought about by the proposed development is expected to create additional usage of the local library. In accordance with the Essex County Council Developers' Guide to Infrastructure Contribution (Revised 2020), a contribution is therefore considered necessary to improve, enhance and extend the facilities and services provided, at a cost of £77.80 per unit.

Improvements could include, but is not limited to, additional facilities, additional furniture, provision of learning equipment / play equipment for younger children, improved access, external works such as parking and bike racks and IT.

This equates to £77.80 per dwelling and so, based on demand generated by this proposal set out above, a developer contribution of £15,560 index linked to Q1 2020.

Employment and skills

Both Central and Local Government have a crucial role to play in identifying opportunities to maximise employment, apprenticeships, and to invest in skills to realise personal and economic aspirations.

ECC has a role to play in supporting Local Planning Authorities and helping to ensure that the development industry has the necessary skills to build the homes and communities the county needs. ECC supports Uttlesford District Council in securing obligations which will deliver against this crucial role in supporting employment and skills in the district.

In the current economic climate and national skills shortage, ECC supports Uttlesford District Council in requiring developers to prepare an 'Employment and Skills Plan' (ESP) seeking to drive forward an increase in construction employability levels and workforce numbers. These plans will help to address negative perceptions of the sector and develop a strong future pipeline. This is referred to as the 'development phase'.

ECC also supports Uttlesford District Council in requiring landowners to produce an ESP for commercial developments, to enable wider employment opportunities for those requiring additional support to enter the job market. This is referred to as the 'end-use phase'. Additionally, ECC encourages Uttlesford District Council to consider the inclusion of other requirements, including financial contributions, to support appropriate employment and skills outcomes as a result of this application.

In view of the above, I request on behalf of Essex County Council that if planning permission for this development is granted it should be subject to a section 106 agreement to mitigate its impact on childcare, Primary & Secondary Education, libraries, and Secondary School Transport. The contributions requested have been considered in connection with the CIL Regulations 2010 (as Amended) and are CIL compliant. Our standard formula s106 agreement clauses that ensure the contribution would be necessary and fairly and reasonably related in scale and kind to the development are available from Essex Legal Services.

If your council were minded to turn down the application, I would be grateful if the lack of surplus childcare, Primary & Secondary Education, libraries, and Secondary

School Transport.in the area to accommodate the proposed new homes can be noted as an additional reason for refusal, and that we are automatically consulted on any appeal or further application relating to the site.

Thank you for consulting this authority in respect of this application.

Yours Faithfully

Elliott Moore
Infrastructure Planning Officer

Telephone
E-mail

