

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



Uttlesford District Council
Old Hospital Building, London Road
Saffron Walden
Essex
CB11 4ER

Our ref: 53482

Your ref: Chris Tyler

Date: 23/01/2023

Dear Sir or Madam

**Thaxted Road (Land West of), Saffron Walden
Without Prejudice - UTT/22/90014**

REF: S62A/2022/0014 (UTT/22/3258/PINS- S106 contributions)
Land West of Thaxted Road, Saffron Walden

I write in response to your request for comments relating to the drafting of the Heads of Terms for the above application and note the inclusion for off-site provisions at (viii) Education (early years and primary) and (ix) libraries. Please note this response supersedes a previous response dated 13.1.2023.

I note the proposed redevelopment will provide up to 170 dwellings. As no unit mix has been provided, the application has been assessed on the basis that all 170 units will be 2+ bed houses. I can advise that a development of this size can be expected to generate the need for up to 15.3 Early Years and Childcare (EY&C) places; 51 primary school, and 34 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

Essex County Council has a statutory duty under the Childcare Act 2006 to ensure that there is sufficient and accessible high-quality early years and childcare provision to meet local demand and parental choice. This includes provision of childcare places for children aged between 0-5 years as well as wrap around provision for school aged children (5-11 or up to 19 with additional needs).

The proposed development is located within Saffron Walden Shire ward (postcode CB10 2UQ) and according to latest available childcare sufficiency data, there are 6 early years and childcare providers within the ward. Overall a total of 8 unfilled places were recorded.

Essex County Council has a statutory duty under the Childcare Act 2006 to ensure that there is sufficient and accessible high-quality early years and childcare provision to meet local demand. This includes provision of childcare places for children aged between 0-5 years as well as wrap around provision for school aged children (5-11 or up to 19 with

additional needs).

Although there is some EY&C capacity in the area, the data shows insufficient provision to meet the additional demand created by this development. It is thereby proposed that a contribution towards the creation of 15 new places is requested.

A developer contribution of £264,200 index linked to Q1- 2020, is sought to mitigate its impact on local early years & childcare provision. This equates to £17,268 per place.

Primary Education

The nearest mainstream primary age range provision to this development would be Katherine Semar Infant and Junior schools, which would be accessible via the footway to 'The Glebe' indicated on the illustrative masterplan. As at the October census both schools were full in every year group, to their Published Admission Number of 60 pupils per year, with the Junior school accommodating a bulge group of 79 pupils in Year 6. Looking at Saffron Walden as a whole (Uttlesford Group 2) there is a fine balance between primary school capacity and pupil numbers in most year groups. Of the seven current cohorts, four are slightly larger than the combined Published Admission Number of the schools (210 places per year) and, of the other three, the smallest group is 204 pupils. This level of demand is broadly expected to continue, with ECC's latest forecasts suggesting less than 5% unfilled places from September 2026. As set out on page 32 of ECC's Developers' Guide to Infrastructure Contributions (revised 2020), it is recommended that school groups do not operate at 100% capacity so they can accommodate mid-year admissions and facilitate parental preference. Based on potential long-term need, the housing development south of Radwinter Road (UTT/13/3467) provides the option of land for a new primary school.

Based on the above information, a developer contribution of £1,045,908 index linked to Q1- 2020, is sought to mitigate its impact on local primary school provision. This equates to £20,508 per place.

Secondary Education

A contribution toward secondary school places will not be required at this time.

Post 16 education

A contribution toward Post16 education is not required at this time. However, in accordance with the Essex County Council Developers' Guide to Infrastructure Contribution (Revised 2020), an Employment and Skills Plan (ESP) should be developed to set out how the developer will engage with and maximise local labour and skills opportunities.

School Transport

Having reviewed the proximity of the site to the nearest primary and /secondary schools, Essex County Council will not be seeking a school transport contribution at this time. However, the developer should ensure that safe direct walking and cycling.

Libraries

ECC may seek contributions to support the expansion of the library service to meet customer needs generated by residential developments of 20+ 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.

The suggested population increase brought about by the proposed development is expected to create additional usage of Saffron Walden library. A developer contribution of

£13,226 is therefore considered necessary to improve, enhance and extend the facilities and services provided. This equates to £77.80 per unit.

Monitoring Fees

In order to secure the delivery of the various infrastructure improvements and to meet the needs arising from development growth, ECC needs to monitor Section 106 planning obligations to ensure they are fully complied with on all matters. ECC has a resultant obligation to ensure the money is received and spent on those projects addressing the needs for which it was sought and secured. To carry out this work, ECC employs a staff resource and charges an administration/monitoring fee towards funding this requirement. The Monitoring Fee will be charged at a rate of £550 per obligation (financial and otherwise).

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 Colchester County Council (CCC) in securing obligations which will deliver against this crucial role in supporting employment and skills in the district.

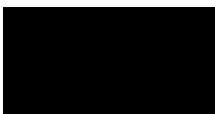
In the current economic climate and national skills shortage, ECC supports CCC Council in requiring developers to prepare an 'Employment and Skills Plan' (ESP) seeking to drive forward an increase in construction employability levels and workforce numbers. These plans will help to address negative perceptions of the sector and develop a strong future pipeline. This is referred to as the 'development phase'. ECC also supports CCC 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 CCC Council to consider the inclusion of other requirements, including financial contributions, to support appropriate employment and skills outcomes as a result of this development.

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 Early Years & Childcare, primary education and libraries.

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.

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

Yours faithfully

A black rectangular redaction box covering the signature of Anne Cook.

Anne Cook
Infrastructure Planning Officer

Telephone



E-mail

