

Essex County Council
Planning and Development
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████████████████████
The Planning Inspectorate
3J Kite Wing, Temple Quay House , 2 The Square
Bristol

BS1 6PN

Our ref: 53482

Date: 13/01/2023

Dear ██████████ Inspector

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

Thank you for providing details of the above planning application seeking planning permission for outline application for the erection of up to 170 dwellings with access from Thaxted Road with all other matters reserved.

Dwellings consisting of 170 X 2+bed Houses.

When estimating the number of children that a new housing development will generate, and that will require a school place (yield), ECC takes account of the number of houses and flats that are suitable to accommodate children. One-bedroom units and dwellings, such as student and elderly accommodation, are excluded from the calculation. A development of this size and housing mix 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

Early Years and Childcare

Saffron Walden Shire ward (postcode CB10 2UQ) and will create the need for an additional 15.3 childcare places. 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 15.3 new places is requested.

The demand generated by this development would create the need for 15.3 EY&C places. A developer contribution of £264,200 index linked to Q1 2020, would be sought to

mitigate its impact on the primary school 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, 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.

The demand generated by this development would create the need for 34 Primary School places. A developer contribution of £1,045,908 index linked to Q1 2020, would be sought to mitigate its impact on the primary school provision. This equates to £20,508 per place.

Secondary Education

There is no request for secondary school places from this development.

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, however, 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 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. 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.

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 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 EY&C, Primary School Education, and libraries, 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 refuse the application, ECC request 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 sincerely



Sarah Cutting
Infrastructure Planning Officer

Telephone



E-mail

