

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



Mr. G Baird, Inspector
The Planning Inspectorate
3J Kite Wing, Temple Quay House , 2 The Square
Bristol

Our ref: 54782
Your ref: S62A/22/0007
Date: 12/01/2023

BS1 6PN

Dear Mr. Baird, Inspector

**Henham Road (Land south of), Elsenham
Without Prejudice - UTT/22/90007**

Thank you for providing details of the above planning application seeking planning permission for residential development comprising 130 dwellings, together with a new vehicular access from Henham road, public open space, landscaping and associated highways, drainage and other infrastructure works (All matters reserved for subsequent approval apart from primary means of access, on land to the south of Henham road, Elsenham)

Dwellings consisting of 114 X 2+bed Houses and 16 x 1 bed Homes (Discounted)

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 10.26 Early Years and Childcare (EY&C) places; 34.20 primary school, and 22.80 secondary school Places

Early Years and Childcare

The proposed development is located within Elsenham & Henham ward (postcode CM22 6LG) and will create the need for an additional 10.26 childcare places.

According to latest available childcare sufficiency data, there are 9 early years and childcare providers within the ward. Overall, a total of 2 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).

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 10.26

new places is requested.

The demand generated by this development would create the need for 10.26 EY&C places. A developer contribution of £177,169.68 index linked to January 2020, would be sought to mitigate its impact on the primary school provision. This equates to £17,268 per place.

Primary Education

This development would sit within the Priority Admissions Area of Elsenham CE Primary School. The school increased their Published Admission Number from 30 to 60 pupils per year group for the 2021/22 academic year, following an expansion project commissioned by Essex County Council. This was in response to the level of housing development anticipated at the time. Despite doubling the school's capacity, according to the Autumn term census, they only have two unfilled places in Reception this year. Forecasts set out in the Essex School Organisation Services Ten Year Plan, suggest that demand for primary school places across the area (Uttlesford Group 3 - Stansted) will increase. By the middle of the Plan period less than 5% of Reception capacity is expected to remain unfilled, with a full cohort forecast for 2032/33.

The demand generated by this development would create the need for 34.20 Primary School places. A developer contribution of £590,565.60 index linked to January 2020, would be sought to mitigate its impact on the primary school provision. This equates to £17,268 per place.

Secondary Education

The Priority Admissions Area secondary school for this development would be Forest Hall, which has a Published Admissions Number of 132 places per year. The school currently has some unfilled capacity but, according to data provided by the Department for Education, the number of children for whom this is their nearest school is already far higher than the number of available places. Action has not, so far, been required due to parental preference. As permitted housing development in the area is completed, in particular in Bishop's Stortford, it is anticipated that Forest Hall will fill and need to expand. The latest forecasts and plans for the area are also set out in the Essex School Organisation Service's Ten-Year Plan.

The demand generated by this development would create the need for 22.80 Secondary School places. A developer contribution of £542,070 index linked to January 2020, would be sought to mitigate its impact on the primary school provision. This equates to £23,775 per place.

Post16 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 £10,114 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, Secondary 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

Claire Ellis
Infrastructure Planning Officer

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E-mail

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