

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: 48518

Date: 12/01/2023

Dear Sir or Madam

**Warish Hall Farm, Takeley**  
**Without Prejudice - UTT/22/3126**

Thank you for providing details of the above planning application seeking planning permission for residential development comprising 40 dwellings, including open space landscaping and associated infrastructure

Dwellings consisting of 37 X 2+bed Houses and 3 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 3.33 Early Years and Childcare (EY&C) places; 11.10 primary school, and 7.40 secondary school Places

**Early Years and Childcare**

The proposed development is located within Takeley ward (postcode CM22 6NZ) and will create the need for 3.33 additional childcare places.

According to latest available childcare sufficiency data, there are 14 early years and childcare providers within the ward. Overall a total of 35 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).

As there are sufficient places available in the area, a developers' contribution towards new childcare places will not be required for this application.

### Primary Education

This development would sit within the Priority Admissions Area of Takely Primary School. As there are sufficient places available in the area, a developers' contribution towards new primary school places will not be required for this application.

### 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 set out in the Essex School Organisation Service's Ten-Year Plan.

The demand generated by this development would create the need for 7.40 Secondary School places. A developer contribution of £175,935 index linked to January 2020, would be sought to mitigate its impact on the secondary 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, it is clear the secondary schools within the area are in excess of the statutory walking distance from the proposed development and therefore ECC is obliged to provide free transport to the school resulting in a long-term cost to ECC. The cost is estimated to be £5.30 per pupil per day for 190 days per year; a standard academic year. It is the practice of Essex County Council to seek costs for a 5 year period. Essex County Council will therefore be seeking a school transport contribution, For secondary school places only however, the developer should also ensure that safe direct walking and cycling routes to local primary schools are available.

The demand generated by this development would create the need for 7.40 Secondary School transport places. A developer contribution of £37,259 index linked to January 2023, would be sought to mitigate its impact on the Secondary school transport school provision.

### 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 £3,112 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 Secondary School Education, Secondary School transport 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 faithfully

Claire Ellis  
Infrastructure Planning Officer

Telephone

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E-mail

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