

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



The Planning Inspectorate
Environmental Services, Central Operations, Temple Q
Bristol

Our ref: 48518
Your ref: S62A/2023/0019
Date: 17/08/2023

BS1 6PN

Dear Sir or Madam

**Warish Hall Farm, Takeley
Without Prejudice - UTT/23/90019**

Thank you for providing details of the above S62A planning application proposing 96 residential dwellings consisting 9 X 1 Bed Houses (exempt) , 28 X 2 Bed Houses, 36 X 3 Bed Houses & 23 X 4+ Bed House.

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 some dwellings, such as student and elderly accommodation, are excluded from the education calculation.

With reference to the details above, a development of this size can be expected to generate the need for up to 7.83 Early Years and Childcare (EY&C) places; 26.10 Primary School places, and 17.40 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

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 Takley ward (postcode CM226NZ) and will create the need for an additional 7.83 childcare places.

According to latest available childcare sufficiency data, there are 14 early years and childcare providers within the ward. Overall, a total of 12 unfilled places were recorded, however there is a particular need for full day care provision in this area, with 103 children currently the waiting list for local nurseries.

The demand generated by this development would require a contribution towards the

creation of additional places. A developer contribution of £152,098.00 index linked to Q1-2023, is sought to mitigate its impact on local Early Years & Childcare provision. This equates to £19,425 per place.

Primary Education

Please refer to the attached previous pre application letter and planning statement regarding land/ site for primary Education, the obligations required by ECC and accepted by the developer are set out in the Heads of Terms, these should be included within a s106 in line with ECC's Developers' Guide.

The demand generated by this development would require a contribution towards the creation of additional places and or a new facility. A developer contribution of £506,993.00 index linked to Q1- 2023, is sought to mitigate its impact on local Primary School provision. This equates to £19,425 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 may 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 require a contribution towards the creation of additional places. A developer contribution of £464,876.00 index linked to Q1-2023, is sought to mitigate its impact on local Secondary School provision. This equates to £26,717 per place.

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 Contributions (Revised 2020), an Employment and Skills Plan (ESP) should be prepared 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 Secondary School, the distance is in excess of the statutory walking distance, therefore, Essex County Council will be seeking a School Transport contribution toward Secondary School Transport. The cost of providing this is £86,617.20 Index Linked to 2Q 2021, applying a cost per pupil of £5.24 for Secondary.

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 Great Dunmow library. A developer contribution of £7468.80 is therefore considered necessary to improve, enhance and extend the facilities and services provided and to expand the reach of the mobile library and outreach services. This equates to £77.80 per unit, index linked to April 2020.

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). On large developments the Monitoring Fee will be calculated using a bespoke approach.

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 and Secondary Education, Secondary School Transport, Primary Land (as per the planning statement) 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.

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

Samantha Blackwell
Infrastructure Planning Officer

Telephone

E-mail

