

Land known as Bull Field, Warish Hall Farm Consultation Response Document

Appendix C

ECC Infrastructure Officer comments on Warish Hall Farm Application (Ref. No. UTT/21/1987/FUL) Dated: 17/08/2021.



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



Uttlesford District Council
Council Offices London Road
Saffron Walden

CB11 4ER

Our ref: 48518
Your ref: UTT/21/1987/FUL
Date: 17/08/2021

Dear Sir or Madam

**Warish Hall Farm, Takeley
Without Prejudice - UTT/21/1987**

Thank you for providing details of the above planning application for up to 190 new homes. From the information I have received, I have assessed the application on the basis of 176 houses, with 14 one-bedroom houses excluded. A development of this size can be expected to generate the need for up to 15.84 Early Years and Childcare (EY&C) places; 52.80 primary school, and 35.20 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:

The proposed development is located within the Takeley ward. For Essex County Council to meet its statutory duties it must both facilitate sufficient places to meet free childcare entitlement demand and ensure a diverse range of provision so that different needs can be met. Although there is some EY&C capacity in the area, the data shows insufficient places to meet demand from this proposal. Additional places would be provided at an estimated cost-per-place of £17,268.00, index-linked to January 2020. A developer contribution of £273,525.12 is therefore being sought to mitigate the proposed development's impact on local EY&C provision.

Primary Education:

The land included as part of the application is noted, and it is likely to be required for future pupil place planning. An education land transfer, in the region of a hectare abutting the school site (from Bull Field) would be appropriate mitigation for this development. It is requested that the land offered meets the land suitability and compliance checks as requested in Essex County Council's Developers' Guide to Infrastructure Contributions.

Secondary Education:

With regards to secondary education needs, a project to provide sufficient capacity is proposed. Based on the demand generated by this proposal set out above, a developer

contribution of £836,880.00, index linked to January 2020, is sought to mitigate its impact on local secondary school provision. This equates to £23,775.00 per place.

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.

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 childcare, primary education, and secondary education. 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 turn down the application, I would be grateful if the lack of surplus childcare, primary and secondary education provision in the area to accommodate the proposed new homes can be noted as an additional reason for refusal, and 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

Elliott Moore
Infrastructure Planning Officer

