

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

## Appendix H

Letter from AC (ECC Infrastructure) to Weston Homes - Dated 12.04.23



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



Weston Homes Plc  
Weston Group Business Centre, Parsonage Road  
Takeley  
Essex  
CM226PU

Our ref: 48518  
Your ref: David Poole  
Date: 12/04/2023

Dear Sir or Madam

**Warish Hall Farm, Takeley  
Without Prejudice -**

WITHOUT PREJUDICE

Thank you for providing details of the proposed development on land at Warish Hall Farm, Takeley and for attending a virtual meeting on 2nd March 2023. Please accept my apologies for the delay in issuing this response.

You have requested pre app advice on the current and projected capacity of schools in the Takeley area and made reference to consultation comments made on recent application UTT/22/3126 and a Public Inquiry that took place last year relating to the wider area, (Appeal reference APP/C1570/W/22/3291524). The appeal was dismissed.

You advised of your proposal as set out on Dwg No.WH202\_10\_P\_20 Rev B Master Plan-General Arrangement and the proposed additional school land, measuring approximately 1ha, and outlined in red on said plan.

You made reference to the Statement of Common Ground with Essex County Council Infrastructure Planning, (Document WH202, dated May 2022) submitted in support of the Appeal referred to above, and ECC's request for land to facilitate the expansion of Roseacres Primary School.

As noted, Uttlesford's submitted draft Local Plan was withdrawn, and a new strategic plan for school places will need to be drawn up once a revised spatial strategy emerges. However, this does not prejudice ECC's advice and comments at this time.

As advised at the meeting, ECC would request the 1ha (approx.) area of land is provided to facilitate the expansion of Roseacres Primary School from 1fe to 2fe and to mitigate the demand generated by the proposed development. It is not known at this time when the land would be required, therefore, a standard 10year option period would be needed. Further discussion will be required to ensure this is captured in any proposed legal agreement.

ECC have no concerns relating to the proposed location of the education land. A Land Compliance Study (LCS) would be required (refer to The Essex County Council

Developers' Guide to Infrastructure Contributions, (Revised 2020)) to address requirements on site e.g. but not limited to, levels, utilities, contamination, vegetation; This should be submitted as part of the planning application, and, or, discussed with ECC Infrastructure Planning Team prior to submission. The LCS will be reviewed by ECC's Infrastructure Delivery Team and comments provided.

A vehicular entrance from the northern boundary of the additional land would be required to provide access for emergency and maintenance vehicles. An Education Site Access Plan is to be agreed in writing with ECC and should ensure there are no ransom strips that would prevent access to the additional land; access should be from publicly maintainable highways / adopted roads with no encumbrances for maintenance etc.

Reference was made to financial contributions. Please be advised that there has not been any detailed discussion with the Early Years & Childcare, Post 16 or Special Educational Needs teams, or libraries, in relation to this response.

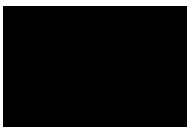
The additional land, and associated land transfer to ECC, is considered to mitigate the requirement for a financial contribution towards primary education. However, a contribution toward secondary education, and possibly secondary school transport, will be required.

Please note that The Essex County Council Developers' Guide to Infrastructure Contributions is being reviewed and updated and is currently subject to consultation. The current version can be found on the following link:

Developers Guide Infrastructure Contributions (PDF, 2.98MB)

I trust this information is of assistance. Should you require any further discussion please do not hesitate to contact me.

Yours faithfully



Anne Cook  
Infrastructure Planning Officer

Telephone



E-mail

