

# Land known as Bull Field

## Redetermination – Addendum Report

Appendix L - Education Statement of Common Ground from the Appeal Ref.  
APP/C1560/W/22/3291524

Weston  
Homes

A large, stylized graphic in the bottom right corner of the page, consisting of two overlapping, rounded, leaf-like shapes in a bright cyan color, forming a symmetrical, four-pointed star or flower-like pattern.

## Land at Warish Hall Farm, Takeley

Appeal Ref. APP/C1570/W/22/3291524

# Statement of Common Ground with Essex County Council Infrastructure Planning

Statement of Common Ground with Essex County Council  
Infrastructure Planning relating to primary school place provision in  
support of the Appeal relating to the Land at Warish Hall Farm,  
Takeley (Appeal Ref. APP/C1570/W/22/3291524).

Version 2



## Contents

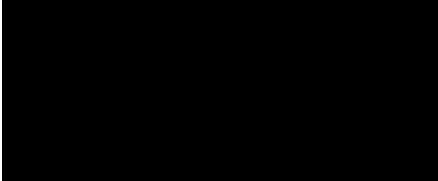
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## Document History

Date	Version	Author	Revision/ Notes
28.04.21	1	J.Spencer	
09.05.22	1.1	D.Poole	
11.05.22	1.2	D.Poole	Following comments from ECC
16.05.22	2	D.Poole	Final Comments

## Agreement to Education Common Ground

nd has been prepared jointly and agreed by:



**Position: Senior Planning Manager**

**On behalf of the Appellant**

Signed: E. Moore **E. Moore**

**Dated: 16/05/2022**

**Position:**

**Essex County Council Infrastructure Planning Officer**

## 1. Introduction

- 1.1. This Statement of Common Ground (SoCG) has been agreed between Weston Homes and Essex Country Council's (ECC) Infrastructure Planning team on behalf of ECC.
- 1.2. The planning application (Ref. No. UTT/21/1987/FUL), was validated on 17<sup>th</sup> June 2021, and refused permission in December 2021. It is now the subject of an Appeal (PINS Ref. APP/C/1570/W/22/3291524) and is henceforth referred to as "the development".
- 1.3. The development relates to the proposed residential-led development, comprising 188 dwellings on Land at Warish Hall Farm, Smiths Green, Takeley, henceforth referred to as "the Site".
- 1.4. Pre-application discussions were held with ECC regarding the likely infrastructure needs between Infrastructure Planning Officer on 17<sup>th</sup> March 2021, and with School Place Planning Manager 6<sup>th</sup> April 2021. On 12<sup>th</sup> May 2021 a subsequent discussion was set up by ECC to explain the proposals to the Learning Partnership Trust, who are responsible for the running of Roseacres Primary School. This was also attended by ECC's School Organisation Officer for West Essex.
- 1.5. This SoCG sets out the current requirement for school places in the local area and the benefit that the development comprises in providing space within the site for the future expansion of Roseacres Primary School, in order to meet the demand of increased needs of pupils within Takeley in addition those generated by the appeal scheme.

## 2. Position on education demand

- 2.1. During the application process, Infrastructure Planning commented on the application setting out their position on the demand for School Places which would be generated by the development. A copy of the comments received from Infrastructure Planning can be found at **Appendix A**.
- 2.2. As set out in Infrastructure Planning's comments, the following forecasted pupil spaces will be generated by a development of the size of the proposed application scheme:
  - 15.85 Early Years and Childcare Spaces;
  - 52.80 Primary School Spaces; and
  - 35.20 Secondary School Spaces.
- 2.3. Within their comments, Infrastructure Planning set out that in order to meet the demand generated by the proposed development, the following contributions would be required:
  - Early Years and Childcare - £273.525.12 (index linked to January 2020 costs);
  - Primary Education - One hectare of suitable land for Roseacres Primary; and,

- Secondary Education - £836,880.00 (index linked to January 2020 costs).
- 2.4. The Appellant has agreed that contributions set out in the comments from ECC Infrastructure Planning are CIL reg 122 compliant and will be secured within the Section 106 Legal Agreement/Unilateral Undertaking relating to the development.
- 2.5. Current and forecast school demand for school places is set out in the **Essex School Organisation Service's Ten Year Plan (2022-2031)**. See Uttlesford Primary School Group 8 (Takeley) and Secondary School Group 2 (Forest Hall).

**Need for inclusion of school land within the site.**

- 2.6. With regards to the demand for primary school places, Infrastructure Planning noted and requested the land which is included as part of the development for the provision of a future extension to Roseacres Primary School and that this can facilitate the school's expansion to 2 Form Entry (2FE) from 1 Form Entry (1FE). As set out in section 5.2.4 of ECC's Developers' Guide, it should be noted that when considering a new school a 2FE facility is the preferred model.
- 2.7. Infrastructure Planning confirmed that the provision of this land appropriately mitigates the demand generated by this development and no financial contribution for this age group is required. It is agreed that the land will be fenced and transferred in a suitable condition for a nominal sum (£1).
- 2.8. Infrastructure Planning noted that it is likely that this land will be required to meet the long-term need for primary school places in Takeley and securing it through this development therefore represents good practice in terms of pupil place planning.
- 2.9. As well as the pupils from the development, the longer term need for primary school expansion will be driven by and will facilitate other development in the vicinity of Takeley. This includes:

Planning Permission	No. of dwellings	Expected Primary Pupil Yield
Land west of Parsonage Road	110	33
Land East of Parsonage Road	88	26.40
Land West of Garnetts	155	46.50
Others with Planning Permission comprising 61 dwellings set out in Figure 1	61	15.45
<b>Total</b>	<b>414</b>	<b>121.35</b>

2.10. The provision of 1ha of land for the future extension of Roseacres Primary School is therefore supported by Essex County Council and it is agreed that safeguarding it for education use forms a significant benefit of the proposed development.

LPA Ref	Site Name	Total Homes	Expected Primary Pupils
UTT/17/1852	Coppice Close / Dunmow Road (Land Adjacent)	20	5.4
UTT/20/0386/FUL	Remarc, Dunmow Road	8	1.2
UTT/20/223	The Cottage	6	1.2
UTT/21/1769	Peckers Farm	4	1.2
UTT/21/507	Tandans	4	1.2
UTT/21/1410	Thornton Road (Koumala)	4	0.9
UTT/19/904	The White House (Land West Of)	3	0.9
UTT/21/1577	Dunmow Road (land south of)	2	0.6
UTT/21/1595	Hope End Nursery/Canfield Nursery	2	0.6
UTT/21/2825	The Chase (Site Rear Of)	2	0.6
UTT/21/2802	Griffen Farm	1	0.15
UTT/21/1295	Old School House	1	0.3
UTT/21/951	Prospect House	1	0.3
UTT/21/2793	Rear of Beresford	1	0.3
UTT/21/2077	Sheering Hall (Land West Of)	1	0.3
UTT/21/2340	Silverthorn	1	0.3
<b>TOTAL</b>		<b>61</b>	<b>15.45</b>

**Figure 1 - List of committed schemes permitted in the Takeley School Planning Area**

#### **Appendix A - ECC Infrastructure Planning - Consultation Comment**

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



Uttlesford District Council  
Council Offices London Road  
Saffron Walden

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

CB11 4ER

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

[Redacted signature]

[Redacted contact information]