

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: 48984
Your ref: UTT/21/2509/OP
Date: 15/12/2021

Dear Sir or Madam

**Land South Of (East Of Griffin Place) Radwinter Road Swards End, Saffron Walden
Without Prejudice - UTT/21/2509**

Thank you for providing details of the above planning. From the information I have received, a development of this size can be expected to generate the need for up to 18.18 Early Years and Childcare (EY&C) places; 60.60 primary school, and 40.40 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:

The proposed development is located within the Saffron Walden Shire Ward. According to Essex County Council's childcare sufficiency data, a total of zero unfilled places were recorded. For Essex County Council to meet its statutory duties it must both facilitate sufficient places to meet free childcare entitlement demand and also ensure a diverse range of provision so that different needs can be met. The data shows insufficient places to meet demand from this proposal.

An additional 18.18 places would be provided at an estimated total cost of £313,932.24 at January 2020 prices. This equates to £17,268.00 per place and so, based on the demand generated by this proposal as set out above, a developer contribution of £313,932.24, index linked to January 2020, is sought to mitigate its impact on local EY&C provision.

Primary Education:

This development would sit within the priority Admission area of RA Butler Infant and Junior School, which have a Published Admission Number of 90 pupils per year. As at the last schools census in October, they had a combined number on roll of 636 pupils. Forecasts for the Saffron Walden area (Uttlesford Group 2), set out in the Essex School Organisation Service's 10 Year Plan, suggest growing demand for places over the period. It is anticipated that a new school may be required to serve the town long term and a land option to facilitate this has been secured through s106 agreements.

The estimated cost of the project is £1,046,440.80 at January 2020 costs. This equates to

£17,268.00 per place and so, based on the demand generated by this proposal as set out above, a developer contribution of £1,046,440.80, index linked to January 2020, is sought to mitigate its impact on local primary school provision.

Secondary Education:

A developer contribution is not sought to mitigate this proposal's impact on local secondary school provision.

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.

Libraries:

Essex County Council 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.

In this case the suggested population increase brought about by the proposed development is expected to create additional library usage. In accordance with the Essex County Council Developers' Guide to Infrastructure Contributions (Revised 2020), a contribution is therefore considered necessary to improve, enhance and extend facilities and services provided, at a cost of £244.92 and £77.80 per unit, respectively. Improvements could include, but is not limited to, additional facilities, additional furniture, provision of learning equipment / play equipment for younger children, improved access, external works such as parking and bike racks and IT.

In this case, and taking the above into account, it is calculated that a contribution of £57,066.36 or £18,127.40 is requested and should be included in any Section 106 Agreement should the Council be minded to grant permission.

In view of the above, I request on behalf of Essex County Council that any permission for this development is granted subject to a section 106 agreement to mitigate its impact on childcare, primary education and libraries. Our standard formula s106 agreement clauses that ensure the contribution would be 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 education and library 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

