

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



Castle Point Borough Council
Kiln Road, Thundersley
Benfleet
Essex

Our ref: 5533

Date: 04/08/2021

Dear Sir or Madam

Manor Road Trading Estate, Benfleet
Without Prejudice CPT/21/532

Thank you for sending me details of the outline planning permission Outline Planning Application comprising of 68 Residential Units, Three Class E (Commercial, Business and Service) Units, One B2 (General Industrial) Unit and Two B8 (Storage and Distribution) Units with Associated Access, Parking, Amenity Space, Strategic Landscaping and Noise Attenuation. Restoration and Improvement of Existing Estate Roads and Infrastructure. From the information I have received, I have assessed the application on the basis, of 57 qualifying units, houses being 2 or more bedrooms.

A development of this size can be expected to generate the need for up to 5.1 early years & childcare places, 17.1 primary school places and 11.4 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 St Peters Ward and will create the need for an additional 5.1 childcare places. According to latest available childcare sufficiency data, there are 6 early years and childcare providers within the ward. Overall a total of 33 unfilled places were recorded.

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. 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 19 with additional needs).

As there are sufficient places available in the area, a developers' contribution towards new childcare places will not be required for this application.

Primary Education

This development is adjacent to Robert Drake Primary School and care must be taken when designing the scheme to minimise and mitigate any impacts on the school, or its

pupils, including: noise, air quality, visual intrusion, highway safety and active travel. The school has a Published Admission Number of 45 places per year. At the last schools census in January, they were full in every year group with a total of 316 pupils on roll. This is likely to remain the case and they are already operating a waiting list for September 2021 admission. Looking at the wider area (Castle Point Primary Group 2 - Thundersley & Benfleet): forecasts, set out in the Essex School Organisation Service's Ten Year Plan 2021-2030, suggest that additional capacity will be required towards the middle of the period covered.

An additional 17.1 primary places would be provided at an estimated total cost of £295,283 at January 2020 prices. This equates to £17,268 per place and so, based on demand generated by this proposal set out above, a developer contribution of £295,283 index linked to January 2020, is sought to mitigate its impact on local primary school provision.

In addition to the above, there is concern as the site borders Robert Drake Primary School and the access cuts into the footway and lay-by in front of the school. If there is an opportunity to improve the footways in front of the school or get a crossing, this would be welcomed. Contact should be made with Strategic Development at Essex County Council to approve a suitable highway scheme.

Secondary Education

There is currently sufficient secondary capacity to accommodate additional pupils from this development.

Libraries

In this case the suggested population increase brought about by the proposed development is expected to create additional usage of the local library. In accordance with the Essex County Council Developers' Guide to Infrastructure Contribution (Revised 2020), a contribution is therefore considered necessary to improve, enhance and extend the facilities and services provided at the nearest library at a cost of £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 £4,434.60 is requested towards local library enhancements.

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 Primary school places 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 turn down the application, I would be grateful if the lack of surplus Primary school places and library facilities 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

S J Cutting

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