

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



Castle Point Borough Council
Kiln Road, Thundersley
Benfleet
Essex

Our ref: 52201

Date: 03/02/2022

Dear Sir or Madam

Hart Road (248) (Land Rear Of), Benfleet
Without Prejudice CPT/21/1137

Thank you for sending me details of the Full planning permission to demolish existing building and stables and construct 46 No. affordable dwellings including open space, play space, landscaping and associated access, Infrastructure and parking arrangements. From the information I have received, I have assessed the application on the basis, of 45 qualifying houses being 2 or more bedrooms.

A development of this size can be expected to generate the need for up to 4 early years & childcare places, 13.5 primary school places and 9 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 Cedar Hall Ward. According to Essex County Council's latest childcare sufficiency data, there are 5 providers of early years and childcare in the area. There is currently capacity to accommodate children generated by this proposal.

Therefore, we will not be requesting an EY&C contribution on this occasion.

Primary Education

This development would sit within the priority admissions area of Thundersley Primary School, which has a published admission number of 60 pupils per year. As at the last school census in October, the school was at or close to capacity in all years groups. The total on roll was 455 pupils, which included 'bulge' cohorts in Year Three and Year Six. Early data for 2022 admission suggest that the school will again be full in Reception in September. Looking at the wider Thundersley/Benfleet area (Castle Point Group 2), forecasts set out in the Essex School Organisation Service's 10 Year Plan show growing demand of primary school places, with a potential need for up to 32 additional places. In recognition of this potential shortfall in capacity, Castle Point's emerging Local Plan

includes the allocation of land for a new primary school to serve the area (policy HO9 para 2di).

An additional 13.5 places would be provided at an estimated total cost of £233,118 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 £233,118 index linked to Q1 (January 2020), is sought to mitigate its impact on local primary provision.

Secondary Education

We will not be requesting a secondary school contribution on this occasion.

Libraries

Based on 35 dwellings, and 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 at the nearest local Library, to this development 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 £3,501 is requested towards local library enhancements.

Employment and skills

Both Central and Local Government have a crucial role to play in identifying opportunities to maximise employment, apprenticeships, and to invest in skills to realise personal and economic aspirations.

ECC has a role to play in supporting Local Planning Authorities and helping to ensure that the development industry has the necessary skills to build the homes and communities the county needs. ECC supports Castle Point District Council in securing obligations which will deliver against this crucial role in supporting employment and skills in the district.

In the current economic climate and national skills shortage, ECC supports Braintree District Council in requiring developers to prepare an 'Employment and Skills Plan' (ESP) seeking to drive forward an increase in construction employability levels and workforce numbers. These plans will help to address negative perceptions of the sector and develop a strong future pipeline. This is referred to as the 'development phase'.

ECC also supports Castle Point District Council in requiring landowners to produce an ESP for commercial developments, to enable wider employment opportunities for those requiring additional support to enter the job market. This is referred to as the 'end-use phase'. Additionally, ECC encourages Castle Point District Council to consider the inclusion of other requirements, including financial contributions, to support appropriate employment and skills outcomes as a result of this application.

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 places and library enhancements. 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 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

A handwritten signature in black ink, reading 'S J Cutting'.

Sarah Cutting
Infrastructure Planning Officer

Telephone	033301 36795
E-mail	sarah.cutting@essex.gov.uk