

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



Castle Point Borough Council

Our ref: 5085

Date: 03/04/2023

Dear Sir or Madam

**Claydon's Farm (Land east of Rayleigh Road), Thundersley
Without Prejudice - CPT/23/85**

Thank you for providing details of the above outline planning application for the development of up to 455 new homes, a new multi-use community hall, land for the provision of a healthcare facility, land for a stand-alone early years and childcare nursery, new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.

As the unit size and mix has not been advised, I have assumed they will all be houses of 2 or more bedrooms.

When estimating the number of children that a new housing development will generate, and that will require a school place (yield), ECC takes account of the number of houses and flats that are suitable to accommodate children. One-bedroom units and some dwellings, such as student and elderly accommodation, are excluded from the education calculation.

With reference to the details above, a development of this size can be expected to generate the need for up to 40.9 Early Years and Childcare (EY&C) places; 136.5 Primary School places, and 91 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

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 and parental choice. 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 up to 19 with additional needs).

The proposed development is located within According to latest available childcare

sufficiency data, there are 5 early years and childcare providers within the ward. Overall, a total of 2 unfilled places were recorded for this ward.

The data shows that there is insufficient provision to meet the additional demand created by this development. It is therefore proposed that a new facility is required within a 3-mile radius and therefore we request a suitable piece of land (minimum 0.13 hectare) and a financial contribution to facilitate a new 30 place early years and childcare provision and additional contribution for remaining places.

The demand generated by this development would require a contribution towards the creation of additional places. A developer contribution of £839,803 index linked to [Q1-2020], is sought to mitigate its impact on local Early Years & Childcare provision. This equates to [£20,508] per place.

Primary Education

This development would fall within the Priority Admission Area of Thundersley Primary School, which has a Published Admission Number of 60 pupils per year. As at the census in October, the school had 443 pupils on role. This number includes a 'bulge' group of 87 pupils in Year 4. Although there are fluctuations in demand, which means there is pressure in some years, there is generally a suitable balance in the area between capacity and the number of children for whom this is their closest school. A development of around 455 homes would likely alter that balance. Looking at the wider area, forecasts set out in the Essex School Organisation Service's Ten-Year Plan suggest that there may be a need for additional capacity in the Thundersley, Benfleet and Hadleigh areas during the second half of the Plan period. The outcome of this application and greater clarity over Castle Point's new Local Plan will be key determinants in crystalising ECC's response to pressure on school places.

A developer contribution of £2,357,087 index linked to Q1- 2020, is sought to mitigate its impact on local Primary School provision. This equates to £17,268 per place.

Secondary Education

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

Post 16 education

A contribution toward Post16 education is not required at this time. However, in accordance with the Essex County Council Developers' Guide to Infrastructure Contributions (Revised 2020), an Employment and Skills Plan (ESP) should be developed to set out how the developer will engage with and maximise local labour and skills opportunities.

School Transport

Having reviewed the proximity of the site to the nearest Primary and Secondary school, Essex County Council will not be seeking a School Transport contribution at this time. However, the developer should ensure that safe direct walking and cycling routes to local Primary and Secondary Schools are available.

Libraries

ECC 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.

The suggested population increase brought about by the proposed development is expected to create additional usage of Hadleigh Library which is approx. 2 miles away from this development. A developer contribution of £35,399 is therefore considered necessary to improve, enhance and extend the facilities and services provided. This equates to £77.80 per unit, index linked to April 2020.

Monitoring Fees

In order to secure the delivery of the various infrastructure improvements and to meet the needs arising from development growth, ECC needs to monitor Section 106 planning obligations to ensure they are fully complied with on all matters. ECC has a resultant obligation to ensure the money is received and spent on those projects addressing the needs for which it was sought and secured. To carry out this work, ECC employs a staff resource and charges an administration/monitoring fee towards funding this requirement. The Monitoring Fee will be charged at a rate of £550 per obligation (financial and otherwise). On large developments the Monitoring Fee will be calculated using a bespoke approach.

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 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 Castle Point 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 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 Council to consider the inclusion of other requirements, including financial contributions, to support appropriate employment and skills outcomes as a result of this development.

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 EY&C, Primary Education 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 refuse the application, ECC request 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



Debs Hadley
Infrastructure Planning Officer

Telephone
E-mail

