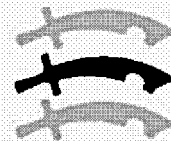


Essex County Council
Planning and Development
CG05, County Hall
Chelmsford
Essex CM1 1QH



Essex County Council

Epping Forest District Council
Civic Offices, High Street
Epping
Essex
CM16 4BZ

Our ref: 36791
Your ref: Marie-Claire Tovey
Date: 09/03/2020

Dear Sir or Madam

**Epping Forest College - Playing Field Site, Loughton
Without Prejudice - EPF/20/379**

Thank you for providing details of the above detailed planning application for up to 285 new homes. From the information I have received, I have assessed the application on 91 x 1bed homes (exempt), and 194 x 2+ bed homes. Based on this information I have calculated that a development of this size can be expected to generate the need for up to 17.46 Early Years and Childcare (EY&C) places; 58.2 primary school, and 38.8 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 Mary's ward within the Epping Forest District. According to latest available childcare sufficiency data, there are 8 early years and childcare providers within the ward, 5 of which are childminders and 3 are pre-school providers. Overall a total of 0 unfilled places were recorded and currently there are no childcare vacancies.

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). Although there is some EY&C capacity in the area, the data shows insufficient provision to meet the additional demand created by this development. It is thereby proposed that a contribution towards additional new places is requested.

Based on demand generated by this proposal set out above, a developer contribution of £304,188.00, index linked to April 2019, is sought to mitigate its impact on local primary school provision. This equates to £17,422.00 per place.

Primary Education

This proposed development is not considered to attract an education contribution in

relation to primary education needs at this time.

Secondary Education

With regards to secondary education needs, this proposed development sits within the Priority Admissions Area of Debden Park High School which has an annual Admission Number of 180. Due to demand, the school admitted slightly over this number in September and, as of October 2019, was at or close to capacity in all other year groups. Data that Essex County Council receives from the NHS, of GP registrations, shows that there are more than 180 children living in the area in each future cohort. Looking at the wider Loughton area forecasts, set out in the Essex School Organisation Service's 'Ten Year Plan' to meet demand for school places, suggest increasing demand with a potential need for additional places.

A developer contribution of £900,703.00, Index Linked to April 2019, is therefore sought to mitigate the impact on local secondary school provision. This equates to £23,214.00 per place.

School Transport

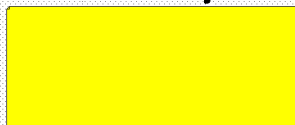
Having reviewed the proximity of the site to the nearest secondary school, Essex County Council will not be seeking a transport contribution, however, the developer should ensure that safe direct walking and cycling routes to local schools are available.

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 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 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



Anne Cook
Infrastructure Planning Officer

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