

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



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

Our ref: 47879  
Your ref: Marie-Claire Tovey  
Date: 09/04/2021

Dear Sir or Madam

**High Road (177) (Former Volvo Showroom), Chigwell  
Without Prejudice - EPF/20/2868**

Thank you for providing revised details of the above outline planning application for 33 new homes. The proposed mix consists of 7 x 1bed units (exempt) and 26 x 2bed units. Based on this information I have calculated that a development of this size can be expected to generate the need for up to 1.17 Early Years and Childcare (EY&C) places; 3.9 primary school, and 2.6 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 the Chigwell village ward and according to latest available childcare sufficiency data, there is 1 pre school and 1 childminder, none of which have any vacancies. Therefore a developers' contribution towards new childcare places will be required for this application.

The demand generated by this development would require increased capacity to support childcare. A developer contribution of £20,204 index linked to Q1-2020, is sought to mitigate its impact on local primary school provision. This equates to £17,268 per place.

**Primary Education**

The nearest primary school to this development would be Chigwell Primary. The school offers up to 30 Key Stage One and 45 Key Stage Two places per year. The school has one unfilled Reception place this academic year (October 2020 Census). Forecasts based on the wider Chigwell / Lambourne area (Epping Primary Group 5) suggest that some additional places could be required next September and that there will be a

sustained need from 2024/25. The Essex School Organisation Service's '10 Year Plan' also suggests that additional Key Stage Two capacity will be required for the 2023/24 academic year.

The demand generated by this development would be in addition to this demand. In accordance with the Essex County Council Developers' Guide to Infrastructure Contributions (Revised 2020), a developer contribution of £67,345 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

A contribution toward secondary education will not be requested at this time as current forecasts suggest sufficient capacity in the area to accommodate demand for school places from a development of the size and type proposed.

#### School Transport

Having reviewed the proximity of the site to the nearest primary/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.

In this case the suggested population increase brought about by the proposed development is expected to create additional usage of Chigwell Library. In accordance with the Essex County Council Developers' Guide to Infrastructure Contribution (Revised 2020), a contribution is therefore considered necessary to improve and enhance the facilities and services provided, at a cost of £77.80 per unit. 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 £2,567.40 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 if planning permission for this development is granted it should be subject to a section 106 agreement to mitigate its impact on Early Years & Childcare, 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 turn down the application, I would be grateful if the lack of

surplus Early Years & 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

Anne Cook  
Infrastructure Planning Officer

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