

Essex County Council  
Economic Growth and Development  
E3, County Hall  
Chelmsford  
Essex CM1 1QH



Ms. M Shoesmith  
Uttlesford District Council  
Old Hospital Building, London Road  
Saffron Walden  
Essex CB11 4ER

Our ref: 22326

Date: 09/07/2015

Dear Ms. Shoesmith

**Lime Avenue (Land West Of), Saffron Walden  
Without Prejudice - UTT/15/2008**

Thank you for sending me details of the above application for 36 dwellings. I understand that 2 units will be one bedroom flats, 10 units will be two bedroom flats, 9 units will be two bedroom houses and 15 units will be three bedroom houses.

It is anticipated that this proposed development would generate a requirement for up to 3 early years and childcare places, 9 primary and 6 secondary school places.

According to the latest information available to Essex County Council, providers in the Saffron Walden Ward are currently operating at over 80% capacity, with limited vacancies. The neighbouring ward are also currently over 80% capacity. It is evident that the proposed development would create an additional need for early years and childcare places in the ward. Prior to the implementation of the revised Community Infrastructure Levy Regulations on the 6th April 2015 the County Council would have sought a developer contribution from this proposed development for additional early years and childcare places.

Prior to the implementation of the revised Regulations now restrict the pooling of contributions for a specific item of infrastructure, such as the expansion of a school, to contributions from five separate planning obligations. Under these changed circumstances the County Council has decided not to request a contribution for early years and childcare from this proposed development.

This proposed development is located within the Uttlesford primary forecast planning group 2 (Saffron Walden). The forecast planning group has an overall capacity of 1,355 places. The Uttlesford primary forecast planning group 2 is forecast to have a deficit of 140 places by the school year 2018-19. A contribution for additional primary school places should, therefore, be requested.

This proposed development is located within the Uttlesford secondary forecast planning group 3 (Newport/ Saffron Walden). The forecast planning group has an overall capacity of 3,002 places. The Uttlesford secondary forecast planning group 3 is forecast to have a deficit of 112 places by the school year 2018-19.

Prior to the implementation of the revised Community Infrastructure Levy Regulations on the 6th April 2015 the County Council would have sought a developer contribution from this proposed development for additional secondary school places. However, the implementation of the revised Regulations now restrict the pooling of contributions for a specific item of infrastructure, such as the expansion of a school, to contributions from five separate planning obligations. Under these changed circumstances the County Council has decided not to request a contribution for the provision of additional secondary school places from this proposed development.

In view of the above I request on behalf of Essex County Council that any permission for this development is granted subject to a section 106 agreement to mitigate its impact on education. The formula for calculating education contributions is outlined in our Developers' Guide to Infrastructure Contributions, 2010 Edition. Our standard s106 agreement clauses that give effect to this formula are stated in our Education Contributions Supplement, published in July 2010. Should the final development result in the suggested unit mix the following contribution would be payable;

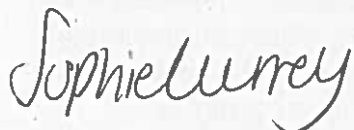
The primary education contribution for the planned expansions of RA Butler Infant and Junior School would be £105,896.00.

This amount would be index linked to April 2015 costs.

If your council were minded to turn down the application, I would be grateful if **the lack of education provision in the area 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.

May I take this opportunity to thank you for your kind assistance in this matter.

Yours sincerely



Sophie Currey  
Infrastructure Planning Officer

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