

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



Mr. Y Cheung  
Maldon District Council  
Princes Road  
Maldon  
Essex CM9 5DL

Our ref: 21302

Date: 24/05/2016

Dear Mr. Cheung

**Latchingdon Bowls Club (Land North of), Latchingdon  
Without Prejudice MAL/16/299**

Thank you for providing details of the above full planning application for up to 41 new homes. From the information I have received, I have assessed the application on the basis of 36 houses and 5 discounted 1 bed flats, a development of this size can be expected to generate the need for up to 3.24 Early Years and Childcare (EY&C) places; 10.80 primary school, and 7.20 secondary school places.

The proposed development is located within the Althorne Ward. According to Essex County Council's childcare sufficiency data, published in January 2016 there are 4 providers of early years and childcare in the area. Of these 1 is a full day care nursery; 2 are sessional pre-school and 1 child-minder. Overall a total of 8 unfilled places were recorded for 2 year olds and 52 unfilled places were recorded for 3 and 4 year olds. For Essex County Council to meet its statutory duties it must both facilitate sufficient places to meet free childcare entitlement demand and also ensure a diverse range of provision so that different needs can be met. As there are sufficient places available a developer's contribution towards new childcare places will not be required for this application at this point in time.

This proposed development is located within the priority admissions area of Latchingdon Primary School which is part of the Maldon Group 4 Primary Forecast Group set out in Essex County Council's document 'Commissioning School Places in Essex'. The school has a capacity of 175 places. The school is forecast to have a surplus of 61 places by the school year 2019-20. No contribution for additional primary school places will, therefore, be requested.

With regards to secondary education needs, this proposed development is located within the priority admissions area of Ormiston Rivers Academy which is, for the purposes of forecasting part of the Maldon Secondary Group 1 (set out in 'Commissioning School Places in Essex'). The Academy has a capacity of 1,050 places. The school is forecast to have a deficit of 19 places by the school year 2019-20. 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. This is because the scale of this development is relatively small and the impact on pupil places is limited. Seeking contributions from a number of small developments might, in the future, preclude the County Council from seeking a contribution from a larger development, should there already be 5 contributions allocated to a particular project to add school places in the area.

Having reviewed the proximity of the site to the nearest schools, Essex County Council will be seeking a secondary school transport contribution, and would ask that safe direct walking and cycling routes to local EY&C facilities and primary schools are available.

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 school transport. Our standard formula s106 agreement clauses that ensure the contribution would be 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 school transport 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



Claire Ellis  
Infrastructure Planning Officer

Telephone 033301 36794  
E-mail [claire.ellis2@essex.gov.uk](mailto:claire.ellis2@essex.gov.uk)