

**ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE**

**4 March 2025**

**Item 6 - 23/01583/FUL & 23/01583/OUT**

Further correspondence has been received from Essex County Council (Head of Planning & Sustainable Development) seeking further clarification on the Land Compliance Study and also seeking amendments to the Committee report, specifically the Legal Obligations section after 6.44. See attachment.

**Council response**

- The matters raised in relation to the Land Compliance Study are considered to be clarification points only. The application is substantively in outline whereby the details of the school and its surroundings are not detailed. The detail will be considered as part of reserved matters applications.
- The request for three access points into the school and a pedestrian only access is noted, but this is a detail for reserved matters. The outline scheme does not prohibit such.
- The requests for amendments to the Education contributions are not agreed to be included – the note for indexation is not necessary; primary school transport contributions are not deemed necessary where walking/cycling routes are included; the reference to the ECC Developers Guide 2024 is not necessary for the report; comments on the public realm in front of the school are noted but that element is not bound by an outline permission; a viability mechanism for Special Educational Need (SEND) contributions is not agreed as the site is for less than 1,000 dwellings and the application has been subject to a viability review
- The request for 'Education and Skills Plan and associated monitoring' is agreed and can be included as an addition to the report following agreement by the applicant
- The request for financial contributions for Library provision is a CIL matter and not for inclusion in the S106

Essex County Council  
County Planning  
County Hall  
Chelmsford  
Essex  
CM1 1QH



**Sent by email**

Matthew Perry  
Principal Planning Officer  
Chelmsford City Council

Date: 3/03/2025

Dear Mr. Perry,

Thank you for notifying us of the intention to determine the Great Leigh's application (application number: 23/01583/FUL & 23/01583/OUT) at the Chelmsford City Council Planning Committee on 4<sup>th</sup> March 2025.

I have reviewed the committee report in the light of the response raised in our previous correspondence and would like to request some amendments be made in relation to education and community requirements and these be reported to the Planning Committee.

I would like to request that Essex County Councils response is included in full as an appendix, and also the inclusion of an additional appendix to the report, and to include the response from ECC regarding the requirements of the school site as per the email dated 9<sup>th</sup> July 2024 which is attached to this email and relevant extract provided below:

**Great Leighs 7A (23/01583/FUL & 23/01583/OUT)**

**Land Compliance Study specific feedback**

- 1. The landscape plan in the document is not the latest plan.*
- 2. The site suitability checklist should have the tree and hedgerow as 'will meet' as the document states they are to be removed*
- 3. Appendix B does not cover the whole of the school site. What are the levels between the school and the neighbourhood centre land?*
- 4. Archaeological – is there anything on the school site? Assume not however can this be updated to state this to make it clear.*
- 5. Noise modelling – I know this has been discussed however for clarity an extract of the model showing it meets the requirements, with the housing in place, is to be inserted.*
- 6. Ecology – noting there are species of interest on the site and noting the document states 'is deliverable from this perspective'. This may need to be further detailed in the S106 relating to these and timescales etc, so it does not impact the school construction programme if works need to take place in certain seasons / times of year.*

The purpose of appending this information to the committee report is to ensure that ECC's requirements in relation to the education site are fully recorded to support future discussions at the reserved matters stage.

Secondly, we would like to request **minor amendments be made to the report** to support ongoing negotiations on the S106 agreement.

Our requested amendments in this respect span across three areas – Transport Infrastructure, Education, and other matters.

The additional comments requested are detailed in red below, to be incorporated into the Legal Obligations section of the report, after paragraph 6.44.

#### Transport/Infrastructure

- Improvements to Dog & Partridge underpass
- Implementation of crossings to Main Road
- Bus stop improvements along Main Road
- Improvement works to School Lane
- Improvements to London Road
- Improvement works to Chase Side Bridge
- Implementation of crossing of A131
- Financial contribution towards passenger transport
- Provision of three access points to the school site including a pedestrian only access from traffic free public realm (as per The Essex County Council Developers' Guide to Infrastructure Contributions).

**Note:** This is necessary to ensure that the access points to the school are provided by the relevant developer at the appropriate time, to enable the progression of the school development.

#### Education

- The figures provided by Essex County Council, are based on up to 750 dwellings as the mix and final number is unknown at this stage. The figures would be adjusted accordingly subject to the final mix, number and indexation as per standard formulas set out in the Essex Developers' Guide to Infrastructure Contributions.
- Financial contributions are requested for Early Years, Primary Education, Secondary Education, Secondary School transport. Primary school transport contributions will also be required if safe walking/cycling routes are not demonstrated to new primary school provision, or, where required, to existing nearest primary school provision
- Provision of site (circa 2.1ha) which fully accords with 'The Essex County Council Developers' Guide to Infrastructure Contributions Revised 2024' for a primary school with co-located early years and childcare facility. It should be noted that notwithstanding the details shown on Land Use (Drawing no. 1391-1-307 rev H), the required pedestrian square to the east of the education site must form part of the public realm and not part of the education site transferred to ECC.
- A viability review mechanism to be inserted for SEND contributions to be assessed at 50% occupation.

**Note:** This is to ensure that previously highlighted points/questions in relation to the school site are fully addressed by the developer as per the standard clauses in our template S106 and that appropriate financial contributions are provided to deliver education and SEND provision to meet the needs of the development.

#### Other Matters

- Education and Skills Plan and associated monitoring

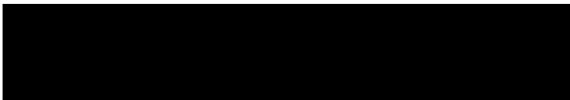
- **Financial contributions towards local Library provision**
- Monitoring fees for numerous schedules

**Note:** ECC requested Library contributions and supported securing an Employment and Skills Plan as part of our response to the application, in accordance with 'The Essex County Council Developers' Guide to Infrastructure Contributions Revised 2024'.

If these heads of terms are not incorporated into the report, we would like to understand through the main body of the report how all the education and community financial contributions requested by ECC have been considered/addressed by Chelmsford City Council and, where considered appropriate, a justification for contributions being omitted from the heads of terms in the legal obligation.

We therefore request that this letter is acknowledged and suggested changes to the report as highlighted are incorporated. ECC trusts that comments/suggested additions are considered in the spirit in which they are provided, to assist in ongoing negotiations as part of any reserved matters and s106 agreement.

Yours Sincerely,



**Graham Thomas**

Head of Planning & Sustainable Development  
Essex County Council