

Essex County Council Schools, Children Families Directorate 4261 County Hall Chelmsford Essex CM1 1GS

Mr. M Stranks

Rochford District Council

South Street

Rochford

Essex

SS4 1BW

Our ref:

1094 ROC MS1ROC 309

RECEIVED POST ROOM

15 SEP 2011

Your ref:

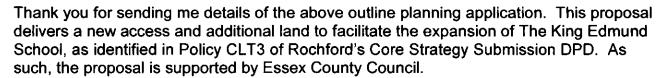
ROC/11/00315/OUT

Date:

09/09/2011

Dear Mr. Stranks

ROC/11/00315/OUT - Bray's Lane, Ashingdon Without Prejudice



Since this is an outline application, the precise design of the school facilities to be constructed on the land must be left to future negotiation but the applicant should be bound by section 106 agreement to provide the access road; bus turning circle; foot/cycleways; car parking; surface water drainage; lighting; gates/fencing and landscaping. The applicant must also be obligated to guarantee that the land is free of contamination; has 30cm of clean top soil; is flat/level and is suitable for use by the School in all reasonable respects.

On the assumption that the above onerous duties are agreed, it is not reasonable to request additional monetary contributions towards the construction of other education facilities in the area as would normally be the case. May I suggest that the trigger for completion of the works, and free transfer of the land to the School, is prior to occupation of more than 25 open market dwellings.

An option for additional land for sports pitches has also been verbally agreed, between the developer and The King Edmund School, in exchange for an easement over part of the school site. I believe it is also intended that these obligations are included in a section 106 agreement. Again this is supported.







Thank you for your kind assistance in this matter. I would be grateful if you could return the enclosed card, indicating your council's decision, once a resolution to either grant or refuse the planning application has been entered.

Yours sincerely
Bull Com

Blaise Gammie

Strategic Planning Officer

Telephone

01245 436725

E-mail

blaise.gammie@essex.gov.uk

Application: Roc/11/00315/00T	Our Site Ref:309
The Council's decision was to (Please delete as applicable): REFUSE planning permission. (Please keep us informed of any further application)	The Charles of the Ch
 APPROVE the application without making an education contribution a condition APPROVE the application subject to a s106 agreement for an education contribution 	
Thank-you for your assistance in this matter.	

F.A.O. Claire Ellis, Assistant Strategic Planning Officer, School Organisation and Planning, Essex County Council Schools Service, 4261 County Hall (E2), Chelmsford, CM1 1GS.