



Essex County Council

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

Your ref: ROC/11/00315/OUT

Date: 09/09/2011

Dear Mr. Stranks

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



Thank you for sending me details of the above outline planning application. This proposal delivers a new access and additional land to facilitate the expansion of The King Edmund School, as identified in Policy CLT3 of Rochford's Core Strategy Submission DPD. As such, the proposal is supported by Essex County Council.

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

A handwritten signature in black ink, appearing to read 'Blaise Gammie', with a long horizontal flourish extending to the right.

Blaise Gammie  
Strategic Planning Officer

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Thank-you for your assistance in this matter.

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