

Dear Mike,

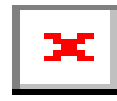
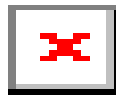
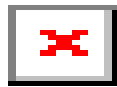
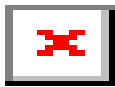
Please see additional comments below from our education team for your consideration.

Kind regards,

Amanda Rogers MATP – Senior S106 & CIL Officer (Planning) – **Southend-on-Sea Borough Council**

Creating a Better Southend

☎ 01702 215371 (Direct) | ✉ amandarogers@southend.gov.uk or
✉ S106andCILAdministration@southend.gov.uk | Department for Place | Southend-on-Sea
Borough Council | 12th Floor Civic Centre, Victoria Avenue, Southend-on-Sea, Essex SS2
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From: June Edwards

Sent: 17 October 2017 13:24

To: Amanda Rogers

Subject: RE: FAO Mike Stranks (FW: Hall Road - Deed of Variation [CRSLLP-WORKSITE.FID19175248])

Hi Amanda

As the buildings are all in Essex the education requests will come from them. My question is what are the size of the new dwellings and are any of the currently approved ones being reduced. Any positive increase of bedroom numbers will increase demand on local education, especially given the current issues over secondary pupil numbers from next September.

June

June Edwards– School Development Manager – **Southend-on-Sea Borough Council**

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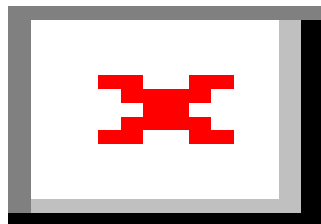
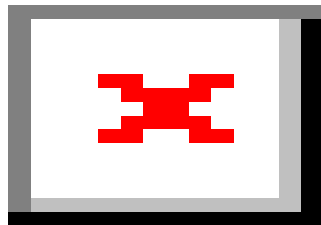
Department for People | Southend-on-Sea Borough Council | Civic Centre, Victoria Avenue,
Southend on Sea, Essex, SS2 6ER

From: Amanda Rogers
Sent: 12 October 2017 10:57
To: 'planning.applications@rochford.gov.uk'
Cc: Andrew Brown; June Edwards; Martin Warren; Neil Hoskins
Subject: FAO Mike Stranks (FW: Hall Road - Deed of Variation [CRSLLP-WORKSITE.FID19175248])

Dear Mike,

I have received this correspondence and note you are the case officer for the current planning application reference **17/00582/FUL**, which proposes that 43 approved plots are redesigned to accommodate 63 new homes (20 unit increase including 35% affordable housing) beyond the maximum of 600 dwellings approved under the outline permission. The proposed Deed of Variation presumes no change to the S106 requirements.

My initial thought in relation to Section 106 matters is that there may be an additional highway impact and demand for school places. I note that the Design and Access Statement suggests that the increase in vehicle movements is modest:



Has this been confirmed by Rochford DC? I have copied in Martin Warren and Neil Hoskins in our Highway and Transport team to see if they have any further comment:

I have also copied in June Edwards (School Development Manager) who may have an additional comment to make in relation to the potential increase in demand for school places within the Borough of Southend as a consequence of the development. Has

consideration been given to a financial contribution towards increasing school places to serve the development?

I have not copied in Bellway's solicitor as I considered it was more appropriate to direct this email to yourself. I will leave you to liaise and we await your comments in relation to the above.

Please contact me should you wish to discuss.

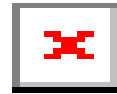
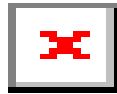
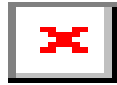
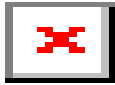
Kind regards,

Amanda

Amanda Rogers MATP – Senior S106 & CIL Officer (Planning) – **Southend-on-Sea Borough Council**

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From: Andrew Brown

Sent: 12 October 2017 10:15

To: Amanda Rogers

Subject: FW: Hall Road - Deed of Variation [CRSLLP-WORKSITE.FID19175248]

Hi Amanda

As discussed.

Regards

Andrew Brown – Solicitor – **Southend-on-Sea Borough Council**

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Department of the Chief Executive | Southend-on-Sea Borough Council | Civic Centre

From: Sejal Patel [<mailto:Sejal.Patel@crsblaw.com>]
Sent: 20 September 2017 11:59
To: Andrew Brown
Subject: FW: Hall Road - Deed of Variation [CRSLLP-WORKSITE.FID19175248]

Dear Andrew,

In Ashley's absence, please could you assist with the below query.

Kind regards
Sejal

Sejal Patel | Associate
for and on behalf of **Charles Russell Speechlys LLP**

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charlesrussellspeechlys.com

From: Sejal Patel
Sent: 20 September 2017 11:42
To: 'ashleyjusun@southend.gov.uk'
Subject: Hall Road - Deed of Variation [CRSLLP-WORKSITE.FID19175248]

Dear Ashley,

By way of introduction, we act for Bellway Homes Limited in respect of the above site.

Background

Outline planning permission (10/00234/OUT) was granted for the site in July 2013, and reserved matters approved in 3 phases – the consent was granted subject to a S106 agreement. A S73 permission was granted in January 2017, for which a supplemental deed was entered into – copies of both agreements are attached for ease. We also attach updated title documents. I understand you were instructed on the first supplemental deed.

Bellway has submitted an application for full planning permission (reference 17/00582/FUL) in order to increase the number of dwellings on the site by 20 plots. The case officer for the matter from Rochford DC is Mike Stranks – it has been agreed by the parties that the obligations in the existing S106 should bind the new permission. As such we have prepared a second supplemental deed, which is in the same format as that previously drafted.

Timeframe

Bellway is aiming to get the S106 agreement agreed by the next committee date, being 19 October 2017. We hope that given the relatively simple nature of the matter, this is a realistic time frame and should be most grateful for any comments you have on the deed as soon as possible. The deed remains subject to approval from Rochford DC, Essex County Council and the landowners.

I look forward to hearing from you at your earliest convenience - please do not hesitate to contact me should you have any questions.

Kind regards
Sejal

Sejal Patel | Associate
for and on behalf of Charles Russell Speechlys LLP

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