

## **FORMER PARK SCHOOL SITE - ADDITIONAL PLAYING FIELD LAND FOR ESSEX COUNTY COUNCIL**

### **1 SUMMARY**

- 1.1 The purpose of this report is to gain Members approval to the disposal of a small section of land on the former Park School site to Essex County Council, to assist in the creation of a playing field for the new school site.

### **1 INTRODUCTION**

- 1.1 The former Park School site is now in the process of being redeveloped to incorporate the Council's new leisure centre (and public open space), new housing, new primary school and a neighbourhood area (commercial use).
- 1.2 Construction commenced in May 2005 on the new leisure centre and building is now well under way on the Wimpey Housing part of the site. The neighbourhood area and school site are still in the planning / development stages.

### **2 SCHOOL SITE**

- 2.1 The County Council has been progressing the development of the school site and detailed lay-out drawings have been produced.
- 2.2 As a result of these drawings, it shows that the current site boundaries place constraints on the laying of a formal football pitch that would be suitable for both school and community use, meeting appropriate safety requirements.
- 2.3 The County Council has contacted the Council Offices requesting that additional area land, approx. 312 square metres in size, (currently part of this Council's land) be transferred to the County Council.
- 2.4 The area of land in question is marked on the plan included as Appendix A to this report and in fact would not have any impact on this Council's lay-out plans for either the leisure centre or the public open space.
- 2.5 If Members agreed to this land transfer, the County Council would pay Rochford District Council's reasonable legal fees incurred in the transfer of this land, including any costs incurred from George Wimpey in relation to alteration of documentation etc. The consideration to be paid for the transfer of the land is to be £1.

- 2.6 The County Council would also provide the Council with a specific restrictive covenant that the land shall not be used for any other purpose than as part of the school's playing field.

### **3 LEGAL IMPLICATIONS**

- 3.1 If agreeing to the transfer of this land, a formal legal transfer would have to be carried out in order to finalise the arrangement.

### **4 RECOMMENDATION**

- 4.1 It is proposed that the Committee **RESOLVES**

That Members agree to the transfer of the land marked on Appendix A on this report, from this Council to Essex County Council, for the purpose of being part of the new school's playing field, subject to the agreed terms and conditions. (CD(F&ES))

Roger Crofts

Corporate Director (Finance & External Services)

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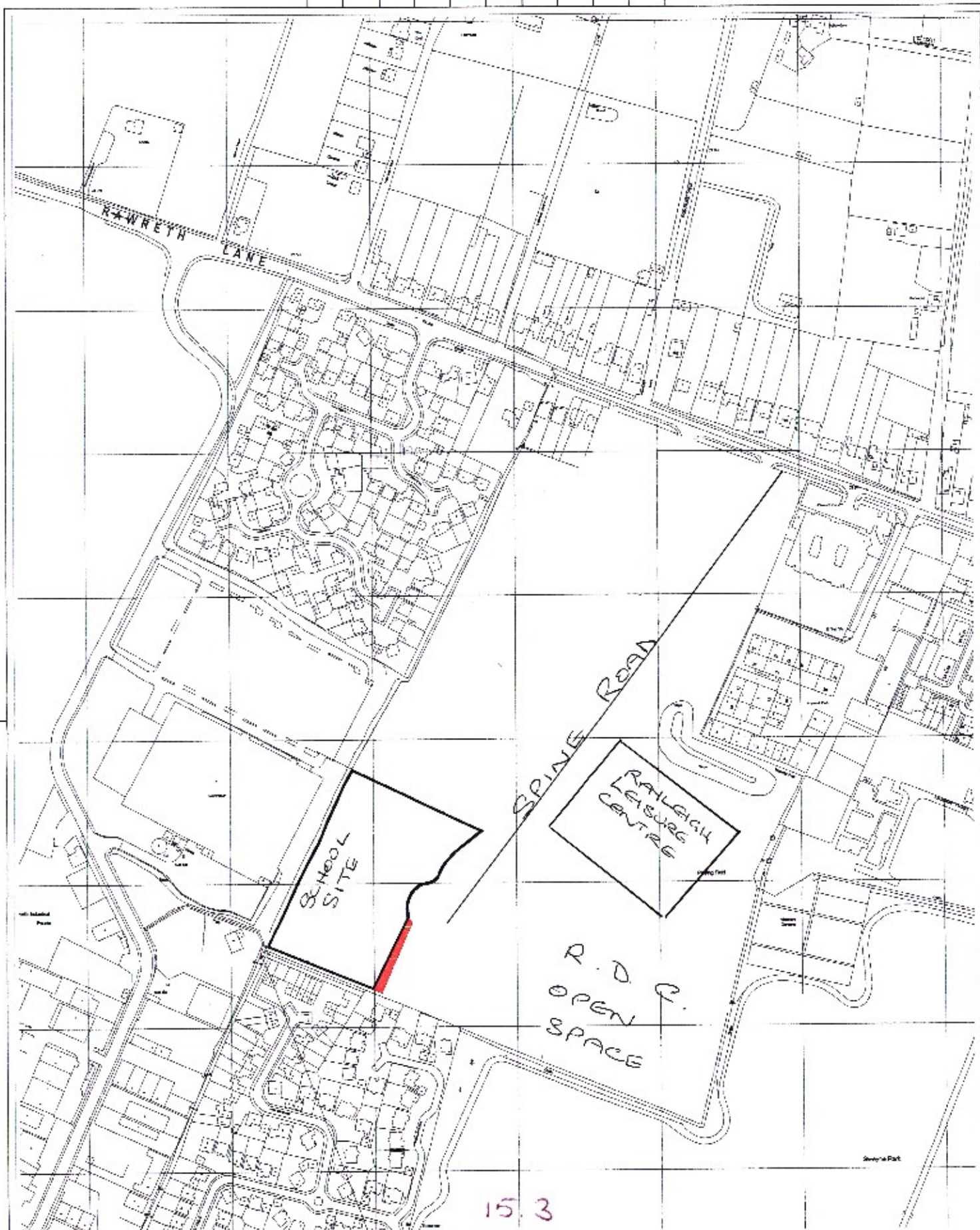
#### **Background Papers:-**

None

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Essex County Council  
Property Services

project  
**RAYLEIGH**  
PROPOSED ADDITIONAL LAND  
ST NICHOLAS C of E SCHOOL SITE

drawing  
**SITE PLAN**

scale 1:2500 drawn P.M./R.C. checked date APR 05

property ref

u.s. street TQ 7992

drawing no DP 10125 section