

**20/00940/OUT – LAND NORTH OF LONDON ROAD AND
SOUTH OF RAWRETH LANE AND WEST OF RAWRETH
INDUSTRIAL ESTATE, RAWRETH LANE, RAYLEIGH.**

The following revised wording of two of the Heads of Terms (items (3) and (13)) as stated on the Committee report is recommended:

- (3) Financial contribution of £820,250 to Rochford District Council for the delivery of a new senior 3G pitch at Rayleigh Leisure Centre (or other sports provision in the first instance in Rayleigh or Rawreth, or otherwise in the wider district area, should the aforementioned pitch not be deliverable) inclusive of a maintenance payment of £46,770 to RDC. Deletion of the requirement in the original s106 to provide any on-site mini or junior football pitches.
- (13) London Road highway works – Within 5 years from the date of decision of the outline consent reference 20/00940/OUT the developer to have completed works to the Down Hall Road/London Road Junction in accordance with a scheme of works agreed in an application under s.278 which shall have been submitted to and agreed by ECC. In the event that works are not agreed within this 5-year timeframe, the developer to pay a financial contribution to ECC equal to the independently verified monetary value (index linked) of the works proposed in the s.278 application within 1 month following the expiry of the 5 year timeframe. The financial contribution shall be used within 10 years from the date of decision of the outline consent reference 20/00940/OUT for junction improvement works to the Down Hall Road/London Road Junction unless no works to this junction are required in which case the contribution shall be used for other identified alternative highway improvements in the vicinity of this junction/London Road corridor.

In addition, a further planning condition is recommended as follows:

- (31) Prior to first occupation of the development hereby approved (unless an alternative timetable is agreed in writing by the LPA), a scheme for improvements to sections of the existing pedestrian footway on the northern side of London Road (relating only to that section of footway running from the application site boundary with London Road to the junction of Victoria Avenue and London Road to the east) shall have been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. Works may include widening, resurfacing to re-instate existing width of footway and/or vegetation removal, shall be limited to works within the adopted highway boundary, and shall exclude any works that would narrow the existing carriageway. Works as agreed shall have been completed prior to

the 50th occupation of the development hereby approved unless otherwise agreed in writing by the LPA.

REASON: To encourage sustainable modes of transport and to facilitate improved access for pedestrians from the site to nearby facilities.