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## **PARK SCHOOL, RAYLEIGH – MASTER PLAN**

### **1 SUMMARY**

- 1.1 This report seeks Members' agreement to the details of the master plan for the Park School site, which has been submitted in accordance with the requirements of the legal agreement accompanying the outline planning consent for the development of the site (ref: 01/00762/OUT).

### **2 INTRODUCTION**

- 2.1 Outline planning consent was granted on 18 June 2003 for a mixed-use development comprising housing, a neighbourhood centre, public open space, a primary school and a leisure centre on the Park School site. The consent was accompanied by a Section 106 agreement, which included a requirement for the submission of a master plan for the layout of the site, prior to any development taking place.
- 2.2 The Section 106 Agreement accompanying the planning permission for the development of the site required the master plan to show the following information:
- The disposition and layout of the land uses within the site;
  - The access arrangements to the site from Rawreth Lane; and
  - The internal road layout of the site, including a spine road, footpaths, cycle ways, bridle ways and the provision of a landscaped road frontage.
- 2.3 The master plan was submitted to Rochford District Council on 11 May 2004. A copy has been placed in the Members' Library. The submission of the master plan triggers specific actions in the S106 agreement. For example, the ownership of the area shown for the leisure centre and playing fields must be transferred to the District Council within 28 days of the approval of the master plan. Financial contributions for the provision of the new leisure centre and playing fields are also tied to the transfer of the land.

### **3 DETAILS OF THE MASTER PLAN**

- 3.1 The master plan submitted on 11 May 2004 shows the following information:
- The location of 2.83 Ha (7 acres) of housing, including 0.4 Ha (1 acre) for key workers' accommodation;
  - A site for a new primary school (1.62Ha (4 acres));
  - An area for playing fields/open space (2.63 Ha (6.5 acres));
  - A site for a new leisure centre (1.21 Ha (3 acres));
  - A neighbourhood area of 1.39 Ha (3.42 acres);
  - Spine road and details of the Rawreth Lane junction design; and
  - Landscaping and ecological areas.

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- 3.2 In broad terms then, the submitted master plan complies with the requirements of the Section 106 agreement.
  
  - 3.3 The area of the site to be used for the development of a neighbourhood area is, however, slightly smaller than originally envisaged. The outline planning consent and Section 106 agreement were predicated on the overall site area being sufficient to enable a neighbourhood centre of 1.62 Ha (4 acres) to be developed. However, a detailed survey of the site revealed that it would only be possible to develop a site of 1.39 Ha, if the overall area of the other components was to be maintained. It is considered that this small variation in the area of the neighbourhood site is acceptable.
  
  - 3.4 It should be noted that the area of land identified for public open space has been calculated on the basis of a gross figure and, as Members will observe, a small area is, as a result, lost to the provision of the access road. This is the situation that was accepted in the Section 106 agreement accompanying the planning consent, and indeed a gross area calculation was applied to all the sites except the housing site where the Section 106 agreement specifically referred to '7 acres of Net Developable Land'.
  
  - 3.5 The County Council has confirmed its broad acceptance of the school site as being suitable for the provision of the new primary school. However, the configuration of the last section of the spine road still needs to be agreed and it is likely that the road will be a shorter version of the arrangement shown on the master plan. If that is the case, then loss of land from the gross area of the playing fields will be reduced. If the road length is shortened, consideration will need to be given to the provision of a footpath access to the southern boundary of the site to allow pedestrians easy access to the new facilities, including the school and leisure centre. It should also be noted that the proposed cycleway to run adjacent to the spine road is most sensibly located along the edge of the open space/playing fields.
  
  - 3.6 The areas shown on the master plan for playing fields and the new leisure centre have been combined and this will ensure there is a good relationship between the leisure centre and the surrounding fields. In addition, these areas are proposed adjacent to the boundary with the existing public open space on Swayne Park and this seems to be the most sensible arrangement to enable best use to be made of the new facilities.
  
  - 3.7 Finally, the master plan shows areas along the site boundaries as strategic ecological strips. These will be an important feature of the final site development and arrangements for their protection will be discussed with the developers. The ecological strips will combine with substantial landscaped areas to be provided along the Rawreth Lane frontage of the site.
  
  - 3.8 In conclusion, other than the small variation in the area of the neighbourhood centre, referred to in the report, the submitted Master Plan is in accordance

with the requirements of the planning consent and associated Section 106 agreement.

#### **4 RISK IMPLICATIONS**

##### **4.1 Strategic Risk**

The key risk issue associated with the approval of the master plan relates to the Council's proposals for the provision of a leisure centre as part of the redevelopment of the Park School site. The approval of the master plan will trigger various actions, including the submission of a reserved matters application for the construction of the spine road, which is required to access the leisure centre, school, etc.

#### **5 ENVIRONMENTAL IMPLICATIONS**

- 5.1 The master plan shows the location of landscaped areas at the northern end of the site fronting Rawreth Lane, together with various 'eco-strips' along the boundaries of the site.

#### **6 RECOMMENDATION**

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

That, subject to comments from Members, the master plan for the development of the Park School site be approved.

Shaun Scrutton

Head of Planning Services

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#### **Background Papers:**

Master Plan for the Park School site dated 4<sup>th</sup> May 2004.

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