

Reference: 19/00470/FUL	Site: St Cleres School Butts Lane Stanford Le Hope Essex SS17 0NW
Ward: Stanford Le Hope West	Proposal: Construction of a new 3-storey teaching block with kitchen and dining facilities on the ground floor, and 4no science laboratories and 6 no. classrooms set across the upper two floors. Construction of a 4-court sports hall with changing rooms, parking provision for 30 vehicles and external works including outdoor dining area with covered seating.

Plan Number(s):		
Reference	Name	Received
101	Existing Floor Plans	26th March 2019
102A	Existing Site Elevations	25th October 2019
103	Location Plan	26th March 2019
104	Block Plan North West	26th March 2019
105	Block Plan North East	26th March 2019
106	Block Plan South East	26th March 2019
107	Block Plan South West	26th March 2019
201	Proposed Ground Floor Plans	26th March 2019
202A	Proposed Site Elevations	25th October 2019
203	Proposed Elevations Teaching Block	26th March 2019
204	Proposed Elevations Sports Hall	26th March 2019
205	Teaching Block Area Plan and Sections	26th March 2019
1140	Proposed Site Plan	25 th October 2019
1420	Cricket Net Elevation	25 th October 2019

The application is also accompanied by:

- Design and Access Statement
- Arboricultural Impact Assessment
- Transport Assessment
- Drainage Strategy

- Preliminary Ecological Appraisal
- Flood Risk Assessment
- Ball Strike Assessment
- Environment Agency response to pre-application enquiry

Applicant:

St Cleres School

Validated:

9 April 2019

Date of expiry:

9 July 2019

Extension of Time (as Agreed with Applicant):

19 December 2019

Recommendation: Approve, subject to conditions and referral

This application is scheduled for determination by the Council's Planning Committee as it is a major application for development in the Green Belt, which also represents a departure from the Core Strategy and NPPF, and as defined in the Council's constitution under Chapter 5: Section 2, 2.1 (a).

1.0 DESCRIPTION OF PROPOSAL

- 1.0 The proposal includes a three storey teaching block which will comprise the following facilities:

- Kitchen, servery and dining hall on the ground floor along with staff and pupil WCs, pupil services and staff offices.
- Teaching spaces will be set across the first and second floors with each floor providing 3 teaching classrooms and 2 science laboratories.

- 1.2 The proposed teaching block would be located to the east of the main group of school buildings.

- 1.3 A new sports hall will be constructed to Sport England guidelines for a 4-court sports hall and will incorporate male and female changing areas, accessible changing, WCs and equipment stores.

- 1.4 The proposed sports hall would be situated immediately east of the main school buildings and north of the existing MUGA pitch.

- 1.5 Externally, other proposed changes include a new dining courtyard with covered seating which will be sited between the two new buildings and will

also provide additional hard play spaces in a currently underused area of the school.

- 1.6 The existing covered walkway serving the humanities block will be extended to ensure the access to the new teaching block and dining facilities will be provided with weather protection at all times.
- 1.7 A new car park will be created which will provide additional staff parking during school hours and parking for those using the sports facilities outside of these hours.
- 1.8 The proposals are designed to meet present and future demand for school places.

2.0 SITE DESCRIPTION

- 2.1 The application site is approximately square in shape and measures 1.16 hectares. The site is accessed from Butts Lane.
- 2.2 To the south of the site is an open field. To the north and west are residential properties on and off Butts Lane, Prospect Avenue, Brockenhurst Drive and Lulworth Close. The railway line lies to the immediate east with St Margaret's Avenue beyond.
- 2.3 The majority of the built form on the site is located broadly to the north western corner of the site with sports pitches laid out to the remainder of the site. The main buildings on site are principally two storey with some single storey building.
- 2.4 The site lies in Flood Risk Zone 1 and is within the Metropolitan Green Belt.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
10/00989/TBC	Erection of potting shed, raised beds, polytunnels and ancillary facilities comprising fencing and paving	Approved
11/00132/TBC	New drama studio	Approved
12/00004/FUL	Construction of grounds maintenance building	Approved
12/00005/FUL	Proposed 4 No. MUGA Spectator Shelters and Tarmac Path	Approved
14/01133/FUL	Change of use of agricultural farm land changed to sport pitches (football).	Withdrawn
15/00574/FUL	Installation of external flood lighting, resurfacing and renewal of fencing to 2no. games pitches.	Approved
16/00675/FUL	Installation of 1no. Single storey	Approved

	temporary building to be used as Approved additional classroom accommodation for a period of 156 weeks.	
16/01170/CONDC	Discharge of condition 6 [School travel plan] from application 16/00675/FUL.	Approved
17/01700/FUL	Two-storey teaching block with single-storey link to existing building, a first floor extension to enlarge the school hall and create two new classrooms and a staff room including remodelling of the front entrance.	Approved

4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link: www.thurrock.gov.uk/planning

PUBLICITY:

- 4.2 This application has been advertised by way of individual neighbour notification letters press advert and public site notices which have been displayed nearby. The application has been advertised as a major development and as a departure from the development plan.

- 4.3 At the time of writing two letters have been received in objection of the application on the following grounds:

- Out of character;
- Environmental Pollution;
- Additional traffic;
- Possible excessive noise and smells from car park;
- Overlooking;
- Conservation of open land.

- 4.4 ENVIRONMENT AGENCY:

No objections.

- 4.5 SPORT ENGLAND:

No objection, subject to conditions.

- 4.6 CADENT

Recommend informative.

4.7 ESSEX COUNTY COUNCIL SPECIALIST ARCHAEOLOGICAL ADVICE:

No objections, subject to conditions

4.8 HIGHWAYS:

No objections, subject to conditions.

4.9 EDUCATION:

No objection, strongly support the proposals.

4.10 LANDSCAPE AND ECOLOGY ADVISOR:

No objections subject to conditions.

4.11 FLOOD RISK MANAGER:

No objection, subject to conditions

4.12 ENVIRONMENTAL HEALTH OFFICER:

No objections, subject to conditions.

5.0 POLICY CONTEXT

National Planning Policy Framework

- 5.1 The NPPF was published on 27 March 2012 and amended on 24 July 2018 and again on 19 February 2019. Paragraph 10 of the Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the Framework expresses a presumption in favour of sustainable development. This paragraph goes on to state that for decision taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

⁶ The policies referred to are those in this Framework relating to: habitats sites and/or SSSIs, land designated as Green Belt, Local Green Space, AONBs, National Parks, Heritage Coast, irreplaceable habitats, designated heritage assets and areas at risk of flooding or coastal change.

⁷ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Paragraph 2 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act and that the Framework is a material consideration in planning decisions. The following headings and content of the NPPF are relevant to the consideration of the current proposals:

- 8. Promoting healthy and safe communities;
- 9. Promoting sustainable transport;
- 12. Achieving well-designed places;
- 13. Protecting Green Belt land; and
- 14. Meeting the challenge of climate change, flooding and coastal change.

Planning Practice Guidance

- 5.2 In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. The PPG contains a number of subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Climate change;
- Design;
- Determining a planning application;
- Flood risk and coastal change;
- Green Belt;
- Healthy and safe communities;
- Noise;
- Open space, sports and recreation facilities, public rights of way and local green space;
- Travel Plans, Transport Assessments and Statements; and
- Use of planning conditions

- 5.3 The Government's 'Policy statement – planning for schools development' (2011) is also relevant to this case.

Local Planning Policy

Thurrock Local Development Framework

- 5.4 The Council adopted the "Core Strategy and Policies for the Management of Development Plan Document" (as amended) in 2015. The following Core Strategy policies apply to the proposals:

Spatial Policies:

- CSSP3: Sustainable Infrastructure
- CSSP4: Sustainable Green Belt and

Thematic Policies:

- CSTP10: Community Facilities
- CSTP12: Education and Learning
- CSTP22: Thurrock Design
- CSTP23: Thurrock Character and Distinctiveness
- CSTP25: Addressing Climate Change
- CSTP27: Management and Reduction of Flood Risk

Policies for the Management of Development:

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout
- PMD6: Development in the Green Belt
- PMD7: Biodiversity, Geological Conservation and Development
- PMD8: Parking Standards
- PMD9: Road Network Hierarchy
- PMD10: Transport Assessments and Travel Plans and
- PMD15: Flood Risk Assessment

Thurrock Local Plan

- 5.5 In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a 'Call for Sites' exercise. In December 2018 the Council consulted on an Issues and Options (Stage 2 Spatial Options and

Sites) document.

Thurrock Design Strategy

- 5.6 In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 ASSESSMENT

Process

- 6.1 With reference to procedure, this application has been advertised as a departure from the Development Plan and as a major development. Any resolution to grant planning permission would need to be referred to the Secretary of State under the terms of the Town and Country Planning (Consultation) (England) Direction 2009 with reference to the 'other development which, by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt'. The Direction allows the Secretary of State a period of 21 days (unless extended by direction) within which to 'call-in' the application for determination via a public inquiry. In reaching a decision as to whether to call-in an application, the Secretary of State will be guided by the published policy for calling-in planning applications and relevant planning policies. The Secretary of State will, in general, only consider the use of his call-in powers if planning issues of more than local importance are involved.
- 6.2 The planning issues to be considered in this case are:
- I. Development Plan Designation and Principle of Development
 - II. Site Layout and Design
 - III. Impact on Amenity
 - IV. Highways and Transportation
 - V. Flood Risk
 - VI. Landscaping
 - VII. Archaeology
 - VIII. Other Matters

I. DEVELOPMENT PLAN DESIGNATION & PRINCIPLE OF DEVELOPMENT:

6.3 The site lies in the Green Belt. Under this heading, it is necessary to refer to the following key questions:

1. Whether the proposals constitute inappropriate development in the Green Belt;
2. The effect of the proposals on the open nature of the Green Belt and the purposes of including land within it; and
3. Whether the harm to the Green Belt is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify inappropriate development.

1. Whether the proposals constitute inappropriate development in the Green Belt

6.4 Chapter 13 (Protecting Green Belt land) of the NPPF sets out national planning policies for the Green Belt. Paragraph 133 within Chapter 13 states that the *“Government attaches great importance to Green Belts”* and that the *“fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and their permanence.”* Paragraph 145 states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Paragraph 145 sets out a limited number of exceptions to this, comprising:

- (a) buildings for agriculture and forestry;
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- (e) limited infilling in villages;
- (f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- (g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to

meeting an identified affordable housing need within the area of the local planning authority.

- 6.5 The proposal could be considered to comply in part with exception (b) with regards the provision of adequate facilities for outdoor sport and recreation via the provision of a new sports hall and improved facilities for the cricket pitch. However, this only applies to part of the application proposals. The proposed development is more extensive in terms of scale and mass, and spreads further east across the site than the existing development of school buildings which are mainly grouped together to the north western part of the site. Accordingly, the proposal would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Consequently, the proposals comprise inappropriate development with reference to the NPPF and policy PMD6 and the exceptions to inappropriate development set out at (a) to (g) above do not apply to the proposals. Consequently the proposals comprise inappropriate development with reference to paragraph 145 of the NPPF.
- 6.6 Paragraph 143 of the NPPF makes it clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in “*very special circumstances*”. Paragraph 144 goes on to state that, when considering any planning application, local planning authorities “*should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations*”.
- 6.7 Consequently, it can be concluded that the proposals constitute inappropriate development in the Green Belt.

2. The effect of the proposals on the open nature of the Green Belt and the purposes of including land within it

- 6.8 Having established that the proposals are inappropriate development, it is necessary to consider the matter of harm. Inappropriate development is, by definition, harmful to the Green Belt, but it is also necessary to consider whether there is any other harm to the Green Belt and the purposes of including land therein.
- 6.9 Paragraph 134 of the NPPF sets out the five purposes which the Green Belt serves as follows:
- a. to check the unrestricted sprawl of large built-up areas;
 - b. to prevent neighbouring towns from merging into one another;
 - c. to assist in safeguarding the countryside from encroachment;
 - d. to preserve the setting and special character of historic towns; and
 - e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.10 In response to each of these five purposes:

a. to check the unrestricted sprawl of large built-up areas

6.11 The site is located to the eastern side of Butts Lane in Stanford le Hope. For the purposes of the NPPF, the site is considered to be immediately adjacent to a 'large built up area'. It would not therefore result in the sprawl of an existing built up area.

b. to prevent neighbouring towns from merging into one another

6.12 The development would not conflict with this Green Belt purpose.

c. to assist in safeguarding the countryside from encroachment

6.13 With regard to the third Green Belt purpose, part of the proposal would involve built development on land which is otherwise largely open. The proposal would not therefore safeguard the countryside from encroachment.

d. to preserve the setting and special character of historic towns

6.14 As there are no historic town in the immediate vicinity of the site, the proposals do not conflict with this defined purpose of the Green Belt.

e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

6.15 In general terms, the development could occur in the urban area and, in principle there is no spatial imperative why Green Belt land is required to accommodate the proposals; however it is recognised that the development would be directly linked to existing school facilities which have been on the site for many years. To a limited extent, the proposal would conflict with this purpose.

6.16 In light of the above analysis, it is considered that the proposals would be contrary to c and e above of the purposes of including land in the Green Belt. Substantial weight should be afforded to these factors.

3. Whether the harm to the Green Belt is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify inappropriate development

6.17 Neither the NPPF nor the Adopted Core Strategy provide guidance as to what can comprise 'very special circumstances', either singly or in combination. However, some interpretation of very special circumstances has been provided by the Courts. The rarity or uniqueness of a factor may make it very special, but it has also been held that the aggregation of commonplace factors could combine to create very special circumstances (i.e. 'very special' is not necessarily to be interpreted as the converse of 'commonplace'). However,

the demonstration of very special circumstances is a 'high' test and the circumstances which are relied upon must be genuinely 'very special'.

- 6.18 In considering whether 'very special circumstances' exist, factors put forward by an applicant which are generic or capable of being easily replicated on other sites, could be used on different sites leading to a decrease in the openness of the Green Belt. The provisions of very special circumstances which are specific and not easily replicable may help to reduce the risk of such a precedent being created. Mitigation measures designed to reduce the impact of a proposal are generally not capable of being 'very special circumstances'. Ultimately, whether any particular combination of factors amounts to very special circumstances will be a matter of planning judgment for the decision-taker.
- 6.19 With regard to the NPPF, paragraph 143 states that *'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*. Paragraph 144 goes on to state that, when considering any planning application, local planning authorities *"should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations"*.

The Design and Access Statement sets out the applicant's Very Special Circumstances which are assessed below:

- a. *Lack of secondary education provision for September 2019 and beyond*
- 6.20 The applicant has referred to Thurrock's Pupil Place Plan in support of the proposal. The current Pupil Admission Number (PAN) is 231, with a bulge year (Year 7 intake in 2018/19 Academic Year) of an additional 150 pupils to 381. The school is recognised as providing an excellent secondary education with strong focus on creating inclusive teaching environments which enable children to fulfil their potential. The recent elevation to specialist sports and science status has further enhanced the school's reputation. The applicant has stated the school's academic performance and student led ethos has seen year on year growth in demand for places which has led to a continued increase in pupil numbers of around 30 children per year. Curriculum analysis has found that the school is in need of new teaching and ancillary spaces to continue to effectively teach their curriculum to a high standard.

Consideration

- 6.21 The Council's Education Team concur with the statement and strongly support the application on the basis that it would provide much needed accommodation to address the shortfall in provision for the next academic year. The Education team further advises that it has worked in partnership with the academy for it to take additional pupils in order to meet our statutory

requirements to ensure Thurrock has sufficient school places. Education advise that the risk this application not being approved would be that the Thurrock would have children without a school place.

6.22 Policy CSSP3 (Sustainable Infrastructure) identifies a list of Key Strategic Infrastructure Projects which are essential to the delivery of the Core Strategy, including (under the heading of “Secondary Education”) “new build, refurbishment and expansion of existing mainstream secondary schools”. This development plan policy therefore identifies the general need for new build secondary schools as items of key infrastructure. The Pupil Place Plan demonstrates a clear need for additional secondary school places in the Borough.

6.23 Policy CSTP12 (Education and Learning) sets out a general approach which includes:

- I. the Council’s objective and priority to maximise the benefit of investment in buildings, grounds and ICT, to achieve educational transformation;
- II. the provision of pre-school, primary school, high school, further education and special education facilities meets current and future needs”.

6.24 Under the heading of ‘Secondary Education’ CSTP12 goes on to state that *“To meet the educational, training and community needs of young people and their families for the period of this plan, the Council is committed to replace and improve mainstream secondary school provision and will work with partners to identify and/or confirm sites of an appropriate size and location for schools”.*

6.25 Therefore, in general terms Core Strategy policies support the provision of education facilities, including new build schools.

6.26 Under the heading of ‘Promoting healthy communities’ paragraph NPPF para 94 of the NPPF states:

“The government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools*
- work with schools promoters to identify and resolve key planning issues before applications are submitted.”*

6.27 Although not a part of either the NPPF or PPG, the national policy paper “Planning for Schools Development” (2011) is relevant to this application. This paper sets out a commitment to support the development and delivery of state-funded schools through the planning system. Furthermore the policy paper refers to the Government’s belief that the planning system should operate in a “*positive manner*” when dealing with proposals for the creation, expansion and alteration of state-funded schools. Finally, the policy paper sets out the following principles:

- There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework;
- Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions;
- Local authorities should make full use of their planning powers to support state-funded schools applications;
- Local authorities should only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/95;
- Local authorities should ensure that the process for submitting and determining state-funded schools’ applications is as streamlined as possible;
- A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority;
- Appeals against any refusals of planning permission for state-funded schools should be treated as a priority;
- Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.

6.28 The matter of providing high quality education facilities is a key Council objective. There are presently no schools in Borough that could provide the number of places that could be provided by this application and the number of places. The funding is available for the provision and development could commence in earnest if permission were to be granted and the decision is not called in.

6.29 In conclusion under this heading, it is considered that this factor should be given significant weight in the determination of the application as a very special circumstance.

b. The provision of sport and science curriculum and continued community use

- 6.30 The applicant states that the school recently carried out a substantial reorganisation in order to provide the required teaching provision for the increased pupil numbers. This has resulted in the loss of a number of ancillary provisions including the library, staff room, pupil services, drama studio, ICT provision and pupil referral unit. The school's ability to deliver their curriculum specialisms of science and sports have suffered as a result of this reorganisation and this proposal aims to provide them with the facilities needed to continue to excel in these areas. This includes the provision of new science laboratories that meet the DfE space standards and grouped into one area of the school as opposed to current disjointed locations around the school.
- 6.31 The applicant goes on to state that the new sports hall would also ensure that the school has a permanent sports facility (as opposed to existing sports facilities being required for alternative use during exam periods). This will include male, female and accessible changing facilities of which there is currently a very limited provision within the school, and none adjacent to the existing MUGA pitch. The new facilities can be used for both the sports hall and MUGA pitch which will address existing issues as well as providing the new facility.
- 6.32 The school is part of the Osborne Trust, which has a commitment to providing facilities for community use; the new sports hall and changing facilities would enable them to offer this facility with the intention of committing to a fair usage policy to ensure community users receive the full benefit from the new facilities.

Consideration

- 6.33 The ability of the school to provide continued sports and science education is an important component of the Council's key aspirations, particularly given the school's status as a specialist sports and science school. Public health and outdoor sport are important corporate priorities. The ability of the school to continue to provide a community use agreement for the existing and new sports facilities would support wider objectives to increase public health and reduce obesity. The proposals would fully comply with Core Strategy Policies CSTP12, CSTP9 and CSTP10 in this regard. Accordingly, this matter should be afforded significant weight the determination of the application as a very special circumstance.

Summary of Very Special Circumstances

- 6.34 The table below provides a summary of the Very Special Circumstances and the weight that is attributed to them in assessing the planning balance for the whether the principle of the development is acceptable:

Summary of Green Belt Harm and the applicant's case for Very Special Circumstances			
Harm	Weight	Factors Promoted as Very Special Circumstances	Weight
Inappropriate Development	Substantial	Lack of education provision for September 2019	Significant weight
Reduction in the openness of the Green Belt		The provision of sports and science curriculum and continued community use	Significant weight

6.35 As ever, in reaching a conclusion on Green Belt issues, a judgement as to the balance between harm and whether the harm is clearly outweighed must be reached. In this case there is harm to the Green Belt with reference to inappropriate development and loss of openness. Several factors have been promoted by the applicant as 'very special circumstances' and it is for the Committee to judge:

- i. the weight to be attributed to these factors;
- ii. whether the factors are genuinely 'very special' (i.e. site specific) or whether the accumulation of generic factors combine at this location to comprise 'very special circumstances'.

6.36 Taking into account all Green Belt considerations, Officers are of the opinion that the identified harm to the Green Belt is clearly outweighed by the accumulation of factors described above, so as to amount to the very special circumstances justifying inappropriate development.

II. SITE LAYOUT AND DESIGN

6.37 The layout of the proposed development is guided in part by the location of the main collection of school buildings and the siting of the sports pitches. The proposed new school building would need to be close to the existing main building to make best use of links between the two and the additional development between the two would enable the outdoor dining area to be established. The location to the immediate east of the main building is therefore an appropriate location.

6.38 The proposed new teaching block would be three storeys in height; whilst it is acknowledged that the majority of buildings on the site are two storey, the three storey height of the proposal would be the most efficient use of the land on site and would enable less spread of built form across the wider site. The

building would be physically linked to main building by the new covered outdoor dining area.

- 6.39 The teaching block would have a flat roof and would have a contemporary feel in comparison to the main buildings on site. The building would be clad in horizontal shiplap cedar cladding with grey facing brickwork to the ground floor and inset sections to the upper floors. The ground floor glazing would be shaded by brise soleil to the south and west facades. Windows and doors would be grey powder coated. The proposed appearance of the new building is welcomed given the rather dated appearance of the existing buildings on site. The provision of a flat roof design also helps to reduce the mass and bulk of the proposed building, which is important given the location of the site in the Green Belt.
- 6.40 The proposed sports hall would be located immediately east of the proposed teaching block and main school building and would be screened by trees. This location would provide best access to the existing MUGA pitch and playing fields and for access that would utilise the current access road. The siting of the sports hall would continue to be close by the main development on the site. The hall would provide 4 courts, changing rooms, w/c facilities and a storage room.
- 6.41 The sports hall would be a similar height to the teaching block and would have a contemporary design and a shallow dual pitched roof. Externally, the building would be clad in composite panels with a fade effect so as to minimise impact against the landscape and provide a modern look in contrast to the concrete panel construction of the original school.
- 6.42 Policy CSTP9 (Well-Being: Leisure and Sports) inter-alia supports the provision of *“high quality sports and leisure facilities”* and *“facilities for schools and other institutions which can be linked and shared with the community”*. Thematic policy CSTP12 (Education and Learning) is also relevant and sets out the Council’s general approach including *“the integration of schools into multi-functional hubs with linkages to key facilities such as sports and leisure facilities... facilities in schools are fully integrated into community use where possible”*.
- 6.43 The submitted documents indicate that the buildings and facilities would be shared by the school and the Osborne Trust and hence the local community. The proposals are therefore considered to accord with Policies CSTP9 and CSTP12 in this regard.

- 6.44 As part of the proposals a car park providing an additional 30 parking spaces would be provided for the use of staff and other community users outside of school hours. The car park would be located towards the western boundary of the school site with Butts Lane and immediately south of the main school buildings with other parking spaces also provided within the school grounds. This car parking area is currently used as an informal overspill car park by staff and it is therefore logical to site the car park here.
- 6.45 Whilst the siting of this car park would be more prominent from Butts Lane, its siting would mean that less hardsurfacing would be constructed across the more open part of the school site and fields and this layout and location is considered appropriate.
- 6.46 Immediately south and east of the car park cricket netting is proposed. The cricket netting would provide additional protection to the public when using the car parking from any potential cricket ball strike. The cricket netting would have a maximum height of 7m when fully erected and would be demountable. The netting would only be used during the cricket season and would be managed by the school.
- 6.47 The cricket netting would be a dark colour and would only be used for the duration of the cricket season played at the school grounds. It would not be unusual to view sports netting such as this within the school grounds given the sports facilities existing at the school which includes the cricket square. Given the short length of the cricket season and the anticipated periods of time the netting would be likely to be in operation, it is considered that the netting would have no detrimental impact upon the Green Belt location nor the character and appearance of the school or the immediate locality. Furthermore, Sport England has provided guidance as to the detail required for the netting in this location and has no objections to the proposal subject to conditions relating to the details of the mechanism for raising and lowering the netting, its maintenance and periods of time for use.
- 6.48 In summary under this heading the proposed site layout is considered to be acceptable, the scale, form mass and overall form is considered to be acceptable. The design approach represents a modern form of school buildings and would integrate with the school buildings. Accordingly the proposals are acceptable in design and layout terms, complying with the relevant requirements of Policies PMD2 and CSTP22 and CSTP23 of the Core Strategy.

III. IMPACT ON AMENITY

- 6.49 The closest 'sensitive' receptors to the site are residential occupiers along the north and west on and immediately off Butts Lane, Prospect Avenue, Brockenhurst Drive and Lulworth Close.
- 6.50 The proposed teaching block would be positioned in excess of 77m to the south of the closest point of the adjoining rear gardens of properties in Prospect Avenue. The proposed sports hall would be further away positioned in excess of 108m south of the adjoining rear gardens of properties on Prospect Avenue. Given this intervening distance it is considered that there would be no identifiable impact from the bulk of the building, or a loss of privacy or amenity.
- 6.51 Any potential for disturbance from the additional car park to the immediate west of the boundary with Butts Lane would be minimal given the number of spaces proposed and the use of some of this area as an informal overspill car park at present. The proposed cricket ball strike netting would be visible from Butts Lane; however, as previously considered above, the use of the netting would be for limited periods of the year and the appearance of the netting would be subject to condition. There is the potential to mitigate the visual impact by the presence of planting. Accordingly, it is considered that the proposal would comply with the relevant sections of Policy PMD1 in respect of neighbour amenity.

IV. HIGHWAYS AND TRANSPORTATION

- 6.52 The planning application is supported by a Transport Assessment (TA).
- 6.53 The site would be served by an existing access onto Butts Lane and the existing car park would be extended to uplift parking from 110 spaces to 140 spaces.
- 6.54 The Council's Highway Officer has raised no objection to the details contained in the TA. In common with schools across the Borough, it is recommended a condition be applied to ensure that the school operate the STARS Modeshift Travel Plan. The Highways Officer has raised no objections to the proposed additional car park, subject to some revisions to include a turning head and conditions relating to the parking layout, landscaping and the Travel Plan condition. The proposal complies with Policies PMD8 and PMD9 of the Core Strategy.

V. FLOOD RISK

- 6.55 The site is in Flood Risk Zone 1, but because the site is in excess of 1ha in area a Flood Risk Assessment (FRA) is required. The submitted FRA identifies a low risk of groundwater flooding to the site and a very low risk of flooding from other sources such as surface water. A Drainage Strategy forms part of the FRA and indicates that due to the soil type in the area permeable paving would be used to drain the parking areas and access road and water from the roof will be drained to a soakaway.
- 6.56 The Environment Agency has raised no objection to the scheme as put forward. The Council's Flood Risk Manager has no objection in principle. Matters of drainage design could be covered by conditions, accordingly Policy PMD15 would be satisfied in this regard.

VI. LANDSCAPING

- 6.57 The site does not form part of any area of designated nature conservation importance on either a statutory or non-statutory basis. The Council's Landscape and Ecology Advisor has not raised any concerns about ecological matters pertaining to the proposals. He broadly agrees with the submitted landscaping scheme, but recommends some further consideration should be given to tree species on parts of the site to improve the quality of the landscaping scheme.
- 6.58 Subject to appropriate conditions, the proposal is considered to comply with the requirements of Policy PMD7 in this regard.

VII. ARCHAEOLOGY

- 6.59 The Essex County Council Archaeological Advisor has advised that the Historic Environment Record shows the proposed development lies adjacent to an area of known archaeological deposits dating from the Early Neolithic and Bronze Age features and Roman periods. Despite quarrying having been undertaken to the south of the site the Essex County Council Archaeological Advisor recommends trial trenching and excavation is carried out to establish whether there are any archaeological remains. An appropriate condition has therefore been included. Subject to this condition the proposal would comply with Core Strategy CSTP24 in this regard.

VIII. OTHER MATTERS

- 6.60 The Council's Environmental Health Officer has advised that there the proposed building appears to be adjacent to but not on a former landfill (ref. THU076). The Environmental Health Officer has therefore recommended that it would be prudent to carry out a watching brief during groundwork for any unforeseen contamination. If any such contamination is discovered an intrusive investigation may be required together with a risk assessment and remediation strategy should the investigation prove necessary. Subject to suitable planning conditions the Environmental Health Officer raises no objections and the proposals would fully comply with the Core Strategy Policy PMD1.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The application site is in the Green Belt and the proposal represents inappropriate development. The applicant has put forward a strong case for Very Special Circumstances to justify the development, the most significant being the clearly identified provision for secondary school provision in September 2019 and the need for provision of science and sports facilities at the school. These matters put forward are considered to *clearly outweigh* the harm the Green Belt, the test that is required by the NPPF to allow inappropriate development.
- 7.2 In relation to design, appearance, layout and scale the proposal would be acceptable and in terms of technical highways matters the level of activity and parking provision would be acceptable. Other matters of detail are also considered to be appropriate, subject to conditions.
- 7.3 Accordingly, the proposals are considered to comply with Policies OSDP1, CSSP3, CSSP4, CSTP22, CSTP23 and Policies PMD1, PMD2, PMD6, PMD7, PMD8, PMD9, PMD10 and PMD15 of the Core Strategy.

8.0 RECOMMENDATION

- 8.1 Grant planning permission subject to:

A: Referral to the Secretary of State (Planning Casework Unit) under the terms of the Town and Country Planning (Consultation) (England) Direction 2009, and subject to the application not being 'called-in' for determination

And

B: Conditions**Time Limit**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Accordance with plans

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Number(s):		
Reference	Name	Received
101	Existing Floor Plans	26th March 2019
102A	Existing Site Elevations	25th October 2019
103	Location Plan	26th March 2019
104	Block Plan North West	26th March 2019
105	Block Plan North East	26th March 2019
106	Block Plan South East	26th March 2019
107	Block Plan South West	26th March 2019
201	Proposed Ground Floor Plans	26th March 2019
202A	Proposed Site Elevations	25th October 2019
203	Proposed Elevations Teaching Block	26th March 2019
204	Proposed Elevations Sports Hall	26th March 2019
205	Teaching Block Area Plan and Sections	26th March 2019
1140	Proposed Site Plan	25 th October 2019
1420	Cricket Net Elevation	25 th October 2019

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Materials in accordance with submitted details

- 3 The development hereby permitted shall be carried out in accordance with the

details contained on the submitted planning application forms and in on the approved plans, unless any variation has been previously agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

External lighting

- 4 Prior to the first use or operation of the development, details of the means of any external lighting on the site, including any illumination of the outdoor play facilities, shall be submitted to and agreed in writing with the local planning authority. The details shall include the siting and design of lighting together with details of the spread and intensity of the light sources and the level of luminance. The lighting shall be installed in accordance with the agreed details prior to first use or operation of the development and retained and maintained thereafter in the agreed form, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and residential amenity and to ensure that the development can be integrated within its immediate surroundings in accordance with Policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Hard and Soft Landscaping

- 5 No construction works in association with the development hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
 - a. All species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
 - b. Finished levels and contours,
 - c. Means of enclosure;
 - d. Minor artefacts and structures (e.g. furniture, activity equipment, refuse and other storage units including any cycle store, signs and lighting);
 - e. External surface material for parking spaces, pedestrian accesses;
 - f. Landscaping to the western boundary of the proposed new car park and around cricket netting area;
 - g. Tree protection measures and details of the proposed management of the

retained trees and hedges;

h. Any preserved trees which it is proposed to remove and their suitable replacement elsewhere within the site.

All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To secure appropriate landscaping of the site in the interests of ecology, visual amenity and the character of the area in accordance with policies CSTP18, PMD2 and PMD7 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Community use

- 6 Prior to the first use or operation of the sports hall a community use agreement shall be submitted to and approved in writing by the local planning authority, in consultation with Sport England. The agreement shall apply to the sports hall, playing fields and supporting ancillary facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason: To secure well managed, safe community access to the sports and other community facilities and to ensure sufficient benefit to the development in accordance with policies CSTP9, CSTP10 and PMD5 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Cricket Ball Stop Netting System Design Specifications and Management Scheme

- 7 Prior to construction commencing of the car park hereby approved, full details of the design and specification of the ball stop mitigation system, including a management and maintenance scheme which covers assembly and storage proposals, regular maintenance works and details of a sinking fund for replacing the system have been; (a) submitted to and; (b) approved in writing by the Local Planning Authority, [after consultation with Sport England]. The approved details shall be installed in full before the car park is first used and thereafter be managed and maintained in accordance with the approved details.

Reason: To provide protection for users of the car park from potential ball strike from the adjacent playing field and therefore safeguard sporting use of the adjacent sports facilities and to accord with policies CSTP9, CSTP10 and PMD5 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Ball Strike Cricket Netting Assembly Use

- 8 Following the agreement of the Cricket Ball Stop Netting System Design Specifications and Management Scheme, under Condition 7 of planning approval 19/00470/FUL, the proposed ball strike netting shall not be erected outside of the period between 15th April and 15th September every year which coincides with the cricket season period operated by the School unless otherwise agreed in writing by the local planning authority following consultation with Sport England.

Reason: In order to define the scope of the permission for the netting, to avoid the permanent erection of the netting given the site's location in the Green Belt and to help maintain the safety of users of the car park and to avoid the use of the St Cleres School's cricket pitch being prejudiced by ball strike risk in accordance with policies PMD1, PMD2 and PMD6 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Car parking provision

- 9 The development hereby permitted shall not be used or operated until such time as the vehicle parking and turning areas shown on drawing number 1140 'Proposed Site Plan' including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out as shown on this drawing. The vehicle parking area and turning areas shall be retained in this form at all times thereafter and shall not be used for any purpose other than the parking and manoeuvring of vehicles that are related to the use of the approved development.

Reason: In the interests of highway safety and to ensure that adequate car parking provision is available in accordance with policies PMD8 and PMD9 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Cycle parking

- 10 The development hereby permitted shall not be used or operated until such time as the cycle shown on drawing number 1140 'Proposed Site Plan' using the 'Cambridge Symmetric Shelter as detailed in the application has been provided. The cycle parking shall remain on site at any time at which the uses hereby permitted are in operation.

Reason: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policies PMD2 and PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Surface water drainage

- 11 No works except demolition shall takes place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
 - The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
 - A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
 - A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason: To ensure the incorporation of an appropriate drainage scheme and

to avoid pollution of the water environment and to minimise flood risk in accordance with policies PMD1 and PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Surface Water Run Off

12. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: The National Planning Policy Framework paragraph 163 and paragraph 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution and in accordance with policies PMD1 and PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Surface Water Drainage Maintenance Plan

13. Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk and in accordance with policies PMD1 and PMD15 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

SuDs Yearly Logs

14. The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk and in accordance with policies PMD1 and PMD15 of the adopted Thurrock LDF

Core Strategy and Policies for the Management of Development (as amended 2015).

Unexpected Contamination

15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy PMD1 of the adopted Thurrock Core Strategy and Policies for the Management of Development (as amended 2015).

Construction methodology

16. No construction works shall commence until a Construction Environment Management Plan (CEMP) has been submitted and agreed. The construction phase of the development shall proceed in accordance with the measures within the agreed CEMP and shall include the following:
- (a) Hours and duration of any piling operations,
 - (b) Vehicle haul routing in connection with construction, remediation and engineering operations,
 - (c) Details of construction access and details of temporary parking requirements;
 - (d) Location and size of on-site compounds [including the design layout of any proposed temporary artificial lighting systems.
 - (e) Details of any temporary hardstandings;
 - (f) Details of temporary hoarding;
 - (g) Method for the control of noise with reference to BS5228 together with a monitoring regime
 - (h) Measures to reduce vibration and mitigate the impacts on sensitive receptors together with a monitoring regime
 - (i) Dust and air quality mitigation and monitoring,

- (j) A Site Waste Management Plan,
- (k) Ecology and environmental protection and mitigation,
- (l) Community liaison including a method for handling and monitoring complaints,
contact details for site managers.
- (m) Details of security lighting layout and design;
- (n) Routing detail plan indicating route for HGVs to site from the major highway
network (i.e. M25 and A13) and vice versa

All works on site shall only take place in accordance with the approved CEMP.

Reason: In order to minimise any adverse impacts arising from the construction of the development in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Wheel Cleansing

17. Wheel cleansing facilities shall be provided on the site in close proximity to the highway in accordance with details which shall previously have been submitted to and agreed in writing by the Local Planning Authority. Such facilities, which shall include for a barrier which stops all vehicles before they enter the highway to ensure that all mud and other debris is removed from the undercarriage of the vehicle and all its wheels, shall be maintained and used at all times during the construction (which shall include any demolition works) of the development hereby permitted.

Reason: In order to minimise any adverse impacts arising from the construction of the development in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Hours of construction

18. No demolition or construction works in connection with the development shall take place on the site at any time on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:

Monday to Friday	0800 – 1800 hours
Saturdays	0800 – 1300 hours

Unless in association with an emergency or the prior written approval of the

local planning authority has been obtained. If impact piling is required, these operations shall only take place between the hours of 0900 - 1800 hours on weekdays.

Reason: In order to minimise any adverse impacts arising from the construction of the development in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

Travel Plan

19. Prior to the occupation of the development hereby approved, a Travel Plan shall be submitted to the Council, via the Mode Shift STARS online Travel Plan Monitoring, and regularly updated to promote initiative to improve sustainable travel choices for both pupils and staff members. This monitoring shall be regularly updated for the entire time the site is operated

Reason: To reduce reliance on the use of private cars, in the interests of sustainability, highway safety and amenity in accordance with Policy PMD10 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Temporary Construction Compound

20. No development shall commence until full details of:
- (a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and
 - (b) a scheme for the removal of the works/contractors' compound

are submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed in accordance with the approved details before occupation of the development hereby approved.

Reason: To protect ancillary sports facilities from damage, loss or availability of use and to accord with Development Plan Policies CSTP10 and CSTP12 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Trial Trenching and Excavation

21. No development or preliminary groundworks of any kind shall take place until the applicant has secured and undertaken the implementation of a programme of archaeological work in accordance with a written scheme of

investigation which has been submitted by the applicant, and approved by the planning authority.

Reason: Given the potential for archaeological deposits based upon the Historic Environment Record which shows the proposed development lies adjacent to an area of known archaeological deposits dating from the Early Neolithic and Bronze Age features and Roman periods and to accord with Development Plan Policy CSTP24 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015]

Informatives

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

- 1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Cadent

- 2 The applicant's attention is drawn to the response from Cadent on 24th April 2019 regarding the position of its underground supplies.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning

