

Document		Commentary
Application Ref: CC/CPT/52/22 Construction of two-storey standalone teaching block, removal of existing temporary classrooms, extension to existing hard surface play area, and associated works at Cedar Hall School, Hart Road, Thundersley, Benfleet, Essex, SS7 3UQ	Application Form	The appellant did not become aware of the planning application on land adjacent to the appeal site until after it had submitted its appeal, including Statement of Case.
	Applicant's Planning Statement	We note the Council's Statement of Case makes no reference to this development, but that it has been raised by a third party.
	Proposed Site Plan	The development of the two-storey school building along, but set back from, the appeal site's western boundary is clearly relevant. It is considered important for the Inspector to be aware of the details of this development which is currently under construction.
	Proposed Elevations	
	Castle Point Borough Council Planning Consultation Response	
	Castle Point Borough Council Environmental Health Consultation Response	
	Delegated Report	
	Decision Notice	

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Addendum to LVIA and Green Belt Assessment	Addendum to the LVIA and Green Belt Assessment submitted alongside the Appellant's Statement of Case, to consider and address the effect of the two-storey school building being developed to the west of the appeal site (CC/CPT/52/22).
Planning Report: Implications of development permitted at Cedar Hall School for the Appeal Proposal	This considers the implications of the two-storey school building being developed to the west of the appeal site (CC/CPT/52/22) on the appeal proposal, and vice versa.
<p>Appeal Decision Ref: APP/M1520/W/20/3246788 Land at London Road, west of Rhoda Road North, Thundersley, Benfleet</p>	<p>This appeal decision is referenced in the Appellant's original Planning Statement, but has not previously been included in full. It is considered that it will assist the Inspector to have the decision in full, and for parties to have opportunity to address the decision at the hearing, as it includes consideration of the following issues that are relevant to this appeal:</p> <ul style="list-style-type: none"> • Proposed residential development of a greenfield, Green Belt site for 22 dwellings (no on-site affordable housing); • The site was within Castle Point Borough; • Main issues identified by the appeal Inspector included whether any Green Belt or other harm would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.

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<p>Appeal Decision Ref: APP/V1505/W/22/3298599 Land North of Kennel Lane, Billericay</p>	<p>This appeal decision post-dates the applicant's appeal submission, and is considered relevant to bring to the Inspector's attention (and for parties to have opportunity to address this decision at the hearing) as it includes consideration of the following issues that are relevant to this appeal:</p> <ul style="list-style-type: none"> • Proposed residential development of a greenfield, Green Belt site; • The site was in an administrative area for which there is a poor record of housing delivery, no five-year supply, and an absence of an up to date Development Plan; • The weight to be afforded to the evidence base which accompanied a withdrawn Local Plan, as part of consideration as to whether very special circumstances applied which outweighed harms, including to the Green Belt.
<p>Appeal Decision Ref: APP/W4705/V/18/3208020 Land at Sun Lane and Ilkley Road, Burley-in-Wharfedale</p>	<p>It is considered relevant to bring this appeal decision to the Inspector's attention (and for parties to have opportunity to discuss the implications of this decision at the oral part of this appeal hearing) as the appellant and Council have been unable to agree whether weight should be afforded to residual social, economic and environment impacts of the appeal proposal.</p> <p>The appeal Inspector in respect of land at Sun Lane and Ilkley Road, Burley-in-Wharfedale considered this issue; and within the context of considering whether any Green Belt or other harm would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.</p>

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Nomis Labour Market Profile of Castle Point Borough	<p>The appellant and Council have been unable to agree whether weight should be afforded to residual social, economic and environment impacts of the appeal proposal.</p> <p>Nomis Labour Market Profile of Castle Point Borough provides data that may assist the appeal Inspector in the consideration of the potential social and economic benefits that the appeal proposal would engender. We would draw attention to page 10 of the document and that fact that 9.55% of the workforce have employment in the construction sector.</p>
Report on the Examination of the Castle Point Borough Council Community Infrastructure Levy Draft Charging Schedule; plus Council document CPBC-05-B	<p>The Council has recently received the Examination of the Castle Point Borough Council Community Infrastructure Levy Draft Charging Schedule. This confirmed that, subject to modifications, the Council may approve the Draft Charging Schedule and introduce a Community Infrastructure Levy in the Borough.</p> <p>This has clear implications for the S106 which accompanies the appeal proposal, given that obligations were requested and agreed on the basis that the Council is not a CIL charging authority. It is understood that the Full Council will consider approval of the CIL Charging Schedule on 22 March 2023, with a view to its introduction on 1 April 2023.</p> <p>Furthermore, the Examiner's Report provides up to date conclusions, following examination, on the need for infrastructure contributions following withdrawal of the Council's New Local Plan. For example, at paragraph 12 it states that the Local Education Authority no longer consider there is a demonstrable need for additional primary school places in the Borough which is why this is not included in the proposed charging schedule. The Appellant has proposed amendments to the 106 obligation drafting clauses to include reference to the potential future introduction of a Community Infrastructure Levy in the Borough. The parties may need to ask the inspector for additional time for the execution of the obligation once the Council's decision is known.</p>