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Planning Services
Castle Point Borough Council
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20.06.2022

Our Ref: 22/0506/ECC

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
PRE-APPLICATION ADVICE REQUEST

Application No: CC/CPT/52/22

Proposal: Removal of 4no existing temporary demountable buildings and the construction of a new 2-storey teaching block extension to existing hard surface play area and associated works.

Location: Cedar Hall School, Hart Road, Thundersley, Benfleet SS7 3UQ

Applicant: Morgan Sindall and Essex County Council

Thank you for the opportunity to comment on the above planning application in respect of the proposal for the removal of 4 existing temporary demountable buildings and the construction of a new 2-storey teaching block and associated works.

It should be noted that since the advice provided at pre application stage, Members have resolve to withdraw the Castle Point New Local Plan (2108 – 2033). The extant plan is therefore that adopted in 1998 which retains the site within the Green Belt. Any proposal for development on the site must therefore be considered in the context provided by the NPPF. The proposal represents inappropriate development in the Green Belt and, notwithstanding this Council's general support for the improvement of educational facilities within the Borough, as enshrined in the provisions of policy CF2 of the adopted Local Plan, any such proposal must be demonstrate the existence of the very special circumstances required to justify such development in the Green Belt.

Turning to the details of the proposal, the Planning Authority would express concern at the proximity of the proposed building to the eastern boundary of the site and the potential that this offers for significant overlooking of the land to the east. However, the applicant should be aware that since the provision of pre application advice planning permission has been refused for the development of the land to the east for residential purposes. (Application reference: [21/1137/FUL](#)).

It is noted that it is intended to replace the previously proposed motor vehicle maintenance facility on the eastern side of the building, with an 'activity workshop'. It is not clear what type of activity will take place in this area, and the Council again expresses concern at the potential for the use of this space to result in undue noise and

disturbance to occupiers of the land to the east and would request that the internal layout of the building and the layout of the adjoining land ensures that any activity likely to result in undue noise and disturbance to adjoining land users is located on the western side of the building.

With regard to the design and form of the proposed building, whilst it is acknowledged that the buildings across the school site are generally flat roofed in form, most are single storey in height and therefore have limited impact on the landscape. It is considered that the provision of a two storey flat roofed building of the size proposed would present an obtrusive and unattractive feature in the landscape. There is limited substantial planting to mitigate such impact.

With regard to the impact of the loss of the development site to play and playing pitch facilities the site, this Authority notes that Sport England is a consultee to the proposal. This Authority would wish to be content that that the proposal did not adversely impact on the provision of such facilities on the site.

It is noted that the southern part of the school site is at risk of surface water flooding. Development of the site may exacerbate that situation by intensifying surface water runoff. It is not clear within the submissions that surface water flooding has been considered. It is noted however that the Lead Local Flood Authority has been consulted on the proposal.

This Authority would wish to be advised of the determination of this case.

Yours faithfully

K. Fisher-Bright
Strategic Developments Officer