



CASTLE POINT BOROUGH COUNCIL

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Director of Environment

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DECISION NOTICE

Town and Country Planning Act 1990

Town and Country Planning General Development Procedure Order 1995

APPLICATION No. CPT/366/06/OUT

TO GKP GROUNDWORKS LTD c/o INGLETON WOOD LLP (N LA RONDE)

43 ALL SAINTS GREEN NORWICH NR1 3LY

The COUNCIL having considered your outline application to carry out the following development:

2 NEW INDUSTRIAL BUILDINGS AND REFURBISHMENT OF EXISTING INDUSTRIAL BUILDING
FOR CONTINUED B1/B2 USE

at:- UNIT 30 & LAND REAR BRUNEL ROAD MANOR TRADING ESTATE BENFLEET ESSEX

do hereby give you notice of the decision to REFUSE PERMISSION for the said development for the following reasons:-

- 1 The proposed development is situated within an area of Green Belt as defined in the Council's Adopted Local Plan, where development of this nature is allowed only in the most exceptional circumstances. The proposal would result in an inappropriate form of development in the Green Belt, and if allowed would be likely to have an adverse impact on the character, visual appearance and strategic function of the Green Belt. The applicant has failed to demonstrate any special circumstances why the proposal might exceptionally be allowed and the proposal is therefore contrary to Policy C2 of the Essex and Southend Replacement Structure Plan and Policy GB1 of the Council's Adopted Local Plan.
- 2 Insufficient information has been provided in respect of surveys for protected species in order to fully assess the impact of the proposal on the ecology of the site and surrounding area. It is therefore considered that the proposal could be prejudicial to the interests of wildlife and habitat contrary to Policy EC13 of the Council's Adopted Local Plan.

Date 25th August 2006

Signed by *I. P. Burchill*

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Director of Environment and
Sustainability

IMPORTANT - ATTENTION IS DRAWN TO THE ATTACHED NOTES