

Application No: 22/01108/FULL

Received: 29.07.2022

BASILDON BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) Order 2015

Please see notes at end of this letter

Mr Paul Barton
Harris Lamb
75-76 Francis Road
Birmingham
B16 8SP
undefined

For: Mr James Stone
Anglo Renewables Ltd
Longbrook Farm
Thurning Road
Thurning
Peterborough
PE85RG

In pursuance of the powers exercised by them as local planning authority this Council, having considered your application to carry out the following development:-

Full planning application for proposed Battery Energy Storage Site, substation compound, with associated infrastructure, fencing, existing access off Barleylands Road, drainage and landscaping.

On land at

Whites Farm
Barleylands Road
Basildon
Essex
SS15 4BG

In accordance with the plan(s) accompanying the said application, the Council do hereby give notice of their decision to **REFUSE PERMISSION** for the said development for the reasons set out overleaf:-

Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL

Yours faithfully



Mrs. Christine Lyons.
Head of Planning - Growth

Dated:06.07.2023

- 1 The proposal represents inappropriate development within the Green Belt which is by definition harmful and prejudicial to the openness of the Green Belt. The proposed development is in conflict with Green Belt purpose (c) of paragraph 138 of the NPPF. The very special circumstances that have been evidenced do not provide sufficient reason to justify a departure from the National Planning Policy Framework (NPPF). The proposed development would cause significant harm to the openness of the Green Belt by reason of the proposal's location and siting. For these reasons, the proposed development is contrary to paragraphs 147, 148 and 149 of the NPPF, 2021.

Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL

Yours faithfully



Mrs. Christine Lyons.
Head of Planning - Growth

Dated:06.07.2023

Informatives

- 1 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, it will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions of the area.

Planning applications that accord with the policies of the Basildon District Local Plan Saved Policies document will be approved in a timely fashion, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

Specific policies in that Framework indicate that development should be restricted.

Planning Services, Basildon Centre, St. Martin's Square, Basildon, Essex SS14 1DL

Yours faithfully



Mrs. Christine Lyons.
Head of Planning - Growth

Dated:06.07.2023

NOTES

Appeals can be made online by using the relevant link below:

<https://www.gov.uk/appeal-householder-planning-decision> - Householder Planning Application Appeal

<https://www.gov.uk/appeal-planning-decision> - Full Planning Application Appeal

<https://www.gov.uk/appeal-decision-about-tree-order/how-to-appeal> – Tree preservation order appeal form

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of and development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.