

Castle Point Plan Board

19th December 2024

Attendees: Cllr Gibson, Cllr Lillis, Cllr Mountford, Cllr Palmer, Cllr Copsey

Apologies: Cllr Blackwell, Cllr Fuller, Cllr Savage

Officers: Ian Butt (Director, Place and Communities), Amanda Parrott (Assistant Director, Climate and Growth), Shukri Masseri (Principal Planning Policy Officer), Stephen Garner (Assistant Director, Development Services), Neil Gale (Community Engagement Officer), Matt Amner (Planning Policy Officer), Maria Hennessy (Senior Planning Policy Officer)

Porter PE (Viability Consultants): Russ Porter, Tom Marshall

Viability Assessment Outcomes

- Members received a presentation on the initial outcomes of the viability assessment work. This tested amongst other things the impact of policies related to affordable housing, infrastructure provision, net zero, and biodiversity net gain on the viability of new development.
- The presentation indicated that some site typologies were less viable. Due to the extent of Council ownership within those typologies, it was requested that a lower profit requirement be tested for relevant typologies.
- The presentation indicated that there was additional headroom on Greenfield sites. The Members asked that additional scenarios looking at higher levels of affordable housing and biodiversity net gain be explored.
- Members also sought for additional consideration to be given to the level of contributions sought from schemes specifically for older people, as it was considered that insufficient contributions towards infrastructure are secured from these schemes currently.