

NOTES OF CASTLE POINT PLAN BOARD

3rd July 2024

Present:

Councillors: Gibson, Copsey, Lillis, Fuller, and Palmer.

Officers in attendance: Caroline Adlem (Director Corporate and Customer), Amanda Parrott (Assistant Director of Climate and Growth), Gavin Ball (Principal Planning Officer), Maria Hennessy (Senior Planning Policy Officer), Matt Amner (Planning Policy Officer), Neil Gale (Community Engagement Officer)

Apologies: Councillors Mountford, Blackwell and Savage, Ian Butt (Director of Place and Communities), Angela Hutchings (Chief Executive), Dominic Chessum (Communications).

1. Recommendations for the board

The board were presented with recommended engagement plan for the issues and options consultation.

The board were presented with the other statutory documents to be published alongside the issues and options document for consultation – The Sustainability Appraisal and Strategic Environmental Assessment Scoping Report, Equality Impact Assessment Scoping Report, Habitats Regulations Assessment Scoping Report, South Benfleet Conservation Area Appraisal and Management Plan and associated Design Code.

2. Member questions

Comments that have been given to officers in advance of the meeting have implemented and incorporated into the latest documents for consultation.

Members recommended several changes to the wording to provide more clarity.

Members had a question regarding the degree of tension between evidence. For example where there is good evidence for a site to be potentially redeveloped but also good evidence to be a locally listed building, such as on the Hadleigh Island Site. Officers stated that by writing a policy for sites like this, it was possible to include things that need to be retained alongside enabling development on the site. Responses to the consultation will also be a guiding factor in what the policy will say.

Members did have some questions regarding the North West of Thundersley and the wording surrounding any potential redevelopment in the area. It was agreed that there is very little detail available at this stage, and it is simply expressed as one possible development option in the consultation document.

Members also had questions regarding the development of attenuation tanks and sustainable drainage solutions. It was advised that there was a question in the consultation document that interested parties could make representations on this.

Members had a question surrounding the timings of when reports and documents are released. It was advised that the consultation would start as soon as possible once the Council had decided to take forward the consultation, and the papers would be published as per usual Council processes prior to the 17th July meeting.

3. The Issues and Options document

Members were shown the Issues and Options document design layout. A health warning will also be added to the document to reiterate the fact that this document is not the final plan and that no sites have been allocated at this stage.

Members wish to have a briefing with all members before special council and all members will be issued with a member handbook to help members understand crucial aspects of the consultation.

Officers are also available to assist members to identify potential contentious issues so officers can prepare briefings to assist.

4. Supplementary Documents

Members have also been given the supplementary documents that will go out along with the Issues and Options document including the South Benfleet Conservation Area.

5. Communications

Members asked officers to explain how the communications will run surrounding the regulation 18 consultation. It was explained that there is participation through an online portal, as well as physical responses. There are 2 copies of each document in each library in the borough, as well as at our offices. There will be 13 community engagement events as well as engagement with partners and stakeholders.

6. Next Steps

Members were asked to and endorsed the programme of the engagement events and the consultation. Subject to agreement by Council, the consultation will start on the 22nd of July and will run for 8 weeks.