

Extract from Main Modifications

The modifications below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in italics. The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text

Reference	Page	Policy/Paragraph	Main Modification
MM38	73	Paragraph 11.13	The South Essex EDNA 2017 identified a need for additional 24.9 hectares of employment land to be made available throughout the borough
	74	Paragraph 11.14	This plan identifies <u>two</u> three locations where new employment uses are proposed: <ul style="list-style-type: none"> • East of the Manor Trading Estate in Thundersley • Extension to Charfleets Industrial Estate • South of Northwick Road
	74	Paragraphs 11.15 – 11.19	East of Manor Trading Estate Land to the east of Manor Trading Estate has been promoted to the Council for employment purposes and appears to be deliverable. It is expected that access to the site will be achieved through the existing estate, or through the redevelopment of some land within the existing estate. The land was designated as Green Belt in the 1998 Castle Point Adopted Local Plan. The Green Belt Review indicated that this site could be removed from the Green Belt without undermining the purpose of the Green Belt in this location. The site was identified as a Potential Local Wildlife Site in the Local Wildlife Site Review as the NPPF expects a net gain in biodiversity, compensation for the loss of biodiversity from the Local Wildlife Site must be provided. Land in this area falls within a Critical Drainage Area (CDA) as identified in the Essex County Council Interactive Flood Map. It is therefore necessary for any development within this area to include appropriate drainage arrangements that do not increase the risk and ideally reduce the risk of flooding to other properties in the area, consistent with criteria set out in the NPPF. This site should be accessed from the Manor Trading Estate only. Highway improvements may be required in the area to support the additional commercial traffic.

	74	Paragraph 11.20	The <u>phase 2</u> extension to Roscommon Way proposed in the 1998 Local Plan has been <u>delivered</u> , which provides access for the site. has now been completed . There is <u>extant Pplanning permission</u> has also now been granted , consent for a mixed use development on this site, and elements of the scheme have been delivered since 2018. This and so this site is now <u>therefore considered to be</u> reasonably available for employment development and is considered to be deliverable.
	74	Paragraph 11.21	The South Essex EDNA 2017 recognises this site as suitable for meeting Castle Point's employment needs. <u>It concludes that this site is appropriate for industrial uses falling within use classes B2 and B8. The extant consent for this site secures 18,300 sq m for industrial uses on this site. Ancillary to this, the site also makes provision for 7,100 sq m of commercial development falling within use class E</u>
	74	Paragraph 11.24	This site was allocated in the 1998 Castle Point Adopted Local Plan. Although it has not been developed to date, applications and approvals support employment provision on this site <u>it benefits from detailed extant consent for a mixed use development. To this end, the EDNA 2017 recognises this site as suitable for meeting Castle Point's employment needs. It concludes that this site is appropriate for industrial uses falling within use classes B2 and B8. The extant consent for this site secures 14,537 sq m for industrial uses on this site. Ancillary to this, the site also makes provision for 9,128 sq m of commercial development falling within use class E and a hotel.</u>
	75	Policy EC2	New employment land as shown on the policies map, is proposed at: Extension to Manor Trading Estate – 3.7 ha Extension to Charfleets Industrial Estate – 10.5 ha South of Northwick Road – 9.7 ha 1. With regards to the extension to Manor Trading Estate, the site is an extension to the east of Manor Trading Estate will be made available for employment development falling within Use Classes B1b,

			<p>B1c and B2, of the Use Classes Order where it can be demonstrated that: a. Access suitable for commercial vehicles has been secured for the extension to the site via the adjacent industrial estate and that appropriate highways improvements are made to the estate roads and junction to accommodate the increased commercial traffic; b. Sufficient and suitable provision has been made for the loss of habitats in order to result in an environmental net gain; and c. Sustainable drainage measures will be implemented to ensure no increase in the risk of surface water flooding to the site or nearby properties.</p> <p>21. The Extension to Charfleets Industrial Estate <u>will be delivered in accordance with extant consents to supply at least 18,300sqm of B Class industrial floorspace, 6,400sqm of E(g) Class business use floorspace, and other commercial premises with a floorspace of up to 1,900sqm.</u> to the south of Charfleets Industrial Estate will be made available for employment development falling within Use Classes B1b, B1c and B2 of the Use Classes Order, where it can be demonstrated that: a. Access suitable for commercial vehicles has been secured for the site via Roscommon Way; b. Sufficient and suitable compensatory provision has been made for the loss of wildlife in order to result in a net gain in biodiversity; c. Development proposals are resilient and resistant to flooding from tidal and surface water sources, and provide safe, on site refuge facilities in the event that a flood does occur; d. Sustainable drainage measures will be implemented to ensure no increase in the risk of surface water flooding to the site or nearby properties; and e. Drainage capacity will be improved as necessary to accommodate additional foul water flows.</p> <p>32. Land to South of Northwick Road, the site will be <u>delivered in accordance with extant consents to supply at least 14,537sqm of B Class industrial floorspace, 928sqm of E(g) Class business use floorspace, other commercial premises with</u></p>
--	--	--	---

			<p>a floorspace of up to 2,890sqm, and a hotel. Made available for employment development falling within the B Use Classes of the Use Class Order where it can be demonstrated that: a. An enterprise centre or similar facility will be delivered on this site, providing accommodation for start-up businesses; b. Development proposals will ensure that there is no adverse harm to the Canvey Wick SSSI, and that any biodiversity loss on site is fully mitigated or compensated for, with the result in an environmental net gain; c. Development proposals are resilient and resistant to flooding from tidal and surface water sources, and provide safe, on-site refuge facilities in the event that a flodd does occur; d. Sustainable drainage measures will be implemented to ensure no increase in the risk of surface water flooding to the site or nearby properties; e. Drainage capacity will be improved as necessary to accommodate additional foul water flows; and f. Development proposals are designed to reflect the prominent location of the site as the gateway to West Canvey.</p>
--	--	--	---