



## **CASTLE POINT BOROUGH COUNCIL ADOPTION STATEMENT**

### **Notice of the adoption of the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document**

**in accordance with**

**The Planning and Compulsory Purchase Act 2004 (as amended)**

**The Town and Country Planning Act (Local Planning) (England) Regulations 2012 (as amended)**

Notice is hereby given that (in accordance with above-mentioned legislation) Castle Point Borough Council formally adopted the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document (SPD) on **1 December 2020**.

The RAMS SPD focuses on the mitigation that is necessary to protect the wildlife of the Essex coast from the increased visitor pressure associated with new residential development in-combination with other plans and projects, and how this mitigation will be funded. The RAMS SPD sets out the guidance to be followed in the determination of planning applications and formalises the arrangements for securing the developer contributions for new qualifying residential development.

The draft RAMS SPD was published for public consultation between 10 January 2020 and 21 February 2020 in accordance with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). A number of modifications have been made to the RAMS SPD in response to the consultation and to ensure that the adopted SPD is up to date. The modifications include:

- A glossary and list of acronyms and a description of what they mean is now included at the beginning of the SPD;
- A clearer description of how overheads and other costs have been identified within the RAMS mitigation package;
- The first paragraph of the SPD will be amended to state 'birds and their habitats' rather than 'Wildlife' to make it clearer from the outset as to what type of wildlife the RAMS and the SPD is primarily seeking to protect;
- More recognition of the South East Marine Plan and the East Inshore and East Offshore Marine Plans which, when adopted, will become part of the statutory Development Plan for the relevant Councils
- An amendment to include reference to fishing / bait digging to paragraph 2.2 is proposed;
- Reference to the 'Outer Thames Estuary SPA' rather than the 'Thames Estuary SPA' is proposed;
- Previous maps replaced with higher resolution images;
- Additional clarification within Paragraph 3.7 making the SPD more explicit regarding proposals for single dwellings being subject to the RAMS tariff;

- More explanation of requirements of development proposals in regard to statutory HRA procedures and on-site mitigation, and that the specific effects the RAMS will mitigate in accordance with Regulation 122 of the CIL Regulations;
- More justification for the inclusion of C2 Residential Institutions and C2A Secure Residential Institutions as being liable for tariff payments;
- Inclusion of the National Planning Policy Framework (NPPF) within the 'useful links' section;
- Clarification that non-residential proposals are exempt from the tariff;
- Amendments to the map in Appendix 2 of the Essex Coast RAMS SPD SEA/HRA Screening Report be amended to reflect the Outer Thames SPA designation;
- Clarification on the requirements for project-level Habitat Regulations Assessment (HRA) and Appropriate Assessment (AA) of development proposals which will explore the hierarchy of avoidance and mitigation, and that the SPD is relevant to 'in-combination' recreational effects only;
- Clear explanation that the intention of Essex Coast RAMS mitigation is to enable the conclusion of no adverse effect on the integrity of the international designated sites;
- Removal, from the relevant map in the SPD and RAMS Strategy, all areas of Suffolk from the Zone of Influence;
- Clearer explanation of the relationship between the effects of a population increase resulting from net new dwelling increases;
- Clarification that ways of paying the tariff contributions varies between partner Councils;
- Reference to the governance arrangements for the RAMS including the Project Board and Essex Coastal Forum;
- Clarification that the RAMS monitoring framework will be agreed on appointment of the project Delivery Officer; and
- Clarification the RAMs tariff does not apply to student accommodation in Chelmsford.

More details on the modifications made to the SPD can be found in the ['You Said, We Did' Feedback Report](#)

Any person with sufficient interest in the decision to adopt the RAMS SPD may apply to the High Court for permission to seek a judicial review of that decision.

**Any such application to the High Court must be made no later than 3 months after the date upon which the RAMS SPD was adopted (i.e. 3 months from 2 December 2020 – being the day after adoption).**

In accordance with Regulation 14 of the 2012 Regulations the RAMS SPD and this Adoption Statement have been made available to view on the Council's website at <https://www.castlepoint.gov.uk/rams> . Paper copies will be made available as soon as practicable once the following locations are re-opened. Please note that some of the following locations are currently closed, in line with the latest government advice regarding Coronavirus, and normal opening hours of these locations may be subject to change once they reopen. You are advised to check the weblinks below to see the latest status regarding opening hours.

- [Castle Point Borough Council Offices](#)
- [Canvey Island Library](#)
- [Great Tarpots Library](#)
- [Hadleigh Library](#)

- [South Benfleet Library](#)

Paper copies are available to purchase on request.

A copy of this Adoption Statement will be sent to all parties who have asked to be notified of the adoption of the RAMS SPD.

For further information please refer to the Council's website:

<https://www.castlepoint.gov.uk/> or contact Planning Policy by telephoning 01268 882200 or by e-mailing [planningpolicy@castlepoint.gov.uk](mailto:planningpolicy@castlepoint.gov.uk)

**David Marchant**  
**Chief Executive**  
**(1 December 2020)**