



**Issues and Options Consultation Document  
Representations and Responses  
Feedback Report**

**July 2025**



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## 1. Introduction

- 1.1 In 2022, the Council agreed to commence the production of the Castle Point Plan (CPP) based on the principles that there will be public consultation and engagement with the wider community and stakeholders in accordance with the Statement of Community Involvement (SCI) 2020. The SCI sets out how the community and other stakeholders will be engaged and consulted on local planning policy documents.
- 1.2 Between January 2023 and August 2023 engagement took place on issues with partners, the community, local businesses, and other stakeholders. This was set out in the: [Initial Engagement Outcomes Report 2023 \[pdf\] 4MB](#) . This stage of engagement was focused on determining the scope of the issues to be addressed through the Castle Point Plan. It was carried out in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 Feedback from that early consultation stage was used in the development of the Issues and Options consultation document which outlined the options available for the development and use of land in the Borough.
- 1.4 The Issues and Options consultation document set out the preferred spatial strategy and options for new homes and jobs for the future growth and development of the Borough up to 2043 including site options. This consultation took place between 22 July and 16 September 2024 also in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The document summarises the key issues that will be covered in the new Castle Point Plan by asking a series of questions.

## 2. Purpose of the Document

- 2.1 This document explains how Castle Point Borough Council has involved the community and interested parties in complying with the requirements of Regulation 18 stage of the Town and Country Planning (Local Planning) (England) 2012 Regulations.
- 2.2 The Consultation Statement will be updated to include further consultation requirements in the plan preparation process under the Regulations including for the Proposed Submission consultation documents (Regulation 19).
- 2.3 A Consultation Statement is required under Regulation 22 (1)(c) of the 2012 Regulations. It should set out:
  - Which bodies and persons the Council invited to make representations under Regulation 18;
  - How these bodies and persons were invited to make representations under Regulation 18;
  - A summary of the main issues raised by the representations.
  - How many representations made pursuant to Regulation 18 have been taken into account;
  - If representations were made pursuant to Regulation 20, the number of representations made, and a summary of the main issues raised; and
  - If no representations were made in Regulation 20, that no such representations were made.

- 2.4 Public consultation has taken place within the context of para. 16(c) of the National Planning Policy Framework (NPPF) 2024 which states:

“Local Plans should be shaped by early, proportionate and effective engagement between plan- makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees.”

### **3. Approach to the Consultation**

#### **Engagement within the community**

- 3.1 Engagement with the community on the Issues and Options document took the form of an online survey using Citizen Space Software (Appendix 1) and was supported by a series of in person engagement events in community spaces across the borough. On 22<sup>nd</sup> July 2024 an email highlighting the survey (Appendix 2) was sent to residents who had expressed a wish to be placed on the mailing list (Approx 1489 people) to be kept updated on the progress of The Castle Point Plan. Residents without access to the internet were able to complete and return hard copy surveys (Appendix 3) which were made available in the reception area of the Council building, the four libraries within the Borough and the reception area of Waterside Leisure Centre on Canvey Island. In some instances, these were provided when requested at Workshop events, or hand delivered to home addresses if required to ensure people were given the opportunity to complete the survey.

#### **Promotion of the engagement**

- 3.2 This engagement activity was promoted using a ‘Poster Display’ (Appendix 5) which contained a QR code and a Link (Included in the email above) which took recipients directly to the ‘Castle Point Plan - Issues and Options Consultation’ survey. Other means of advertising the survey included Digital Billboards in Canvey Island and Hadleigh (Appendix 22), a 48-sheet sized Billboard advert (Hadleigh High Street), Telephone Kiosk adverts (Canvey & Benfleet), Bus side adverts and roadside adverts (Canvey Island). See Appendix 21 (Fabbrica Report) for images of these displays. The survey was also promoted on the Councils website (Appendix 4). Members of the Council were supplied with Castle Point Plan Posters, Post Cards (Appendix 7) and Business Cards (Appendix 8) to display or issue to the community during surgeries and other member activities.

The Poster was displayed on:

- All 16 of Castle Point Borough Council’s Public notice boards,
- All six of Canvey Island Town Council’s notice boards,
- All 21 prominent Supermarkets/Shops customer notice boards (Including Knightswick Shopping Centres six notice boards),
- All four Libraries,
- All 29 Churches/Religious venues,
- All 13 Doctors Surgeries waiting areas,
- All nine Dental Surgery waiting areas,
- All four Veterinary Surgery waiting rooms,
- All eight Sheltered Housing site notice boards,
- The 40 most prominent locations around the Borough where the community gather/visit in one form or another,

- The only identifiable Disabled venue within the community.
- 3.3 Social media (Appendix 20) was also used to reach as many in the community as possible. In addition to the Council's own forums, adverts were posted by the Council on each of the main Facebook Groups within the Borough and X (Previously known as twitter). Media company Fabbica were utilized to advertise the Castle Point Plan which included posts on Instagram. The results from Fabbica can be found at Appendix 21. The Survey was also highlighted in the 'Castle Point Together' publication (Appendix 6) which was delivered to every household within the Borough. This also contained details of the various community Workshops to be held across the Borough. The Post Card which contained a QR code and Link was later sent to every household as another reminder for residents to complete the survey. Finally, a reminder email (Appendix 9) was sent to everyone on the mailing list on the 6<sup>th</sup> and 13<sup>th</sup> of September 2024 to complete the survey before the consultation period concluded on the 16<sup>th</sup> September 2024.
- 3.4 Response to the engagement was monitored throughout the six-week timeframe. Due to the 'Initial Engagement Response' being low from the younger age groups, a tender was successfully secured by the 'Metal' and 'Estuary Festival' arts organisations to conduct 'This is Us,' a series of projects to engage with and gain the views of the younger demographic, disabled people and other people in the community who are interested in art and creativity. This provided an alternative route for young people specially to engage with the plan. This will continue through the plan-making process and will also supplement future engagement activities. Engagement with the USP college was conducted to ascertain student views. This culminated in a student visit to the Council where they completed a four-question survey (Appendix 18) to understand their perspective on how they see Castle Point Borough in ten years' time. The outcome of this can be found at Appendix 19.

### **Engagement activities**

- 3.5 A series of Community Workshops were conducted in Castle Point Borough to establish the Community's views. The venues were specifically chosen to provide an even spread across all main areas of the Borough to enable a chance for all residents to be able to attend a Workshop. The Workshops were advertised on the council's website in addition to Social Media platforms and the Royal Mail post (Castle Point Together publication – Appendix 6). Afternoon and Evening workshops were conducted to ensure residents had a convenient option available for them to attend, participate and ask questions. Two Online Workshops were also available.
- 3.6 The Workshops comprised of an informative presentation and interactive audience participation using 'Mentimeter' software to ask five specific questions lifted from the main 'Issues & Options survey'. The audience submitted answers using their mobile phones, but the option to complete a hardcopy (Appendix 10) was also available to those either not in possession of, or unable to use, a mobile phone. Tablets were offered to anyone who wished to use them. The aim was to obtain an initial view from attendees and help them understand the process and promote the completion of the main survey. The Workshops concluded with sufficient time to allow for questions and answers, with an option for participants to submit questions on their mobile phones if they were not confident asking in person.
- 3.7 The Community 'Issues and Options Workshops' were held on the following dates, times, and locations:
- 06/08/24: 7:00pm to 8:30pm at St Georges Hall, Benfleet.

- 07/08/24: 7:00pm to 8:30pm at Richmond Hall, South Benfleet.
- 09/08/24: 7:00pm to 8:30pm at Daws Heath Social Hall, Daws Heath
- 13/08/24: 2:00pm to 3:30pm at Castle Point Borough Council, Thundersley.
- 14/08/24: 7:00pm to 8:30pm at Richmond Hall, South Benfleet.
- 15/08/24: 2:00pm to 3:30pm at Castle Point Borough Council, Thundersley.
- 16/08/24: 7:00pm to 8:30pm at St Nicholas Church Hall, Canvey Island.
- 20/08/24: 2:00pm to 3:30pm at Runnymede Hall, Thundersley.
- 21/08/24: 2:00pm to 3:30pm at St Nicholas Church Hall, Canvey Island.
- 22/08/24: 7:00pm to 8:30pm at Hadleigh Baptist Church, Hadleigh.
- 03/09/24: 7:00pm to 8:30pm conducted Online.
- 04/09/24: 7:00pm to 8:30pm at Runnymede Hall, Thundersley.
- 05/09/24: 2:00pm to 3:30pm at Daws Heath Social Hall, Daws Heath.
- 06/09/24: 2:00pm to 3:30pm conducted Online.

A summary of the outcome of these Community Workshops can be found in Appendix 11.

- 3.8 The following related Consultation Surveys were also conducted between 22<sup>nd</sup> July 2024 and 16<sup>th</sup> September 2024. The surveys were promoted on the Councils website, and an email was also sent to those on the consultee database who had expressed an interest in being kept updated on the progress of The Castle Point Plan. These included:

- Call for Sites survey.
- Equality Impact Assessment Scoping Report survey.
- Habitats Regulations Assessment survey.
- Sustainability Appraisal and Strategic Environmental Assessment Scoping Report
- Open Space Assessment survey.

### **Engagement outcome**

- 3.9 As a result of the engagement work, the community were given the opportunity to complete the survey. A total of 1349 responses were received. All responses were subsequently analysed to establish what the views of the community were. A copy of the outcomes can be found in the sections which follow.
- 3.10 The Citizens Space 'Issues and Options consultation' Survey contained 119 questions which covered each of the main areas of the borough and the full range of topics relevant to the development of the Castle Point Plan. The survey was designed to allow respondents to complete the questions that related to them, and therefore avoid being discouraged by the large number of questions posed.
- 3.11 For transparency, each respondent's name and their answers have been published unless the respondent requested to remain anonymous. These are available to view [online](#).
- 3.12 Age and Gender were also provided (unless the respondent selected 'Preferred not to say'). These and the areas where the respondents reside enabled the analysis to identify the key issues for different age groups and for different genders in respect of where people lived.

- 3.13 The analyses will provide the summary views of the community in Benfleet, Canvey Island, Daws Heath, Hadleigh and Thundersley, and The Borough as a whole.

#### **Engagement with business**

- 3.14 On the 2<sup>nd</sup> September 2024, engagement with the Business community within the Castle Point Borough commenced. This was by way of an email invite via a business contact distribution list (Appendix 12) and to the main mailing list (Appendix 13) which contained business owners (as well as the residents) who had expressed an interest in being kept up to date with the progress of The Castle Point Plan.
- 3.15 The two Business 'Issues and Options Workshops' were held on the following dates, times and locations:
- 02/08/24: 5:30pm to 7:00pm at International House, Canvey Island
  - 08/08/24: 5:30pm to 7:00pm at Hadleigh Old Fire Station, Hadleigh.

#### **Engagement with statutory bodies**

- 3.16 On the 19<sup>th</sup> July 2024 the Council sent an invite (Appendix 14) to Statutory Consultees and Organisations (Appendix 15) to attend a consultation meeting held at Castle Point Borough Council on 1<sup>st</sup> August 2024.

#### **Engagement with landowners**

- 3.17 On the 5<sup>th</sup> August 2024 the Council sent letters (Appendix 16) to landowners of potential development sites to establish whether their land was available for development. This was repeated on 29<sup>th</sup> October (Appendix 17) to ensure the Council knew whether landowners wished to submit their land or not.

## 4. Analysis of Responses

- 4.1 This section covers analysis of the characteristics of those who responded to the Issues and Options Consultation.

### Respondent by category

- 4.2 A total of 1349 individuals and organisations responded to the Issues and Options Consultation, 913 of which were made via the online consultation portal with the remainder emailed or posted. The respondents came from a wide variety of groups and individuals including residents, developers, landowners, and their consultants. The breakdown of respondents by category is set out in Table 1 below:

Respondent Type	Email Responses	Total Online	Letters/Hardcopy Forms	Duplicates	Total
Resident	324*	888	57	16	<b>1285</b>
Business	2	4	0	0	<b>6</b>
Statutory	14	8	0	0	<b>22</b>
Interest Group	6	6	0	0	<b>12</b>
Developer/Landowner	14	7	0	3	<b>24</b>
<b>Total</b>	<b>360</b>	<b>913</b>	<b>57</b>	<b>19</b>	<b>1349</b>

\*36 of these responses came from the Salvation Army Website responses

Table1: Who Responded and How?

### Respondents by Age

- 4.3 As can be seen from the chart in figure 1 below the largest percentage of respondents to the consultation were in the 55-64 age range (26%) followed by the 65-74 age group with 24% of the responses. Responses from the younger age groups was much lower with 6% of responses made by individuals in the 35-44 age group.

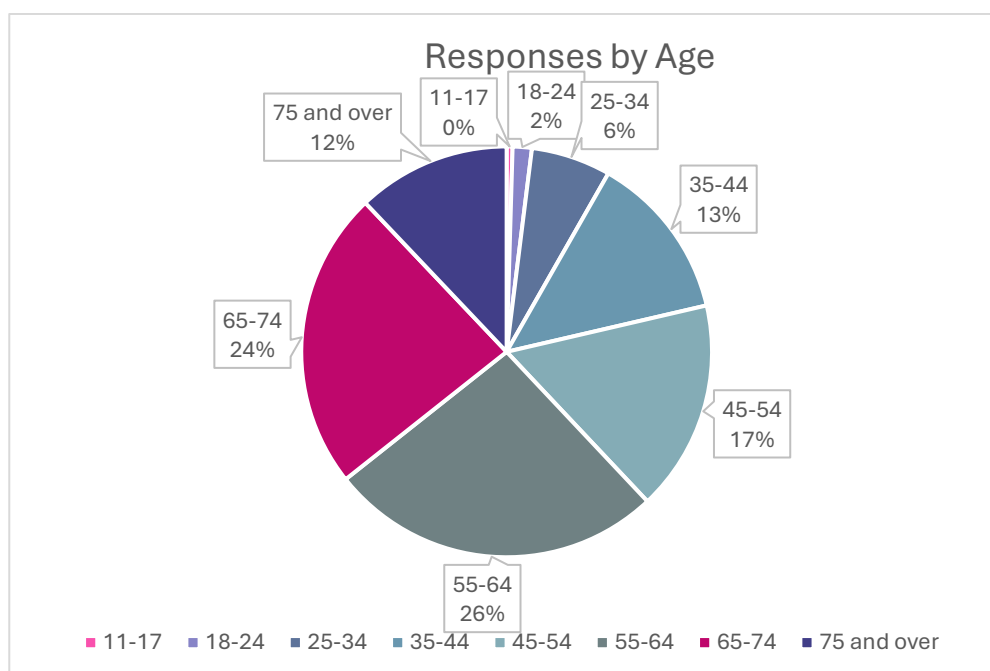


Fig 1: Pie Chart – Respondents by Age

### Responses by geographic location

- 4.4 The largest proportion of respondents came from the Hadleigh area with 39% of all responses made, followed by Thundersley and South Benfleet 12% each.

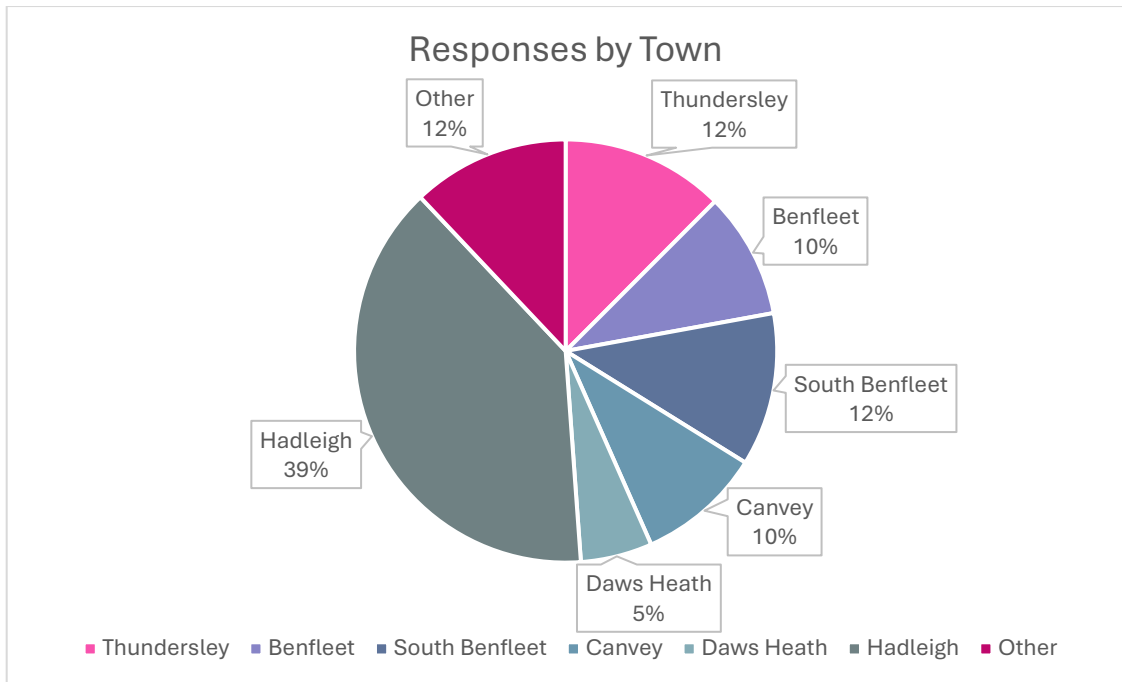


Fig 2: Pie Chart – Respondents by Town

### Responses by Gender

- 4.5 More females than males responded.

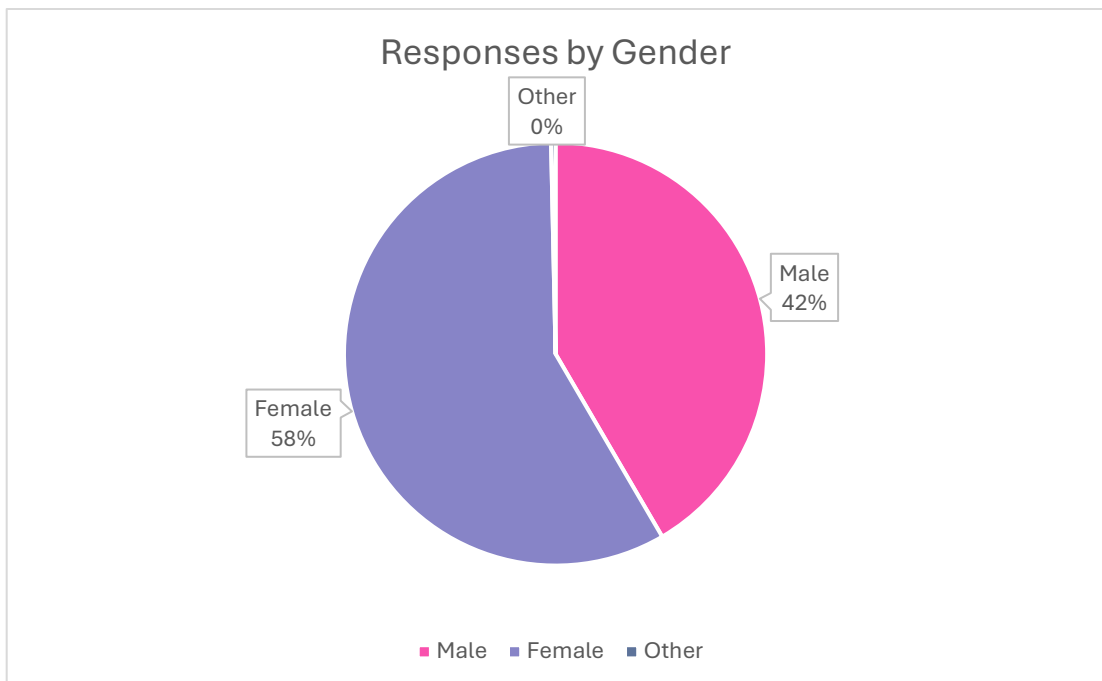


Fig 3: Respondents by Gender

## **5. Analysis of Data**

- 5.1 The data for this analysis was collected from three main sources: responses submitted via the online Citizen Space Platform, written submissions, and emails. Handwritten responses were digitized using Microsoft Copilot, ensuring that no feedback was overlooked during the analysis process.
- 5.2 To analyse the responses, Python code was used to process the data systematically. This involved cleaning the data to remove inconsistencies, identifying recurring keywords and phrases, and categorizing feedback into themes. Python's analytical capabilities also enabled frequency analysis to determine how often key topics were mentioned, helping to prioritize issues raised by respondents.
- 5.3 Once the data was processed, NVIVO software (see appendix 23) was utilized to manage and validate the themes identified. This included organizing feedback into sub-themes, tracking sentiments expressed in the responses, and identifying patterns or trends.
- 5.4 To complement the technical analysis, a manual review was conducted to refine the results further. This step ensured that unique or locally specific viewpoints were captured, and that the analysis was reflective of the nuances in the responses. The comprehensive analysis is documented in detail, with supplementary data and evidence provided in Appendix 23.

## **6. Consultation Feedback**

- 6.1 To ensure all relevant voices were heard, the consultees were divided into the following key groups:
  - Residents and other stakeholders
  - Statutory Consultees and Duty to Cooperate Bodies
  - Non-Statutory consultees and Interest Groups
  - Developers and Landowners
- 6.2 By grouping consultees, the council was able to tailor its responses to the specific concerns raised by each group. This approach allowed for a more focused examination of issues, ensuring that technical matters received expert attention while local concerns were addressed in a way that reflected community priorities. Furthermore, it facilitated the identification of common themes and potential conflicts between different groups, enabling the council to balance competing interests effectively.
- 6.3 The inclusion of tailored responses also ensured that the Castle Point Plan was both technically robust and aligned with community needs.
- 6.4 A summary of the key issues raised by the different groups are set out in the tables below and include the Council's responses to the issues and how they were taken forward in the Regulation 19 Publication version of the Castle Point Plan.

## 7. Residents and other stakeholders

7.1 Local residents form a crucial group within the consultation process. This includes individuals, and community members who:

- Live in the area affected by the plan.
- Use local services and infrastructure.
- Have a direct interest in housing, transport, and green spaces.

7.2 Local residents were engaged to ensure their views were fully considered and the main issues they raised are considered in the table below:

Question	Specific Issues Raised	Council Response/Action
Q1. What are your views on the draft Vision for the Castle Point Plan?	Concerns over insufficient infrastructure, especially for roads and healthcare.	Agreed –Development should contribute to improvements in infrastructure provision in the Borough. This has been reflected in the policies of the plan, which will be supported by an Infrastructure Delivery Plan (IDP).
	Opposition to Green Belt (GB) development	This has been taken into account as the spatial strategy prioritises brownfield site redevelopment and regeneration first.
	Concerns about flood risks	Policies in the Castle Point Plan have been informed by a strategic flood risk assessment and seek to avoid and mitigate the risks from flooding.
	Support from some respondents for a focus on community and environmental goals	The Plan will aim to protect, conserve and enhance the natural environment and provide community open space and green infrastructure.
	Others expressed scepticism toward housing targets and cited a need for local considerations over national demands.	The Plan has considered this and aims to balance the need to provide housing and avoiding and where necessary mitigating negative externalities.
Q2. What are your views on the issues that need to be addressed on Canvey Island within the Castle Point Plan?	Top issues include concerns relating to road congestion and flood risk.	The urban first approach reduces the need to travel by concentrating development in existing urban areas, bringing people closer to services and facilities. This optimises land use, supports active and sustainable transport, and makes better use of existing networks. By promoting walking, cycling, and public transport improvements, it creates more accessible, convenient, and

Question	Specific Issues Raised	Council Response/Action
		sustainable communities while also addressing congestion challenges. The concern has been taken account of in transport policies which prioritise public transport, cycling and walking. This will encourage a modal shift from private car to public transport which will reduce road congestion.
	Concerns over healthcare, school capacity, and environmental preservation	The Plan supports the development and improvement of existing health care infrastructure and educational facilities. Developer contributions will be sought to improve these.
	Strong opposition to further development due to overdevelopment and distrust of planning	Comments noted.
	Respondents emphasized the single exit route's congestion and a desire to preserve Canvey's Green Belt.	Policies aim to improve traffic circulation with developer contribution from development. The Plan's strategy is for development within the urban areas and Green Belt protection.
Q3. Do you have any comments on how we should improve access to and through Canvey?	Concerns expressed relating to traffic congestion and need for road infrastructure improvements before development starts.	In response the Castle Point Plan will undertake a feasibility study to identify options for improving access to and from and within Canvey Island, including consideration of any wider strategic implications on and off the Island (Policy C5 – Improved Access to and around Canvey Island).
	Support for a third road access, widening Canvey Way, and improved public transport	The Council is committed to working with key stakeholders in preparing an access to Canvey feasibility study that looks at the potential highway and sustainable mode options for improved access (Policy C5 – Improved Access to and around Canvey Island).
	Public transport and cycling improvements would improve accessibility	New master plans for the town centre and seafront will set out how local access to and between those areas can be improved to reduce the need for the use of the private motor car and improve safe cycling and walking routes.
	Respondent comment: Suggestions for alternative routes, public transit enhancements, and even a ferry	As above

Question	Specific Issues Raised	Council Response/Action
	were highlighted by several respondents	
Q4: What changes or improvements would you like to see in Canvey Town Centre?	Requests for more diverse shops, free parking, and lower rental costs to support local businesses	Regeneration and investment into Canvey Town Centre will be delivered via a new Canvey Town Centre Master Plan. This will identify a new pattern of retail uses appropriate to a town centre, including leisure, community facilities.
	Suggestions for market improvements, better public amenities, and a cleaner environment	The Canvey Town Centre Master Plan will set out the need to maintain, create, and enhance active ground floor frontages that include adaptable floor space.
	others emphasized the need for more family-friendly areas and safety improvements in the town centre environment	Through public realm improvements the Council aim to deliver new public spaces which will allow people to move safely and freely.
Q5: What type of development would you support within the Canvey Town Centre East development cluster?	General support for limited development (affordable housing, retail), but only if infrastructure (roads, drainage) is upgraded.	In order to allow communities to meet their day to day needs the Infrastructure Delivery Plan supports the Castle Point Plan and identifies the infrastructure which will be required to support housing growth in order to allow communities to meet their day to day needs.
	Strong calls to retain landmarks like Knightswick Centre, KFC, and War Memorial Hall for community use	<p>The Plan has taken this into consideration.</p> <p>Paragraph 98 (c) of the NPPF requires planning policies and decisions to guard against the unnecessary loss of valued facilities and service.</p> <p>This has been taken into account in Policy Infra1 - Community Facilities. Paragraph 4 of the Policy: Development that would result in the loss of a community facility will only be supported where:</p> <ol style="list-style-type: none"> <li>An assessment has been undertaken which demonstrates that the existing facility is surplus to requirement; or</li> <li>The existing use will be replaced by equivalent or better provision in terms of quantity and quality either on-site or locally.</li> </ol>

Question	Specific Issues Raised	Council Response/Action
	Concerns over flood risks and increased congestion led many to oppose further development without infrastructure improvements.	Site development will be required to provide the necessary road infrastructure and meet the requirements of national planning policy in terms of flood risk.
Q6. What type of development would you support within the Canvey Town Centre West development cluster?	Support for retail and business growth, contingent on infrastructure upgrades, especially a third road - Emphasis on retaining essential services like the library and job centre, with specific mentions of Knightswick Centre and Furtherwick Road - Opposition to New Development: Concerns about overdevelopment and congestion	Policy C1 - Canvey Town Centre, sets out that regeneration and investment into Canvey Town Centre will be delivered via a new Canvey Town Centre Master Plan, which will identify the vision for the town centre, through a collaborative approach with local residents, businesses and partners.
Q7. What type of development would you support within the Long Road development cluster?	Infrastructure First: Strong opposition without upgrades to roads and drainage	Policy C1 - Canvey Town Centre: Regeneration and investment into Canvey Town Centre will be delivered via a new Canvey Town Centre Master Plan, which will include a delivery plan for the phasing of development, risks, and viability (taking account of infrastructure and affordable housing requirements).
	General Opposition: Concerns over congestion, overdevelopment, and flood risk - Preserve Key Services: Calls to retain fire and police stations for community access	Policy C1 - Canvey Town Centre: Additional development sites on other suitable sites. Managing flood risk through greening, water capture schemes and the appropriate use of materials.
	Limited support for mixed-use development if infrastructure improvements are made	A key objective is for development to be supported by the necessary infrastructure as set out in the IDP.
Q8. What types of development could be considered as appropriate within the South & East parts of Canvey Island?	Concerns about overdevelopment, infrastructure, and flood risk	Policy making effective use of urban land and creating sustainable places. Sustainable development a clear focus on making the optimal use of urban land, to maximise the benefits of development for local communities.  Supporting a design-led approach to establishing optimal site densities on

Question	Specific Issues Raised	Council Response/Action
		developable land, which maximises the use of urban land.
	Conditional Residential Development: Some support for limited housing if flood defences and roads are upgraded	Policy requirements deal with mitigating impact of development through enhancements to infrastructure through planning conditions and S.106 agreements.
	Commercial/Retail Support: Some interest in small-scale retail to enhance local services	Comment noted
	- Green Space Protection: Desire to preserve green areas and improve access	Opportunities for greening the town centre and increasing biodiversity at street level and above, including the increased use of renewable energy
Q9. What improvements to the Seafront Entertainment Area would you like to see?	Calls for better parking, cleanliness, and new recreational facilities for families	<p>This issue has been taken into account.</p> <p>Policy Canvey Seafront Entertainment Area:</p> <p>The Council will prepare a master plan for the Canvey Seafront Entertainment area. The Plan will set out a clear vision and objectives for the area, translating those into realistic investment plans to provide new entertainment facilities, improvements to the public realm and protection of key features such as the beach areas and historic assets. Development proposals that can be demonstrated to support the tourist industry will be permitted.</p>
	Suggestions for more public amenities, such as picnic areas	Comment noted see above
	some suggested improving walkways and seating along the seafront to attract more visitors	Comment noted see above
Q10. Do you have any comments on Canvey's port infrastructure?	Safety concerns related to the COMAH (Control of Major Accident Hazards) sites	These issue of concern have been taken into account with formulation of Policy C3: Canvey Port Facilities. There must be no unacceptable change in the level of hazard or risk posed by the facility as a consequence of the proposals. The

Question	Specific Issues Raised	Council Response/Action
		advice of the Health and Safety Executive will be sought in relation to this matter.
	General opposition to expanding port infrastructure due to safety and environmental concerns	Comment noted see above response
	Respondents emphasized the need for strict safety protocols and transparency about potential risks associated with the port.	Comment noted see above response
Q11. What improvements should be made to the South & West Canvey Wildlife Corridor?	Strong support for maintaining the area as a natural habitat, avoiding development	The South Canvey Green Lung will be retained and enhanced as a strategic green infrastructure asset on Canvey Island.
	Suggestions for walking paths, running tracks, and educational areas to make the corridor more accessible	The Council will not support development which would adversely affect its ecological value, and the ability of the area to provide a strategically important ecological corridor.
	Interest in adding benches, waste bins, and toilets to improve visitor experience	Comment noted. Biodiversity net gain or through long term schemes such as Countryside Stewardship would be encouraged.
	Emphasis on enhancing biodiversity and managing flood risks	The South Canvey Green Lung will be retained and enhanced as a strategic green infrastructure asset on Canvey Island.
Q12. What approach to development in the West Canvey Employment Area (Charfleets Industrial Estate and the Canvey Retail Park) would you support?	Support for attracting businesses and creating well-paying jobs	Comment noted Support for attracting businesses and creating well-paying jobs is a key objective of the plan.
	Preference for minimal expansion unless infrastructure improves, desire for more shops and leisure facilities Emphasis on road maintenance and access upgrades before further development.	Policy - West Canvey (C4) A master planned approach to the regeneration and renewal of west Canvey as identified on the policies map will be taken to optimise urban land use and improve the quality of the urban environment and public realm. The master plan will deliver:

Question	Specific Issues Raised	Council Response/Action
		A land use strategy that identifies how a mix of uses comprising residential, community, commercial and industrial can be accommodated across this area whilst ensuring residential amenity and avoiding harm to economic activity.
Q13. Do you have any views about the potential Site Allocations in Canvey?	Predominantly opposed to further development due to flood risk and limited infrastructure Conditional support for specific, low-density sites only Calls to protect specific areas, such as St Agnes Drive garages.	Small scale urban sites, as identified through the Strategic Land Availability Assessment are proposed to meet housing need. They are subject to compliance with all relevant policies in this plan depending upon locational characteristics.
Q14. What are your views on the issues that need to be addressed in Benfleet within the Local Plan?	Concerns about road congestion, green space preservation, and impacts on public services	Comment noted. Policies developed to meet these concerns.
	Calls for balanced development that prioritizes existing infrastructure needs	Noted - Development will be required to be supported by necessary infrastructure.
Q15. What changes or improvements would you like to see in South Benfleet Local Centre?	Support for aesthetic upgrades, waste management, and parking improvements	The focus of redevelopment here should be on creating a more pleasant environment, greater use diversity, with a range of uses that extend into the evening to create a safer and more welcoming place.
	Some opposition to expanding commercial spaces	Comment noted
Q16. What type of development would you support within the South Benfleet development cluster?	Opposition to dense development; preference for low-rise housing if necessary	This plan supports the NPPF's objective of contributing to the achievement of sustainable development with a clear focus on making the optimal use of urban land (Policy SP2), to maximise the benefits of development for local communities.
	Emphasis on protecting green areas and maintaining current infrastructure	Development will be required to provide open space and associated green infrastructure.

Question	Specific Issues Raised	Council Response/Action
Q17. What type of development would you support within the Benfleet Station development cluster?	Concerns about preserving commuter parking and infrastructure for local transit.	Comments noted.
	Mixed support for affordable housing, with suggestions to limit high-density projects	Density depends upon location of sites and impact on character. Assessed under other DM and design policies proposed in the Plan. All sites of more than 10 dwellings are expected to provide affordable housing.
Q18. What approach should be taken to development in and around the South Benfleet Conservation Area?	Opposition to development to preserve historical character	The aim of policy is to protect the character of existing designated conservation areas. New development is required to respect character (Policy: D9 - Conserving and Enhancing the Historic Environment).
Q19. What changes or improvements would you like to see in Tarpots Local Centre?	Requests for more parking, increased shop variety, and improved safety	Policy B2 Tarpots Town Centre  Proposals for regeneration, redevelopment and renewal of premises and spaces in Tarpots Town Centre will be supported where they would: contributes to the vitality of the town centre and create a pleasant, accessible and safe environment Transport Improvements focusing on enhancing walking and cycling connections to the centre from surrounding areas; and Improvements to the pedestrian public realm in the centre.
	Concerns about anti-social behaviour and need for police presence	Policy aims to design out crime and anti-social behaviour (Policy D1 – Design Objectives), ensures opportunities to design out crime are taken.
Q20. What type of development would you support within	Opposition to new development due to existing congestion	Residential development could also bring benefits in the form of new infrastructure and measure to resolve physical problems.

Question	Specific Issues Raised	Council Response/Action
the Tarpots development cluster?	Some support for limited residential and commercial development with parking improvements	Noted -the strategy focus is on small scale sites in built-up areas.
Q21. What types of development could be considered as appropriate within the Manor Trading Estate?	Support for relocating industrial area and repurposing for housing Mixed views on maintaining it as a commercial hub Calls for road improvements if redeveloped	In response a Policy has been developed for the Manor Trading Estate (Policy B8). A master planned approach to the regeneration and renewal of Manor Trading Estate will be taken to optimise urban land use while ensuring residential amenity and avoiding harm to economic activity.  Improved public realm which creates space for pedestrians and cyclists.  A programme of renewal of the industrial and commercial building stock within the Estate with the overall aim of an increase in floor space of 10%.  New development of around 200 homes with open space provision to the north.
Q22. What opportunities for improvements and development within the A13 corridor in Benfleet are there?	Support for targeted development along corridor, including housing Concerns about traffic congestion and overcrowding Suggestions for environmental improvements, like tree planting	In response to this, the plan proposes urban site allocations under policies for suitable, available and deliverable for housing. They will contribute towards optimising urban land use by making effective use of vacant and underused land in the existing urban area.  Site planning will require parking arrangements and for vehicular accessibility, environmental improvements and landscaping.
Q23. What improvements should be made to the South Benfleet Playing Fields area?	Suggestions for maintenance, cleanliness, and adding outdoor facilities. Support for keeping it as a recreational green space.	In response Policy B9 – South Benfleet Playing Fields has been formulated.  Retain as a multifunctional green space which will deliver the following:  An enhance recreational role, with the pavilion redeveloped.

Question	Specific Issues Raised	Council Response/Action
		<p>Improved walking and cycling connectivity between residential areas in South Benfleet and the railway station;</p> <p>Enhanced biodiversity across the site, with wildlife corridors between areas of nature conservation to the east and west.</p>
Q24. Do you have any views about the potential Site Allocations in Benfleet?	Support/opposition to new site allocations	Sites in policies have been identified through the Strategic Land Availability Assessment as being the most suitable, available and deliverable for housing. They will contribute towards optimising urban land and providing affordable housing to meet local need.
	Limited support for planned housing without infrastructure upgrades	Proposes new housing will need to meet requirements for infrastructure as set out in the relevant policy and under other policies of the plan.
	Strong concerns over specific sites like Jotmans Farm & GB7. Opposition due to Green Belt and flood risks.	<p>Sites GB5 (Land west of Benfleet, or (Jotmans Farm)), and GB7 (Boyce Hill Golf Course) are not proposed for allocation.</p> <p>Sites allocated in policies have been identified through the Strategic Land Availability Assessment as being the most suitable and sustainable in order to meet housing need including affordable housing.</p> <p>The CPP adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs before considering Green Belt land.</p>
Q25. What are your views on the issues that need to be addressed in Hadleigh within the Local Plan?	Concerns about preserving historical and cultural heritage	<p>The Plan has taken this into consideration.</p> <p>Policy D9 - Conserving and Enhancing the Historic Environment - Development proposals affecting a heritage asset (either designated or non-designated) will be expected to conserve, and where appropriate enhance, the setting of the heritage asset.</p>

Question	Specific Issues Raised	Council Response/Action
	Opposition to further housing development	The Strategic Land Availability Assessment identifies developable urban sites in sustainable locations in Hadleigh which will contribute to identified housing need, including affordable housing to meet local needs.
	Calls for infrastructure improvements, especially traffic and parking.	Development will be required to be supported by necessary infrastructure
Q26. How should the management of Benfleet and Southend Marshes be approached in the Plan?	Concerns about overdevelopment near marshes Strong support for protection and conservation of marshes	Benfleet and Southend Marshes Site of Special Scientific Interest (SSSI) covers an extensive area of the marshland. Policy Had2 – Hadleigh Country Park, Hadleigh Farm and Benfleet and Southend Marshes will protect and support proposals for habitat creation and habitat management and mitigation.
	Balanced management approach for public access and education	Comment noted also see above
Q27. What improvements should be made to the Hadleigh Castle Country Park area?	Suggestions for better parking and access Calls for regular maintenance and new facilities Desire to preserve the natural environment	The comments have been taken forward in Policy Hadleigh Country Park, Hadleigh Farm and Benfleet and Southend Marshes (Had2)  Support development proposals related to the improvement of recreational facilities within the Country Park where they do not have a significant impact on the landscape and meet requirements of other relevant policies of the Plan.
Q28. What changes or improvements would you like to see in Hadleigh Town Centre?	Opposition to further development, particularly of flats	The Local Housing Needs Assessment evidences a need for different sizes, types and tenure of accommodation. The Plan will seek to ensure that a wide choice of housing sizes, types and tenures, is delivered, to meet the housing needs.
	Support for traffic improvements and better road layout	This has been carried forward in Policy: Had1 – Hadleigh Town Centre. The Masterplan will identify:

Question	Specific Issues Raised	Council Response/Action
		<p>Adaptations to the existing highway network that improve the quality of the public realm and contribute to improved pedestrian and cycling access.</p> <p>A car parking strategy that provides the level of car parking required to meet demand.</p>
	Desire for more diverse shops and improved public spaces	<p>Carried forward by Policy (Had1) for Regeneration and investment into Hadleigh Town Centre which will be delivered via a new Hadleigh Town Centre Master Plan. It will identify:</p> <p>A new pattern of retail and uses appropriate to a town centre, including leisure, community facilities, residential, employment and cultural uses.</p> <p>Improve the quality of the public realm, and pedestrian and cycling access.</p>
Q29. What type of development would you support within the Hadleigh Central development cluster?	<p>Opposition to further development in Hadleigh Central</p> <p>Limited support for low-rise and community-friendly projects</p> <p>Preference for mixed-use development with housing and businesses: conditional support for development in sites 302-305</p>	<p>Comments taken into account by Policy Had1 for Regeneration and investment into Hadleigh Town Centre which will be delivered via a new Hadleigh Town Centre Master Plan.</p> <p>Policy initiative recognizes the considerable scope to redevelop the entire area to better provide the community uses, provide new opportunities for ground floor commercial activities, to provide new homes and to substantially improve the area.</p>
Q30. What type of development would you support within the Vic House Corner Roundabout development cluster?	<p>Opposition to major development due to traffic concerns. Calls for traffic flow improvements over new development</p>	<p>Policy Had1 – Hadleigh Town Centre Regeneration and investment into Hadleigh Town Centre will be delivered via a new Hadleigh Town Centre Master Plan.</p> <p>Sites allocated for development will be incorporated into the town centre renewal to deliver new homes and commercial floorspace.</p>

Question	Specific Issues Raised	Council Response/Action
	This development cluster should be developed for a variety of uses, including town centre uses and residential	See as above
	Support for small-scale mixed-use or commercial development	See as above Support for more mixed use development incorporating compatible housing and commercial uses is noted.
Q31. What type of development would you support within the Hadleigh East development cluster?	Strong opposition to new housing due to existing strain on infrastructure	The Castle Point Plan will be supported by an Infrastructure Delivery Plan which will set out the infrastructure required to support development and who will provide it.
	Support for affordable housing if infrastructure is improved	See above
	Preference for mixed-use projects with residential and commercial spaces	Noted
	This is an important area of employment and features - only uses that support the existing uses should be proposed	Support for compatible development uses is noted.
Q32. What opportunities for improvements and development within the A13 corridor in Hadleigh are there?	Support for widening A13 and improving traffic flow	Comments taken into account by Policy T2 - Highway Improvements  Essex Local Transport Plan prioritises improving journey time reliability on strategic inter-urban routes including the A13, providing for and promoting access by sustainable modes of travel to new development areas.
	Opposition to overdevelopment along corridor	Where necessary, the Council will secure highway works (S278) and/or financial contributions (S106) to deliver highway projects necessary to accommodate the growth arising from this plan.
	Interest in commercial development with green improvements	Regeneration and investment into Hadleigh Town Centre will be delivered via a new Hadleigh Town Centre Master Plan.

Question	Specific Issues Raised	Council Response/Action
		Opportunities for greening the town centre and increasing biodiversity at street level and above.
Q33. Do you have any views about the potential Site Allocations in Hadleigh?	Potential sites are not adequate to support the current and future housing needs for the community	The approach in the plan to meeting development needs focuses on urban renewal and regeneration, seeking to identify development sites in sustainable locations which make the best use of brownfield land taking into account the constrained nature of the borough.
	General Opposition: Strong concerns over flood risks, overdevelopment, and inadequate infrastructure. - Site-Specific Comments: Fairview Crescent: Concerns over traffic congestion. Near Hadleigh Castle: Desire to protect cultural heritage. Salvation Army Fields: Preference to preserve as community space	<p>The Plan has taken this into consideration.</p> <p>Policy D9 - Conserving and Enhancing the Historic Environment - Development proposals affecting a heritage asset (either designated or non-designated) will be expected to conserve, and where appropriate enhance, the setting of the heritage asset.</p> <p>Where necessary, the Council will seek contributions towards the provision of infrastructure required to make a development proposal acceptable in planning terms.</p> <p>The Plan will seek to ensure neighbourhoods are supported by services and facilities which meet the needs of different groups.</p>
	Conditional Support: Limited, low-density development only if infrastructure improves.	The Local Housing Needs Assessment evidences a need for different sizes, types and tenure of accommodation. The Plan will seek to ensure that a wide choice of housing sizes, types and tenures, is delivered, to meet the housing needs. This will also need to be supported by necessary infrastructure to meet community needs.
Q34. What are your views on the issues that need	Strong support for protecting Green Belt land.	A key objective of the Plan is to protect the Green Belt.

Question	Specific Issues Raised	Council Response/Action
to be addressed in Daws Heath within the Castle Point Plan?	Concerns about road congestion and infrastructure strain.	<p>This concern has been taken account of in transport policies which prioritise public transport, cycling and walking. This will encourage a modal shift from private car to public transport which will reduce road congestion.</p> <p>The Infrastructure Delivery Plan identifies the infrastructure required to meet the demands of new development.</p>
	Requests for more healthcare and recreational facilities.	<p>Contributions will be sought from new development to provide social and community facilities including open space and health care and education.</p> <p>Policy SP4 Development Contributions - Where necessary, the Council will seek contributions towards the provision of infrastructure required to make a development proposal acceptable in planning. (see policies Infra1 – Infra6).</p>
	Desire to protect wildlife habitats and natural character.	<p>The Plan will aim to protect, conserve and enhance the natural environment. Detailed policies have been formulated to ensure that development will not cause harm to local sites of importance for wildlife, biodiversity and geology. (ENV1 – ENV5)</p>
Q35. Do you have any views about the potential Site Allocations in Daws Heath?	Strong opposition to site allocations in Daws Heath, with emphasis on preserving woodlands and Green Belt	<p>The Green Belt is tightly defined around Daws Heath and there are very limited opportunities for development. This has been recognized in the Plan.</p> <p>Policy DH1: Green Space Connectivity in Daws Heath. The green space around Daws Heath will be protected and enhanced with natural greenspace and green infrastructure resource.</p>
	Concerns about the impact of new development on local infrastructure, especially roads	<p>The Plan does not propose allocation in Daws Heath.</p>

Question	Specific Issues Raised	Council Response/Action
	Some conditional support for small-scale, low-density housing if environmental impacts are minimized	Comments noted see above responses
Q36. What are your views on the issues that need to be addressed in Thundersley within the Local Plan?	Concerns over infrastructure, particularly traffic congestion and road quality	Development should contribute to improvements in infrastructure provision in the Borough. This has been reflected in the policies of the plan, which will be supported by an Infrastructure Delivery Plan.
	Limited support for small-scale development if infrastructure is improved first	Comment noted see above. The Plan has considered this and aims to balance the need to provide housing and avoiding and where necessary mitigating negative externalities.
	Calls to preserve green spaces and maintain the rural character of Thundersley	This issue has been considered in Policy Thun4 Green Space Connectivity in Thundersley.  Existing public open spaces will be protected. Opportunities to address the lack of access to, and quantity of, different types of open space will be supported in the area.
Q37. What type of development would you support within the Kiln Road development cluster?	Strong opposition to development, with many wanting the area left unchanged.	A policy has been developed for the site at Kiln Road Campus (Thun2). This site will be brought forward through master planned redevelopment to create improved community facilities, a new local shopping parade and 617 new homes for the benefit of the community.  The current Council offices, Seevic College, Runnymede Leisure Centre and Runnymede Hall all have the potential to operate on a more efficient building footprint, creating the opportunity to release land for new development.
	Conditional support for housing or mixed-use projects, with green space preservation.	The redevelopment will be integrated with adjacent public open space.

Question	Specific Issues Raised	Council Response/Action
	Concerns over traffic and infrastructure, needing upgrades before any development	New access to the site will be secured and managed with new car parking to optimise land use effectively.
	Site-specific: Emphasis on retaining facilities at USP College, Council Offices, and Runnymede Leisure Centre for community use.	The community uses currently on the site will be relocated either on site or off site through a clear phasing plan.
Q38. What opportunities for improvements and development within the A13 corridor in Thundersley are there?	Support for beautifying the corridor with green spaces	Comment noted A key objective of the Plan is to support the enhancement of the borough's green spaces and blue infrastructure for the benefit of wildlife, biodiversity, landscape.
	Concerns about traffic congestion, needing road improvements	The Transport Assessment for the plan has identified the need for transport improvements to support development. These are set out in the Infrastructure Delivery Plan.
	Conditional support for limited housing and commercial development if infrastructure is upgraded	The Plan allocates site for development in Thundersley. This will also need to be supported by necessary infrastructure to meet community needs.
	Site-specific: Interest in improving Kenneth Road Junction and selective development on plots 401 and 402	The Transport Assessment for this plan has identified the need for possible improvements to the A13/ Kenneth Road junction.
Q39. What types of development could be considered as appropriate within the Rayleigh Weir retail park and Stadium Way employment area?	Support for mixed-use development with retail, housing, and offices Interest in expanding commercial spaces and adding leisure facilities (gyms, entertainment) Concerns about potential overcrowding and traffic impacts	The Council acknowledges that the Rayleigh Weir Retail Parks plays an important role in meeting the retail needs of the Borough. They provide employment and support a supply chain network. The regeneration of Retail Parks is supported where it makes more intensive use of the site, subject to compliance with other policies of the Plan.
Q40. Do you have any views about	Predominant opposition to new site allocations due to overdevelopment and	The sites identified for allocation have been identified through the Strategic Land Availability Assessment as being

Question	Specific Issues Raised	Council Response/Action
the potential Site Allocations in Thundersley?	infrastructure concerns Conditional support for limited development if green spaces and infrastructure are prioritized concerns for Rayleigh Road, Dark Lane, and Hart Road, with strong preference for Green Belt preservation	suitable, available and deliverable for housing. They will contribute towards optimising urban land use by making effective use of vacant and underused land in the existing urban area. They will also provide much needed affordable housing to meet local need identified.
Q41 What do you think the Castle Point Plan housing requirement need figure should be? Please select your preferred choice from the options below.	Most of the respondents to the question thought that housing requirement should be based upon the urban capacity that exists to accommodate.	Comment noted The strategy takes into account existing capacity.
Q42. Please rank the following options in your order of preference for delivering the housing growth we need.	Most respondents favoured the option (1a) of limiting development to the urban areas in order to deliver the housing need. This was followed by option (1b) of the regeneration of designated employment areas.	Comment noted The strategic approach to meeting development needs focuses on urban renewal and regeneration, seeking to identify development sites in sustainable locations which make the best use of brownfield land.
Q43. Do you have any comments on the implications of the Options above?	Concerns over infrastructure strain with housing growth. Strong opposition to Green Belt development; preference for brownfield sites. Protect Green Belt, Salvation Army Land; limited support for NW Thundersley (GB16); Manor Trading Estate preferred for development; visual impact concerns near Hadleigh Castle	See response above in relation to preferred option.  The Plan seeks to protect the Green Belt.
Q44. Do you have another preferred option, which may include a combination of the above, or	There is strong support for prioritizing brownfield sites over the development of Green Belt land.	The strategic focus is on sustainable locations which make the best use of brownfield land.

Question	Specific Issues Raised	Council Response/Action
alternative land sources?		
Q45. What do you think about the sources of urban land identified, and how should they be managed if redeveloped?	Strong support for retaining essential services on-site or within the borough to avoid loss of local amenities. Concerns about the potential loss of critical services, including healthcare and retail, if land is redeveloped Calls for balanced development with infrastructure improvements to support increased demand	The Policy objective is to improve infrastructure provision and protect community facilities. Policy Infra1 - Community Facilities - Proposals for new, or extensions or alterations of existing community facilities should: Respond to the needs of the local community.
Q46. What types of development could be considered as appropriate within the North West of Thundersley area?	Strong opposition to large-scale development, with most preferring minimal or no development	This plan supports the NPPF's objective of contributing to the achievement of sustainable development with a clear focus on making the optimal use of urban land, to maximise the benefits of development for local communities.
	Support for low-density housing or mixed-use development, prioritizing green space	Policy Thun4 Green Space Connectivity in Thundersley. The green spaces around Thundersley will be protected and enhanced as a green infrastructure resource of landscape, ecological and heritage value.
	Concerns about infrastructure limitations and traffic impacts	Development will be required to be supported by necessary physical, social and community infrastructure as required by the Infrastructure Delivery Plan.
	Concerns about traffic impacts on Fairglen Interchange;	The Council will support the local Highways and Transportation Authority in securing improvements to the A13, A127 and A130, and associated junctions including the A127/A130 Fairglen Interchange (short and long term) (Policy T2 – Highway Improvements).

Question	Specific Issues Raised	Council Response/Action
	Relocate Manor Trading Estate to free up housing land;	This issue has been considered and Policy B8 – Manor Trading Estate  A master planned approach to the regeneration and renewal of Manor Trading Estate will be taken to optimise urban land use and improve the quality of the urban environment and public realm. The master plan will deliver new housing.
	Protect Benfleet Football Club and Woodside Park from development impacts	Policy Infra1 - Community Facilities: The redevelopment of existing community uses will be supported if the utility and function of the community use is improved.
Q47. Please rank the following outcome options in your order of preference to show what you feel should be delivered alongside new housing in the Plan	Strong preference for delivery of new community infrastructure within new development.	The Infrastructure Delivery Plan has a regularly updated schedule of infrastructure improvements that are planned across the borough, including cost estimates and progress updates.
Q48. Are there any other priorities not listed above which you feel should be delivered alongside new housing in the plan?	Emphasis on infrastructure improvements (roads, schools, healthcare) Requests for community and recreational facilities Protection and addition of green spaces Support for enhanced public transport	Comments noted see above
Q49. What benefits could justify increased density in new development in the borough?	Increased density could be acceptable if it delivers more infrastructure and affordable housing.	This has been recognised in the plan. Increasing residential density in sustainable locations is essential to supporting the Borough's town centres and protecting green spaces. Higher density, including co-locating mixed uses on sites helps to create shorter trips for residents to services, and thereby reducing the need to travel.

Question	Specific Issues Raised	Council Response/Action
Q50. Are there any other benefits that you think it would be appropriate for higher density development to deliver?	<p>Biodiversity net gain, open space provision</p> <p>Revitalizing Town Centres: Potential for higher density to increase activity in town centres and benefit local businesses</p> <p>Improved Public Services: Calls for enhanced security, public services, and infrastructure to support denser areas</p>	<p>All these benefits have been recognized in the Plan re: Policy SP2 - Making Effective Use of Urban Land and Creating Sustainable Places.</p>
	<p>Opposition: Some respondents expressed concerns about overcrowding and infrastructure strain</p>	<p>This will be taken into account when assessing development proposals. The negative effects of higher densities are also recognised. All new development should complement its neighbourhood and fit in with the character of an area. Sites should open up routes across and between neighbourhoods and contribute to making the borough as a whole easier to get around.</p>
Q51. Which type of affordable housing product do you want to see prioritised?	<p>There is a need for a variety of affordable housing types.</p> <p>The majority of the respondents (111) considered that a provision of 69 affordable homes p.a from all types to be just right.</p>	<p>Comment noted</p>
Q52. Do you think there should be a different split of housing unit sizes than identified in the Local Housing Needs Assessment for market housing?	<p>- In terms of the requirement of housing development to provide 34% of market dwellings as 4-bedrooms a large majority of the respondents (171) see this as being too high</p> <p>- The mix provided will vary from site to site and area to area. Policy should have regard to it but be flexible and not require full adherence to the proposed mix in all circumstances.</p>	<p>Agreed. This has been taken into consideration under Policy Hou3 Housing Type and Mix.</p> <p>To ensure mixed and balanced communities development will be expected to reflect a mix in line with Policy Hou3 (Housing Type and Mix) as far as possible and as an initial benchmark. However, it is recognised that strict application of the mix may not be appropriate in all cases.</p>
Q53. Do you think there should be a different split of housing unit sizes than	<p>Large number of respondents to the question (155) consider that the requirement for affordable housing to provide the new dwellings as 4-bedroomed should be lower than 12%.</p>	<p>Comment noted as above</p>

Question	Specific Issues Raised	Council Response/Action
identified in the Local Housing Needs Assessment for affordable housing?		
Q54. What proportion of new housing stock should be built to enhanced accessibility standards?	Detailed local evidence is required to justify the final proportion. Requirement to meet Part M4(2) no longer necessary as it will now be met through the Building Regulations.	Agreed, but is included until mandated in the Building Regulations.
	Older people's housing should be incorporated into the emerging Local Plan separately to adaptable and accessible housing and not confused with it.	Policy Hou4: Specialist Housing Requirements addresses older people's housing needs.
	Blanket 8% M4(3) target is ambiguous and should be amended to clarify what is required	The 8.1% requirement for enhanced accessibility standards was identified by the evidence in the Local Housing Need Assessment, December 2023.
Q55. How do you feel about the supply of Caravan & Park Homes in the borough?	Support for limited and controlled supply to prevent overcrowding	This has been considered in Policy on new Park Homes (Hou5).  New park homes will only be supported on existing Park Home sites.
	Concerns about potential overdevelopment and impact on green spaces	Impact will be considered when an application is made. Proposals with adverse impacts will not be permitted.
	Some support for more park homes, especially for retirees, as affordable housing options	This has been considered and taken into account in Policy Hou5 on New Park Homes.  The contribution of existing sites in the provision of low cost housing is recognised. However, the construction of these homes is more vulnerable to cold weather and flooding than more traditional buildings.  The Council will seek to limit the further provision of park homes to the existing caravan sites, and where

Question	Specific Issues Raised	Council Response/Action
		possible and necessary will restrict new homes.
Q56. How do you feel about the provision of specialist housing (i.e., homes for older people)?	Strong support for more specialist housing options, including retirement homes and bungalows	This has been taken forward in Policy: Specialist Housing Requirements (Hou4). Subject to compliance with all other relevant policies of this plan, the Council will support proposals that contribute towards the delivery of 1,056 retirement/sheltered homes and 594 extra care units for older people over the plan period as identified in the Essex Supported and Specialist Housing Needs Assessment 2025.
	Concerns about insufficient current provision for elderly needs	Comment noted see above response
	Interest in mixed-use developments combining retirement living with care services	Comment noted The Plan will seek to optimise high quality living environments that provide for the full range of identified housing needs.
Q.57 How much of a priority do you consider the provision of care homes to have?	Residential care homes, close care, Extra Care and assisted care housing and Continuing Care Retirement Communities should be encouraged.	The Council will encourage the provision of specialist housing for older people across all tenures in sustainable locations in accordance with Policy Hou4 on Specialist Housing Requirements.
Q58. How should we meet the needs for new Gypsy & Traveller homes?	Opposition to new sites, citing existing provision as adequate. Suggestions to integrate Gypsy & Traveller housing into general housing policies. Conditional support with clear guidelines and community input.	Gypsy and traveller sites will be located in accordance with national policies and guidance and the Accommodation Assessment (GTAA).  The issue has been considered under Policy for Gypsy and Traveller Provision.  The Council will meet the need for 18 Gypsy and Traveller pitches over the plan period through the intensification of pitch provision at Orchard Place and Janda Fields and will protect existing pitches.
Q59. Do you have any comments	Concerns over poor road conditions and accessibility,	The policy approach in the Plan is to prepare master plans for these sites to regenerate and optimise urban land

Question	Specific Issues Raised	Council Response/Action
on the continued safeguarding of the Council's three principal employment areas for employment?	especially at Manor Trading Estate and Stadium Way.	use and improve the quality of the urban environment and public realm.
	Suggestions for partial repurposing to housing or offices to reduce heavy vehicle congestion	<p>This issue has been taken into consideration.</p> <p>Whilst the Council does not wish to lose employment provision, the surplus of employment land combined with the poor quality of the existing employment areas provides an opportunity to secure mixed use renewal of the sites to provide both new homes and better-quality employment and commercial floor space.</p>
	Interest in sustainability efforts like rooftop solar power and urban farming	This has been considered Policy SD4 – Net Zero Carbon Development. All new development should seek to minimise its impact on climate change as the United Kingdom pursues a Net Zero future.
	Calls for better road links to main highways to ease traffic	See above on master plans to improve the public realm and physical environment.
	Support for maintaining employment, especially at Charfleets Industrial Estate	<p>Agreed, see Policy E1 on Development on Strategic Employment Land.</p> <p>The continued operation and growth of developments falling within use class B, and other compatible uses on allocated Strategic Employment land such as at Charfleets Industrial Estate will be supported and maintained.</p>
Q60. What additional uses should be introduced to help improve the operation of the borough's employment sites?	Suggestions for shops, business units, and office spaces. Improved roads, parking, public transport and green spaces.	<p>Policy has been developed to deal with Development on Strategic Employment sites:</p> <p>Class B development will be supported which:</p> <p>Increases employment floorspace;</p> <p>Increases the number of jobs, particularly within high-value, skilled sectors;</p>

Question	Specific Issues Raised	Council Response/Action
		<p>Diversifies the range of sizes of employment spaces within the allocation;</p> <p>Creates environmental improvements such as to the quality of open spaces, landscaping, roads, drains, and communication infrastructure;</p> <p>Improves access by all modes;</p> <p>Class E development will also be supported.</p>
	Establishing skills training centres	<p>The Plan supports this and will be delivered through: Policy E3 - Development of Local Skills</p> <p>Major developments to be supported by education and skills plans that demonstrate how local training and employment opportunities will be delivered.</p>
Q61. How much protection do you feel un-designated smaller employment sites should be given?	Support full protection for smaller employment sites to preserve local jobs and economic stability.	Development that results in the potential net loss of employment floorspace or jobs particularly within town centres will be refused.
	Minor suggestions for repurposing unused sites.	Balance needs to be struck between residential development and protection of employment opportunities. Redevelopment would depend on an assessment of impacts and benefits of the particular case.
Q62. Do you think that new development should be designed to support working from home?	Some see hybrid work as essential, but others worry WFH causes “social isolation” and affects mental health.	Comment noted
	Some feel WFH should be a “personal choice” rather than encouraged by council, noting a trend back to office work.	Comment noted
	Keeping workers local is seen as beneficial for nearby businesses.	Reducing the need to travel is a key element of the Castle Point Plan. This will be fully supported through land use policies that aim to increase mixed land uses and sustainable modes of transport.

Question	Specific Issues Raised	Council Response/Action
Q63. Do you think new facilities that aid working near home should be supported?	Strong support for facilities close to home to reduce commute time, pollution, and improve work-life balance and mental health.	This has been taken into account in the overall strategy. Policy SP2 - Making Effective Use of Urban Land and Creating Sustainable Places: Supporting mixed use developments in appropriate locations which offer the opportunities to co-locate homes, jobs, and services.
	Some felt demand might not justify new facilities, citing space constraints and low anticipated usage.	Comment is noted see above
	Some suggested focusing on digital infrastructure rather than physical spaces.	The provision of improved Digital infrastructure is an objective of the Plan. Policy Infra6 - Communications Infrastructure - All new homes will be required to connect wherever possible to super-fast broadband.
Q64. How can the Castle Point Plan help to support the tourist economy of the borough?	Calls for improved infrastructure (transport, signage, upkeep).	The Infrastructure Delivery Plan lists the type of infrastructure needed in the borough, potential costs and timeframes for delivery. These include improvements and expansions, footways, cycleways, bridleways, highways, and signage. The Essex Local Transport Plan considers actions to improve access for cyclists and pedestrians in particular and identifies improving signage as essential.
	Need for more hotels and holiday accommodation.	This has been considered in Policy E4 – Culture and Tourism  Development that can be demonstrated to support sustainable growth in the cultural and tourism sectors within the borough will be supported, subject to compliance with all other relevant policies in this plan.  The loss of use and facilities that make a strong contribution to the

Question	Specific Issues Raised	Council Response/Action
		culture or tourist economy will be resisted.
	Desire to protect and enhance green spaces for community and tourism	<p>Policy SP1 – Supporting Enhancement of the Borough’s Green Spaces</p> <p>The Council will support the enhancement of the borough’s green spaces and blue infrastructure for the benefit of wildlife, biodiversity, landscape, amenity, climate resilience and to support the health, wellbeing and enjoyment of them by residents and visitors.</p>
	Suggestions for increased promotion of local attractions (e.g., Hadleigh Castle, Canvey Island).	<p>Objective of policies is to develop destinations and attractions which are safe, secure and accessible.</p> <p>Policy: C2 Canvey Seafront Entertainment Area, commercial and leisure development proposals that can be demonstrated to support the tourist industry will be permitted.</p> <p>Policy E4 – Culture and Tourism supports sustainable growth in the cultural and tourism sectors within the Borough. The loss of, or harm to, facilities and uses that make a strong contribution to the cultural or tourist sectors will, however, not be supported.</p>
	Requests for better parking options and accessibility.	<p>This is considered under Policy T7 - Parking Provision where proposals for development will be expected to make provision for safe and secure car parking, parking for people with disabilities and parking for bicycles, having regard to the Essex Vehicle Parking Standards.</p> <p>All new development will be expected to provide electric vehicle standards as set out in the EPOA Parking Guidance.</p>
	Interest in adding recreational facilities like boat ramps	The Council recognises the potential of improving the leisure and recreational facilities in the Borough.

Question	Specific Issues Raised	Council Response/Action
Q65. How can the plan support the development of skills within the borough's workforce?	<p>Strong calls for increased access to local training facilities, more diverse college courses, and emphasis on vocational skills.</p> <p>Support for apprenticeships and partnerships with local businesses to foster job opportunities</p> <p>Some respondents suggested career fairs and local initiatives for school leavers to promote employment pathways.</p>	<p>This has been taken forward and the plan contains a policy: Development of Local Skills (E3).</p> <p>To ensure that this plan contributes towards improvements in economic productivity it requires major developments to be supported by education and skills plans that demonstrate how local training and employment opportunities will be delivered by the development. These will be secured as part of the s.106 agreement contributions towards education and skills.</p> <p>Support for the development of post 16 education and skills training infrastructure.</p>
Q66. Would you support the development of a new facility to help improve local skills, and the ability of residents to improve their opportunities to find work locally?	<p>Support for a skills development facility to enhance employment opportunities for local residents.</p> <p>Concerns about protecting Green Belt land, with preferences for using brownfield sites for development</p> <p>Some suggestions for maximizing existing facilities to reduce environmental impact</p>	<p>Comment noted see above</p> <p>The spatial strategy gives preference to the redevelopment of brownfield land.</p> <p>Proposals will be considered on their merit taking into account environmental impacts.</p>
Q67. Are there any changes you would propose to the borough's network of centres?	Strong suggestions for regeneration in Hadleigh, emphasizing upgrades in public spaces and limiting flat development.	<p>Policy Had1 Hadleigh Town Centre Regeneration and investment into Hadleigh Town Centre will be delivered via a new Hadleigh Town Centre Master Plan.</p> <p>In terms of flats this depends on the local context and viability. It is recognised that some sites may be suitable for flats developments, whilst others will provide more houses and bungalows. Consideration will be made on an individual site basis.</p>

Question	Specific Issues Raised	Council Response/Action
	Some calls for pedestrian-friendly areas and better retail diversity in local centres.	See earlier responses relating to area based policies for town centres.
	A few respondents felt no changes were necessary, while others supported more focus on independent businesses and local amenities	See earlier responses relating to area based policies for town centres.
Q68. How important is the safeguarding of retail floorspace within the heart of local centres to you?	Majority expressed that safeguarding retail floorspace is very important to maintain local shopping options and support small businesses.	This issue has been considered in Policy TC1 on town Centres: The Primary Shopping Area is the main concentration of retail uses. Loss of ground floor active retail/service frontages will be resisted.
	Concerns raised about oversupply in some areas, leading to vacant retail spaces.	Vacancy rates in Castle Point's retail centres are generally low compared to national averages. Nonetheless the Council recognises the role of town centres are changing and will produce master plans for the main town centres to address challenges around the need to diversify the retail offer, attract more leisure, deliver town centre living and improve the environmental quality.
	Some respondents suggested balancing retail needs with other uses, such as community or leisure spaces, to enhance vitality in town centres	Comment noted see above
Q69. Do you have any improvements that you would like to see in your local centre or shopping parade?	Strong support for enhancing Hadleigh, particularly with a Market Square, new library, and community spaces.	Carried forward by Policy Had1 for Regeneration and investment into Hadleigh Town Centre which will be delivered via a new Hadleigh Town Centre Master Plan. It will identify:  A new pattern of retail and uses appropriate to a town centre, including leisure, community facilities, residential, employment and cultural uses.  Improve the quality of the public realm, and pedestrian and cycling access.

Question	Specific Issues Raised	Council Response/Action
	Calls for more independent shops and cafés to improve variety and community feel.	This is addressed in Policy TC1 - Town Centres Within the town centre but outside the primary shopping area, there will be support for development that creates a wide range of town centre uses, increases activity within the centre, and supports the evening economy.
	Some respondents felt no changes were necessary, while others emphasized cleanliness and better public space management	Development that enhances town centres for visitors will be supported.
Q70. Do you support greater protection for individual shops outside of local centres and parades?	Strong support for protecting individual shops, especially local businesses and corner stores that serve community needs.	In response to this Policy TC4 - Protecting Local Shops has been introduced which aims to protect individual convenience retail shops more than 800m from a town centre or local shopping parades.
	Calls for conditional support based on each shop's viability and contribution to the community	Comment noted see above response
	Some concerns about the appearance and upkeep of certain shop types, such as fast-food takeaways	A key objective of the Plan is to achieve environmental improvements.
Q71. What should the Council's approach to the provision of parking in town centres be?	High support for free or affordable parking to encourage local shopping and support town centre businesses. Concerns were also raised about parking fees discouraging visitors, with some suggesting time-limited free parking to prevent misuse.	The Council acknowledges the strong support for free or affordable parking to encourage local shopping and support town centre businesses. It also recognises concerns that parking fees may discourage visitors. As part of the car parking strategy, the Council will explore options, including time-limited free parking, to balance accessibility, demand management, and support for the local economy.
	Some respondents suggested maintaining or even increasing current parking capacity, particularly in Hadleigh.	Comment noted see above
Q72.	Many respondents appreciated retail parks for their convenience and ample parking.	Comment noted

Question	Specific Issues Raised	Council Response/Action
What is your opinion of retail parks?		
	Concerns raised about retail parks drawing shoppers away from high streets, potentially harming local businesses.	The impact of development on town centres has been considered and Policy TC1 - Town Centres. Outside of designated town centres new development falling within Use Class E will be permitted if it will not have a significant adverse impact on the vitality and viability of town centres in Castle Point. A retail impact assessment is required for proposals of 1,500m <sup>2</sup> in size or greater.
	Some felt retail parks lack character and called for a balance with traditional shopping areas.	Comment noted  This has been considered and Policy TC3 - Retail Parks and Out of Centre Locations supports regeneration and redevelopment of Retail Parks where it makes more intensive use of the site.
Q73. How should hot food takeaways be managed in the borough?	Many felt takeaways are beneficial if properly managed, suggesting strict hygiene and location regulations.	This issue of managing hot food takeaways is considered by a Policy approach as proposed in Policy TC5 – Hot Food Takeaways and Fast Food Outlets.
	Some called for limits on the number of takeaways, especially near residential areas due to concerns about litter and noise.	Policy TC5 – Hot Food Takeaways and Fast Food Outlets. New hot food takeaways or fast food outlets will only be permitted in town centres, local shopping parades or in out of centre retail parks, and in locations that are over 400m away from the nearest school.
	A few suggested incentives for takeaways offering healthier options	This has been considered with the introduction of a criterion in Policy TC5 – Hot Food Takeaways and Fast Food Outlets which requires a Health Impact Assessment of the proposal with measures identified to limit the impact on obesity levels within the local community and create a healthy food environment.

Question	Specific Issues Raised	Council Response/Action
Q74. Do you support a more diverse range of uses in town centres, for example offices which would support the daytime economy, and flats, restaurants and bars that would support the evening economy?	84% of respondents support a more diverse range of uses in town centres. See response to quantitative questions Section 11.	Support noted
Q75. What issues do you think should be addressed through the borough-wide Design Code?	<ul style="list-style-type: none"> <li>- Call for "good quality sustainable development" aiming for "net zero carbon."</li> <li>- Preserve "local character" with designs that fit and maintain "conservation standards."</li> <li>- Protect Green Belt and address environmental impacts.</li> <li>- Improve infrastructure to manage "higher density" impacts.</li> <li>- Preference for "smaller sites" and "low-rise flats" over big estates.</li> </ul>	These issues have been addressed in Policies in the Plan's chapter on achieving well designed places as well as other policies in the Plan.
Q76. What issues do you think should inform the density of new development in the borough?	Strong emphasis on infrastructure capacity, particularly regarding transport and healthcare services, to avoid strain on local resources.	Comment noted; requirement for development to be supported by necessary infrastructure.
	Concerns about protecting Green Belt land, with suggestions to prioritize brownfield sites for higher-density projects.	The Strategy prioritises the redevelopment of previously developed land making effective and efficient use of land. Higher densities and greater mixes of use will be sought in areas with premium sustainability.
	Environmental considerations, including green space preservation and air quality,	These are important considerations in the assessment of the impact of development proposals. Policies in

Question	Specific Issues Raised	Council Response/Action
	were also highlighted as critical factors.	the plan have been devised to enable objective assessment.
Q77. If a planning application for a large development (100+ homes) comes forward, should a master plan be created guiding how the development should take place?	<ul style="list-style-type: none"> <li>- High support for creating a master plan to ensure cohesive development and manage infrastructure.</li> <li>- Some felt each large development should undergo individual assessment, while others raised concerns about developers adhering to guidelines.</li> </ul>	<p>The support for master plans for large development sites has been addressed, see Policy D3 - Master Planning.</p> <p>The Council will expect the promoters of large sites to work with the Council to produce a master plan.</p> <p>An approved master plan must be in place for the relevant site allocation prior to the submission of any planning application.</p> <p>In preparing the master plan, the Council requires the applicant to demonstrate how they have engaged with key stakeholders and the local community.</p>
Q78. What amenity considerations should be applied when considering new developments adjacent to existing homes?	Major concerns included parking availability, noise, and privacy for existing residents.	<p>Design Policy D1- aims to:</p> <p>Ensure that neighbouring occupant's amenity is protected.</p> <p>Ensure usable amenity space for new occupants is created.</p>
	Respondents supported incorporating green spaces and ensuring infrastructure sufficiency.	
Q79. What are your feelings on the development of residential annexes within the curtilage of existing homes?	<ul style="list-style-type: none"> <li>- Many supported annexes for family needs but stressed that they should be limited to avoid overcrowding.</li> <li>- Concerns raised about parking, privacy, and ensuring annexes align with neighbourhood character.</li> <li>- Some suggested case-by-case assessments based on property size.</li> </ul>	<p>Comments noted. The design of residential annexes is addressed under Policy D6 in the Plan.</p> <p>Application for residential annexe within the curtilage of an existing dwellinghouse will be considered on a case by case basis.</p> <p>The proposal will be required to be of a size, design and layout sympathetic to the locality and not result in an unacceptable loss of parking, amenity space for the residents or the privacy and amenity of adjoining residents.</p>
Q80. How do you feel about public art being incorporated in	<ul style="list-style-type: none"> <li>- Many respondents were supportive, seeing public art as a way to enhance community identity and aesthetics.</li> <li>- Some raised concerns over</li> </ul>	<p>This is addressed in Policy on Public Art. Policy D8 - Public Art:</p> <p>The Council will support the provision of high quality art.</p>

Question	Specific Issues Raised	Council Response/Action
new development (i.e. sculptures or murals)?	costs, suggesting that art installations be locally relevant and created by local artists. - A few opposed public arts due to worries about maintenance and subjective taste preferences.	Local context/Historical and/or local important information is an important consideration  Proposals for public art should be accompanied by clear commitments to their on-going maintenance and ownership.
Q81. Do you have any views on protecting and enhancing the borough's heritage assets as set out above?	- Development close to heritage assets should not cause harm to it - Strong support for protecting heritage sites like Hadleigh Castle, with many citing their cultural and historic value. - Some respondents suggested increased funding for maintenance and preservation, while others recommended promoting these assets to boost tourism. - A few raised concerns about the cost of preservation but agreed on the importance of heritage.	Agree, see Policy D9 - Conserving and Enhancing the Historic Environment.  Development proposals affecting a heritage asset (either designated or non-designated) will be expected to conserve, and where appropriate enhance, the setting of the heritage asset, in accordance with the requirements of national policy in NPPF.
Q82. What are your views on building new homes to a net zero standard in advance of national policy timeframes?	Strong support for net zero homes to reduce carbon emissions and future-proof housing.	Comments are noted and support is welcomed. This has been implemented through Policy SD4 – Net Zero Carbon Development. All new development should seek to minimise its impact on climate change. The plan will be consistent with the net zero carbon aspiration.
	Concerns about the higher costs, with some suggesting incentives for developers.	The impact on viability will be tested through the whole plan viability assessment to ensure that it will be deliverable and its policy requirements do not increase development costs to a degree where development becomes unviable.
	A few respondents concerned about potential impacts on housing affordability if costs are passed to buyers.	The impact on viability has been tested through the whole plan viability assessment

Question	Specific Issues Raised	Council Response/Action
	Building regulations are the most effective approach to achieving net zero in the agreed timescales.	Comment noted
Q83. What do you think about large scale renewable energy generation (i.e., a solar farm) in Green Belt locations?	Mixed views, with some supporting renewable energy in Green Belt areas if it reduces carbon footprint and contributes to sustainability.	Mixed comments noted
	Concerns raised about potential impacts on natural landscapes and wildlife	Proposals will be assessed in terms of their impact under the relevant policies of the Plan. They will only be acceptable if well planned, well screened and are not visually intrusive.
	A few respondents suggested prioritizing brownfield sites before using Green Belt land for renewable projects.	Comments noted. The strategy does prioritize the development of previously developed land.
Q84. Do you feel existing homes/buildings in the borough should be retrofitted to improve their energy efficiency?	Strong support for retrofitting to enhance energy efficiency, reduce emissions, and lower energy costs for residents.	Retrofitting existing buildings is more costly and time consuming than designing buildings to be net zero carbon in the first place. Policy SD4 – Net Zero Carbon Development (In Operation). Applications for residential extensions and conversions affecting existing buildings are encouraged to meet the minimum standards approach fabric specifications set out in the Policy and maximise renewable energy generation where practical and feasible. Alongside the planning process, opportunities for retrofitting renewable energy will be promoted. Many of these do not require planning permission.
	Concerns about the potential cost of retrofitting, with some suggesting government subsidies or incentives to support homeowners	Comment noted There are government incentives and help

Question	Specific Issues Raised	Council Response/Action
	A few respondents emphasized prioritizing retrofitting for public buildings as a model for sustainable practices	Comment noted
Q85. Should the plan apply the optional requirement for increased water efficiency in new development?	Strong support for enhanced water efficiency standards to conserve resources and prepare for climate resilience.	<p>This issue has been considered</p> <p>Objective 7 of the Plan is to Secure improved water efficiency in new buildings.</p> <p>Policy – Water Supply and Waste Water (SD9) will require all new residential developments to achieve a water efficiency standard of 90 litres per person per day. Where it can be demonstrated that this is not feasible part G2 and regulation 36(2)(b) of the Buildings Regulations will apply.</p> <p>All non-residential development should achieve full credits for Wat 01 of BREEAM</p> <p>The recent <a href="#">Future Homes Hub Water Efficiency Report (April 2024)</a>, to inform HM Government's roadmap for sets recommended water efficiency targets for 2025 and 2035 for seriously water stressed areas including Essex from 90-80 l/p/d.as follow:</p> <ul style="list-style-type: none"> <li>• 2025 105 Litres Per Person Per Day (LPPPD) achieved through fittings approach and 90 LPPPD in seriously water stressed areas and</li> <li>• a Target 2035 90 LPPPD achieved through fittings approach and further innovation 80 LPPPD in water stressed areas.</li> </ul>
	Some concerns about additional costs to developers and potential impacts on housing affordability	The impact on viability will be tested through the whole plan viability assessment to ensure that it will be deliverable and the policy requirements do not increase development costs to a degree where housing development becomes unviable.
	A few respondents suggested incentives or phased implementation to manage costs	Comment noted. There are government incentives like water efficiency credits and water management grants.

Question	Specific Issues Raised	Council Response/Action
Q86. Do you feel that Sustainable Drainage Systems (SuDS) should be incorporated into smaller, as well as major developments?	Broad support for SuDS in both small and large developments to manage flood risk and enhance climate resilience.	Support welcomed and has been taken on board in various policies of the plan
	Some concerns about costs and feasibility for smaller sites, with suggestions for adaptable guidelines.	Comment noted and welcomed. Requirement for Sustainable Drainage Systems on small sites could introduce additional costs and considerations, but that needs to be addressed and negotiated during detailed planning application stage. It is unlikely to make them unviable.
Q87. What do you think new development should be required to do in order to support a healthy design in new development?	Strong support for integrating green spaces, walking paths, and cycling infrastructure to promote physical activity.	<p>The issue of development and health impact has been considered. The NPPF states that planning policies should aim to achieve healthy, inclusive and safe communities which promote social interaction and create opportunities for meetings between people and community cohesion.</p> <p>Policy Infra3 – Improving Health and Wellbeing is designed to ensure new development promotes good health. A health impact assessment will be required consistent with thresholds set out in the Policy.</p> <p>Green spaces, walking paths, cycling infrastructure and air quality are all important considerations falling under different policies of the plan. A policy deals with fast food outlets which manages their location and keeps them away from schools and residential areas to protect amenity.</p>
	Emphasis on air quality improvements, natural lighting, and accessible recreational facilities.	
	Some respondents suggested incorporating community gardens and limiting fast-food outlets near residential areas	
Q88. How do you feel the Plan should help to address existing and potential new pollution impacts? -	Strong support for reducing traffic and vehicle emissions through public transportation and cycling infrastructure.	<p>These concerns have been addressed under various policies in the Plan including Policy SD6 on Pollution Control.</p> <p>Development proposals should be designed to manage and reduce pollution through energy and water efficient design, the installation of sustainable drainage systems, and</p>
	Calls for improved drainage and sewage systems to prevent pollution run-off.	
	-Emphasis on green spaces and tree planting to absorb pollutants	

Question	Specific Issues Raised	Council Response/Action
	Concerns about new developments increasing pollution, with calls for sustainable practices.	<p>the delivery or enhancement of green infrastructure.</p> <p>Section 106 Agreement may be used to secure measures to control pollution and/or disturbance necessary to make the impacts of development acceptable.</p> <p>The Council will seek to locate new development, to the most accessible locations prioritising travel by active and sustainable modes.</p> <p>The Essex Local Transport Plan, amongst other things seeks a reduction in greenhouse gas emissions and also prioritises the improvement of journey times on key routes passing through Castle Point including the A130, A13 and A129 as key priorities for the South Essex sub-area.</p>
Q89. What new uses could be acceptable within the Green Belt area to support and enhance its use (i.e., cafes or sports infrastructure, etc)? Please provide details of any acceptable uses.	Support for small cafes/visitor centres to enhance access and family-friendly use.	<p>These issues have been addressed in Policy GB1 - Development affecting the Green Belt.</p> <p>The plan adopts an urban first approach and it's aspiration to optimise urban land in town centres and other sustainable locations. It supports integrated access to public open space, and the enhancement of the multifunctional green infrastructure network.</p> <p>Under Policy GB1 The Council will support opportunities to positively preserve and enhance the Green Belt for use by residents as a natural and leisure resource. Where development is proposed within the Green Belt, it will be expected to:</p> <ol style="list-style-type: none"> <li>improve access for leisure uses;</li> <li>improve connectivity particularly via active and sustainable modes;</li> <li>improve outdoor sport and recreation provision;</li> <li>enhance the appearance of the landscape;</li> </ol>
	Preference for low-impact recreation (outdoor gyms, trails) to promote health and preserve Green Belt	
	Calls for nature reserves and educational areas to protect biodiversity	
	Concerns about large commercial developments affecting natural character	
	Emphasis on preserving areas like Salvation Army Fields as green space.	

Question	Specific Issues Raised	Council Response/Action
		<p>e. improve visual amenity;</p> <p>f. enhance biodiversity;</p> <p>g. facilitate sustainable flood risk management; or</p> <p>h. improve damaged and derelict land.</p>
<p>Q90. How do you feel the risk of flooding should be managed in new development?</p>	<ul style="list-style-type: none"> <li>- Support for strict planning to avoid high-risk flood zones.</li> <li>- Recommendations for sustainable drainage systems (SUDS) to manage water.</li> <li>- Calls to protect natural floodplains and add buffer zones.</li> <li>- Urges for careful review of flood-prone areas before approving developments.</li> </ul>	<p>These are all important issues relating to the protection of development from future risk of flooding. They are addressed in the Plan via Policy SD2 - Non-Tidal Flood Risk Management. New development proposals within an area at risk of fluvial flooding, or within an area at risk from surface water flooding in a 1 in 100 year event, will be considered against the sequential test set out in the NPPF.</p> <p>Where a development proposal is located in an area at risk of fluvial or surface water flooding and passes the sequential test and, where appropriate, the exception tests, the design and layout of development must be taken to avoid built development on those parts of the site most at risk of flooding.</p> <p>All development proposals will be required to manage surface water run-off so that the rate is no greater than the run-off prior to development. Where possible, sustainable drainage systems should be incorporated.</p>
	<p>Concerns about current flood defences needing regular maintenance</p>	<p>Policy SD1 - Tidal Flood Risk Management deals with flood defences</p> <p>The Council will support the necessary improvements to the sea defences in the Borough as set out in the Thames Estuary 2100 Plan.</p> <p>A 19m wide buffer of land adjacent to the existing flood defences on Canvey Island, is safeguarded for future flood defence works, landscaping, environmental enhancements and amenity.</p>

Question	Specific Issues Raised	Council Response/Action
Q91. What, beyond improved flood defences, do you want to see as part of the upgrades to coastal defences?	Support for enhancing coastal aesthetics through regular maintenance, beach clean-ups, and improved lighting to make the areas more appealing.	This issue has been considered in Policy ENV2 Coastal & Riverside Strategy which in addition to flood defences will look to: Improve access to and enjoyment of the coast; Enhance the cultural and social value of the coastal areas; and Improve the ecological networks along the coast and coastal habitats.
	Emphasis on protecting coastal habitats and integrating green spaces to promote biodiversity	Comment noted. Proposals which seek to deliver the green and blue infrastructure recommendations of the South Essex Estuary Park (SEE Park) will be supported.
	Calls for improved drainage systems and erosion control measures, such as planting vegetation to stabilize the coast.	Policy ENV2 – Coastal & Riverside Strategy also looks to manage tidal flood risk and address the implications of climate change on flood risk.
	Requests for additional public amenities like parking, restrooms, and cafes to improve accessibility and usability of coastal areas	Comment noted see above
Q92. How would you like the plan to protect and improve the borough's stock and network of open spaces?	Open space should be delivered alongside new housing	These issues have been recognized in strategic Policy SP1: Supporting Enhancement of the Borough's Green Spaces and Infrastructure policy on the provision of Open Spaces (infra 4)  Policy on Open Space Infrastructure requires new open spaces to be delivered in large developments, where there is a deficiency (by quantity or access) of open space types, or where the implementation of the development itself will lead to a deficiency.  Proposals that improve access to open spaces, including those that are
	Strong emphasis on protecting Green Belt and floodplain areas from development to preserve natural landscapes	
	- Calls for improved maintenance of open spaces, with requests for leaseholders and responsible parties to take greater responsibility.	
	- Support for enhancing accessibility to open spaces, including adding playgrounds, seating, and pathways to encourage use	

Question	Specific Issues Raised	Council Response/Action
	- Interest in environmental protection, specifically preserving wildlife habitats and preventing ecosystem disruption.	<p>not currently publicly accessible, will be supported</p> <p>The Council will support the enhancement of the borough's green spaces and blue infrastructure for the benefit of wildlife, biodiversity, landscape, amenity, climate resilience.</p> <p>Improving the function of the borough's Green Belt and coastal areas by improving access to and through it, particularly for walking and cycling.</p>
Q93. What aspects of Castle Point's landscape should be protected and enhanced through new development?	Emphasis on protecting Green Belt and open spaces from development to maintain natural landscapes.	The Plan contains robust policies to protect the Green Belt and the landscape.
	Support for preserving historical sites and enhancing access to heritage areas.	<p>Comment noted</p> <p>This has been taken account of in Policy D9 - Conserving and Enhancing the Historic Environment: Development proposals affecting a heritage asset (either designated or non-designated) will be required to conserve, and where appropriate enhance, the heritage assets and its setting, in accordance with the NPPF.</p>
	Calls to maintain water drainage systems and protect Canvey Lake	<p>Policy SD2 - Non-Tidal Flood Risk Management will deal with flooding and drainage systems. New development proposals within an area at risk of fluvial flooding, or within an area at risk from surface water flooding in a 1 in 100 year event, will be considered against the sequential test.</p> <p>This is covered in Policy C7 – Canvey Lake proposed in the Plan.</p> <p>Land at Canvey Lake, will be master planned as a multifunctional green space which will deliver increased capacity of the Lake for flood water storage, reducing flood risk to those living on the periphery of the Lake.</p>

Question	Specific Issues Raised	Council Response/Action
	Interest in improving parks and public spaces for community use.	These issues have been recognized in strategic Policy SP1: Supporting Enhancement of the Borough's Green Spaces and in Infrastructure policy on the provision of Open Spaces (infra 4).
Q94. Are there opportunities to improve areas of Castle Point's landscape?	<ul style="list-style-type: none"> <li>- Selective Planning Permissions: Some respondents suggested stricter planning to ensure landscape preservation.</li> <li>- Maintenance of Open Spaces: Calls for better management and regular upkeep of open spaces.</li> <li>- Parks and Green Spaces: Interest in enhancing parks and adding green spaces with better facilities.</li> </ul>	These concerns are noted and have been considered. The Plan and policies will ensure that the protection and enhancement, where possible, of the borough's landscape and green infrastructure. Careful consideration will be made of potential areas where green infrastructure can be extended utilising areas of environmental value.
Q95. Which landscape features should be protected in new development, and how?	<ul style="list-style-type: none"> <li>- Green Belt &amp; Open Spaces: Emphasis on protecting the Green Belt land and open spaces from development</li> <li>- Flood Plains &amp; Water Features: Protection of flood plains and drainage systems is seen as crucial</li> <li>- Woodland &amp; Trees: Strong advocacy for preserving woodlands and trees</li> </ul>	Comment noted The Plan contains many policies with the objective of protecting these feature; Green Belt & Open Spaces, flood plains, woodland & Trees.
Q96. What approach do you feel should be taken to protection of habitats and wildlife sites?	<ul style="list-style-type: none"> <li>- No Building or Development: Some respondents emphasized no further building to protect habitats and allow wildlife to thrive</li> <li>- Consulting Specialists: Suggestions to involve environmental experts to guide protection efforts</li> <li>- Wildlife &amp; Habitat Protection: Strong emphasis on protecting natural habitats and avoiding disruption from new development</li> </ul>	Comments noted A key objective of the plan is to protect wildlife habitats and environmentally designated sites. This has been carried into many of the policies particularly in the Environment chapter of the Plan: Protecting our Biodiversity and Landscape (Policies ENV1 - ENV5).
Q97. Would you support seeking a higher than	- Support for Higher BNG: Many respondents endorse increasing the Biodiversity Net Gain (BNG) requirement above 10%,	Comments welcomed and noted. There is mixed support expressed for BNG.

Question	Specific Issues Raised	Council Response/Action
10% Biodiversity Net Gain requirement?	<p>highlighting its importance for ecosystem preservation and future resilience</p> <ul style="list-style-type: none"> <li>- Opposition to Higher BNG: Some respondents express concerns over feasibility, cost, and practical implementation, particularly in Green Belt areas</li> <li>- Environmental Benefits: Additional comments discuss the broader environmental and ecosystem benefits of a higher BNG target</li> </ul>	<p>BNG requires that where development occurs any harm to biodiversity is offset through compensatory provision that secures an overall uplift of biodiversity of 10% above that which originally existed.</p> <p>A policy has been developed in the Plan dealing with BNG: Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain. The requirement is for 10% BNG on all applicable brownfield sites; and 20% on all applicable greenfield sites. The Environment Act 2021 mandates that most developments should deliver at least 10% BNG, but local areas can set a higher requirement through their plans where it can be demonstrated it would be deliverable. Viability testing has indicated it is possible to secure 20% BNG on sites to improve contribution to the local Nature Recovery network identified through the Local Nature Recovery Strategy for Essex.</p>
Q98. Would you support the introduction of an Urban Greening Factor seeking to increase biodiversity in urban areas?	<ul style="list-style-type: none"> <li>- Conditional Support: Some respondents support the Urban Greening Factor with conditions, such as ensuring sustainable and practical implementation</li> <li>- Opposition: Some express doubts about feasibility or necessity, suggesting it might bypass proper biodiversity considerations</li> <li>- Support for Urban Greening: A group supports the Urban Greening Factor for its potential benefits to urban biodiversity</li> </ul>	<p>General support is noted. Urban greening is an approach to increase green infrastructure within the urban fabric leading to a host of benefits, such as flood mitigation, aesthetics, urban cooling.</p> <p>This has been taken on board in Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain which requires sites with low existing biodiversity, such as urban brownfield sites, an Urban Green Factor score of 0.4 will be required from all new development.</p>
Q99. What do you feel about the management of agricultural land?	<p>Protection from Development: Strong concerns were raised about preventing the conversion of agricultural land to housing or commercial use</p>	<p>This is addressed in Policy ENV6 – Best and Most Versatile Agricultural Land</p> <p>Proposals should protect the best and most versatile agricultural land as far as possible, to support opportunities</p>

Question	Specific Issues Raised	Council Response/Action
		<p>for food production and the agricultural economy.</p> <p>The spatial strategy prioritises the development of Previously Developed land. PDL excludes land that is or was last occupied by agricultural or forestry buildings.</p> <p>When development is necessary proposal prioritise the use of poor quality land over high quality agricultural land.</p> <p>NPPF: Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. This will be a key consideration.</p>
	Balanced Use & Conservation: Many responses emphasize wise management of agricultural land, including promoting sustainable practices and diversifying land use responsibly	The NPPF Planning policies and decisions should enable: the development and diversification of agricultural and other land-based rural businesses.
	Trust in Farmers: Some respondents prefer that management decisions remain with farmers, trusting their expertise	Comments noted see above response.
Q100. Would you like to see more community hubs which deliver a range of community facilities in one place as part of the plan?	<ul style="list-style-type: none"> <li>- Support for Hubs: Many prefer central hubs for accessible services, especially in growing areas</li> <li>- Preference for Local Facilities: Some prefer smaller, nearby facilities over large hubs</li> <li>- Concerns: A few note potential costs and feasibility</li> <li>- Desired Facilities: Interest in youth clubs, mental health support, libraries, and inclusive spaces</li> </ul>	<p>Comment noted and taken into account in infrastructure policy (infra1) on Community Facilities. Sites where many facilities are located together are supported due to the benefits, they offer in terms of accessibility to those without private means of transport. The development of community hubs is recognized as being an efficient way of delivering multiple uses onto a single site, providing flexibility for different users at different times of the day or week. infrastructure projects identified in the IDP will be supported with potential sources of funding identified.</p>

Question	Specific Issues Raised	Council Response/Action
Q101. How do you think new health infrastructure should be brought forward in the borough?	<ul style="list-style-type: none"> <li>- Expansion of Local Health Services: Many respondents support new clinics, GP facilities, and hospitals to meet growing health demands</li> <li>- Accessible, Localized Services: Emphasis on making health services more accessible, especially in areas with population growth</li> <li>- Funding and Staffing Concerns</li> <li>- Some raise issues about securing adequate resources and staff to sustain expanded services</li> </ul>	<p>This issue has been recognized in the Plan and addressed. Housing and employment growth across a wide area would likely have an impact on future healthcare service provision. Policy Infra3 - Improving Health and Wellbeing has been designed to deal with development that would result in an increase in demand for healthcare facilities. Developer contributions towards new or enhanced facilities will be sought.</p> <p>On larger allocated sites there may be a requirement to make land available.</p>
Q102. What type of improvements to entertainment and leisure facilities would you like to see in your local area?	<ul style="list-style-type: none"> <li>- Recreational Spaces: Parks, outdoor gyms, and pet-friendly areas</li> <li>- Sports Facilities: Pools, gyms, and varied sports options.</li> <li>- Cultural Venues: Theatres, cinemas, and music spaces.</li> <li>- Family &amp; Youth Facilities: Youth centres and playgrounds.</li> <li>- Dining &amp; Nightlife: More cafes, dining, and nightlife options.</li> </ul>	<p>The planning challenges recognise the need for different types of infrastructure both natural and built to support growth. Policies in the Plan deal with provision of the various types of infrastructure. The Infrastructure Delivery Plan will identify the necessary infrastructure who will deliver it and how it will be funded.</p> <p>The plan provides detailed policy in relation to design and infrastructure provision.</p>
Q103. How do you think new education infrastructure should be brought forward in the borough?	<ul style="list-style-type: none"> <li>- Expansion of Schools: Strong support for new primary and secondary schools, especially in growing areas.</li> <li>- Funding &amp; Staffing Concerns: Concerns about funding and staffing to support expanded facilities</li> <li>- Local Access: Emphasis on localized education to serve nearby communities, reducing travel.</li> <li>- Quality &amp; Curriculum: Calls for a focus on quality education and practical, trade-based learning.</li> </ul>	<p>Comments noted</p> <p>Policy Infra2 – Education, Skills and Learning requires here a development, increases demand for education facilities beyond those available within the local area, development will be required to make proportionate contributions support capacity improvements to education infrastructure.</p> <p>The Castle Point Infrastructure Delivery Plan establishes where new educational facilities are required based on the growth identified within this plan. Developers will be expected to provide contributions for additional school / early years places or to create new educational</p>

Question	Specific Issues Raised	Council Response/Action
		establishments arising from the need generated from the development. The Council will work with ECC and other education providers to deliver improvements to schools.
Q104. How do you feel the cultural environment can be improved in the borough?	<ul style="list-style-type: none"> <li>- Support for Arts Venues: Interest in more art spaces, theatres, and exhibitions to enhance local culture.</li> <li>- Community Events: Desire for festivals and public events to foster community and celebrate diversity.</li> <li>- Public Space Enhancements: Improved, cleaner, and more attractive public spaces.</li> <li>- Heritage Preservation: Support for museums and efforts to protect local history.</li> </ul>	<p>The comments in relation to the cultural environment re welcomed and noted</p> <p>See Policy E4 – Culture and Tourism. Development that can be demonstrated to support sustainable growth in the cultural and tourism sectors within the borough will be supported.</p>
Q105. What do you feel about the protection of public houses from speculative development?	<ul style="list-style-type: none"> <li>- Support for Protection: Many respondents support protecting public houses, especially those with historical value, as they contribute to local heritage and community life.</li> <li>- Concerns with speculative development and losing these places to commercial development, which could disrupt community connections.</li> </ul>	The Plan contains a Policy Public Art (D8) which will support the provision of high quality, sustainable public art which is well Integrated into the public realm; and is publicly accessible.
Q106. How would you like new communications infrastructure to be provided as part of new developments?	<ul style="list-style-type: none"> <li>- Fiber-Optic Internet: Strong support for fiber as a standard with diverse providers.</li> <li>- 5G &amp; Mobile Coverage: Calls for reliable mobile connectivity</li> <li>- Aesthetic Integration: Suggestions to blend infrastructure with landscape.</li> <li>- Future-Proof Tech: Interest in sustainable, advanced tech.</li> </ul>	<p>As new development increases the demand for infrastructure to be upgraded in order to provide the future occupiers with the effective broadband connectivity is required. This is especially the case for those sites that have been identified for development and are peripheral to the existing urban areas.</p> <p>Proposed Plan Policy Infra6 - Communications Infrastructure in the Plan requires all new homes and commercial premises to have fibre optic broadband provision to the curtilage of the house, or to the</p>

Question	Specific Issues Raised	Council Response/Action
		<p>communal area of a flatted development prior to first occupation.</p> <p>The policy also requires proposals for the siting and design of permanent telecommunications structures to be sensitively and appropriately designed and which respect the setting and location.</p>
Q107: What do you feel about the provision of utilities to new developments?	<ul style="list-style-type: none"> <li>- Capacity Concerns: Fear of overburdening current utilities; need upgrades before new builds.</li> <li>- Sustainability: Calls for renewable energy (e.g., solar panels) in new homes.</li> <li>- Infrastructure Improvements: Demand for modernized water and sewage systems.</li> <li>- Comprehensive Planning: Support for ensuring full utility provision from the start.</li> </ul>	<p>The Infrastructure Delivery Plan will identify infrastructure including utilities to meet new development. The council will work with utilities companies to ensure that the network can supply the new homes. The Council will coordinate with infrastructure providers such as Anglian Water as part of the plan making process.</p>
Q108: Should land be allocated for large scaler renewable energy generation?	<ul style="list-style-type: none"> <li>- Support: Broad support for renewables like solar/wind farms; some prefer dual-use or brownfield sites.</li> <li>- Environmental Concerns: Desire to protect Green Belt; preference for less impactful locations.</li> <li>- Opposition: Concerns over visual impact, land use, and project scale.</li> <li>- Small-Scale Preference: Some prefer community-based, smaller projects.</li> </ul>	<p>In response to this the Plan set policies on energy efficiency and renewable energy in order to achieve zero carbon emissions</p> <p>It is further considered that off-site renewables in the form of a solar array may be acceptable, as such installations are low lying and can be compatible with nature conservation ambitions. However, any renewables provided on the site would need to secure a high level of Biodiversity Net Gain, recognising the ecological value of the site in the first instance.</p> <p>Policy ENV1 - Protecting and Enhancing the Landscape and Landscape Features requires that all development proposals should be designed to have regard to the character of the landscape and seek to avoid harm to the landscape as a result of adverse impacts. Careful planning, design and location can minimise impact in the countryside including visual impacts.</p>

Question	Specific Issues Raised	Council Response/Action
Q109. How should waste management and refuse storage be designed into new developments?	<ul style="list-style-type: none"> <li>- Dedicated Storage: Support for designated bin areas</li> <li>- Eco-Friendly: Interest in recycling and composting stations.</li> <li>- Aesthetic &amp; Odor Control: Need for concealed waste areas.</li> <li>- Accessibility: Importance of easy access for residents and collectors.</li> </ul>	<p>Comments noted and have been considered.</p> <p>Policy D1 – Design Objectives. All new development should provide adequate and appropriately designed waste management facilities.</p> <p>Properties can be accessed in a safe and convenient way by waste collection operative and delivery vehicles.</p>
Q110 Which of the following active travel infrastructure improvements would you be in favour of?	The majority of respondents favoured improvements to pedestrian paths and walkways (272) followed by improvements to road crossings.	<p>This has been considered and will be given significant weight in the assessment of development proposals</p> <p>See Policy T3 - Active Travel Improvements. All new development should be planned around a network of safe and accessible active travel routes, where dedicated traffic free links make walking and cycling the best choice for day-to-day trips supporting healthy and active lifestyles. This requirement should also be reflected in the master plans developed in response to this plan.</p>
Q111. What issues do you think should be identified in Transport Assessments, and managed through Travel Plans?	Traffic Congestion: Concerns about increased congestion from new developments, especially on major roads like the A13 and A127.	<p>Proposed policies promote sustainable transport.</p> <p>The Council will seek to secure congestion relief on roads and at junctions within the borough by delivering the transport improvements identified in the Infrastructure Delivery Plan.</p> <p>The transport assessment for the plan established an initial schedule of interventions which identified amongst other things a series of improvements that could be made to the local walking and cycling networks to improve opportunities for walking and cycling locally.</p> <p>The Council will work with the local highways and transportation authority and local transport service providers to secure transport networks in Castle</p>

Question	Specific Issues Raised	Council Response/Action
		Point, and will support the local transport authority in securing improvements to the A13, A127 and A130, and associated junctions
	Public Transport Needs: Calls for improved bus routes and frequent services to reduce car dependency.	Improvements to Public Transport Infrastructure and Services is a key policy objective  In line with Policy T1 (Transport Strategy) the Council will seek to secure public transport infrastructure and service improvements within the borough by delivering the transport improvements identified in the Infrastructure Delivery Plan.
	Road Safety: Emphasis on safer pedestrian crossings and cycling access.	This issue has been taken on board and proposals for additional active travel routes through open spaces will be supported, subject to their design providing safe and inclusive access. This includes the creation of routes to provide recreational opportunities for walkers, cyclists and horse riders.
	Environmental Impact: Concerns about pollution and air quality due to traffic	See Policy T1 - Transport Strategy.  The Council will work with the local transport authority and local transport service providers to secure transport networks in Castle Point that deliver net zero carbon emissions by 2050 and ensure local air quality is maintained at acceptable levels.
Q112 What type of road infrastructure needs to be improved over the plan?	Road maintenance including addressing potholes was ranked by the majority of respondents as the top priority for road infrastructure, followed by increased capacity and junction improvements.	Comments noted.  Essex County Council prioritises repairs based on risk. For example potholes are addressed quickly to keep roads safe.  The Plan policies support improvement of junctions and roads within the borough which bring about congestion relief and reduce emissions from waiting vehicles. Developer contributions will be secured where a new development

Question	Specific Issues Raised	Council Response/Action
		will exacerbate local congestion and will benefit from the junction improvements.
Q113. Which parts of the highway network should be prioritised for improvement?	<ul style="list-style-type: none"> <li>- Major Roads: Emphasis on improving main routes like A13 and A127 to manage traffic flow and accessibility.</li> <li>- Local Roads: Calls for maintenance on residential roads, including pothole repairs.</li> <li>- Junctions: Specific focus on problematic junctions, such as Saddlers Farm and Waterside Farm, to ease congestion.</li> <li>- Safety &amp; Access: Concerns about pedestrian and cyclist safety, especially on high-traffic roads.</li> </ul>	All comments are noted See responses to Q11 and 12 above which address the relevant issues raised.
Q114. Are there any new transport routes that you feel should be introduced to provide better/quicker routes to ease congestion?	Additional Access for Canvey Island: Strong demand for a third access road to improve safety and reduce congestion.	The Council is committed to working with key stakeholders in preparing an Access to Canvey feasibility study that looks at the potential highway and sustainable mode options for improved access to and from the Island, as well as improved east-west movements.
	New Road Connections: Proposals for connections between A127 and A13, and extensions to Canvey Way.	Favourable consideration will be given to development proposals which fully mitigate their impacts on highway and junction capacity and safety.
	Public Transport Routes: Calls for new bus routes linking train stations, hospitals, and key areas to reduce car use.	<p>This has been considered in Policy C5 for Improved Access to and around Canvey Island</p> <p>A key objective of the transport strategy is to secure improvements to the coverage, reliability, frequency and quality of local bus services.</p> <p>The Infrastructure Delivery Plan lists the type of infrastructure needed in the borough, potential costs and timeframes for delivery. These include improvements and expansions to public transport, and bus services. Developer contributions will be sought to ensure new development is</p>

Question	Specific Issues Raised	Council Response/Action
		connected into local bus services network.
	Bypass and Ring Road Options: Suggestions for a bypass or ring road to divert traffic from congested areas	<p>Comment noted</p> <p>The transport strategy policy proposed in the plan supports the improvement of junctions and roads within the borough which bring about congestion relief. Developer contributions will be secured where a new development will exacerbate local congestion and will benefit from the junction improvements. Where congestion at a junction is severe and cannot be mitigated to an acceptable level, development impacting on the junction will be refused.</p> <p>The Council will support the local transport authority in securing improvements to the A13, A127 and A130, and associated junctions in accordance with proposed transport Policy T2 - Highway Improvements in the plan.</p>
Q115. What would you like the Plan to do to assist the use of modes other than the private car?	<ul style="list-style-type: none"> <li>- Improved Public Transport: Strong support for more reliable and frequent bus/train services to reduce car dependency.</li> <li>- Cycling and Walking Infrastructure: Calls for safe, dedicated cycle paths and pedestrian walkways to promote active travel.</li> <li>- Sustainable Options: Some suggest promoting electric bikes and green transport.</li> <li>- Affordability and Accessibility: Emphasis on affordable, accessible options for broader community use.</li> </ul>	<p>These comments have been taken into account and are reflected in the development of transport policies. See above responses.</p> <p>Policy T3 - Active Travel Improvements</p> <p>All new development should be planned around a network of safe and accessible active travel routes, where dedicated traffic free links make walking and cycling the best choice for day-to-day trips supporting healthy and active lifestyles and reduce demand for travel by car.</p>
Q116 Rank these bus improvements in order of preference	Improved bus frequency was ranked by the majority of respondents as the preferred option for bus services, followed by wider network and route improvements, and starting	The Infrastructure Delivery Plan lists the type of infrastructure needed in the borough, potential costs and timeframes for delivery. These include improvements and expansions of public transport, and bus services.

Question	Specific Issues Raised	Council Response/Action
	earlier and finishing later respectively.	Developer contributions will be sought to ensure new development is connected into local bus services.
Q117. What approaches to improving pedestrian movement in and around centre in the borough would you like to see?	<ul style="list-style-type: none"> <li>- Enhanced Walkways: Strong support for better-maintained pavements and expanded pathways.</li> <li>- Safety Measures: Emphasis on more pedestrian crossings, traffic lights, and lighting.</li> <li>- Accessibility for Disabled and Elderly: Calls for wheelchair-friendly walkways.</li> <li>- Green and Scenic Pathways: Interest in landscaped, scenic routes for walking.</li> </ul>	<p>The comments are key objectives in the transport strategy.</p> <p>Policy T1 actively encourages walking and cycling as a means of delivering a net zero transport network, and therefore it is especially important that walking and cycling access to sites is safe. The Development Management Policies set out standards for cycling and footway access that should be applied.</p> <p>Securing improvements to the local walking and cycling networks and associated infrastructure across the area, with developer contributions ensuring that new development is connected into these networks.</p>
Q118. What do you think about the proposed parking standards?	<ul style="list-style-type: none"> <li>- Support for Standards: Some respondents find the standards adequate or acceptable, with a few suggesting adjustments for larger homes.</li> <li>- Concerns About Insufficient Parking. and potential overflow issues, advocating for more parking to prevent street congestion.</li> <li>- Environmental Considerations: Strong support for eco-friendly options, like EV charging stations and sustainable practices.</li> <li>- Desire for Flexibility: A few suggest standards should vary by area and property type.</li> </ul>	<p>Mixed expressions of views are noted.</p> <p>Views taken into account with a balanced policy introduced in the plan to deal with the issues raised.</p> <p>Policy T7 - Parking Provision</p> <p>Proposals for development will be expected to have regard to the most up to date Essex Parking Standards.</p> <p>The standards for Electric Vehicle Charging provision set out in the EPOA Parking Guidance will be applied.</p>
	Desire for Flexibility: A few suggest standards should vary by area and property type.	The EPOA Parking Guidance use zonal mapping to apply parking requirements based on the accessibility of a location to service provision and to public transport provision.

Question	Specific Issues Raised	Council Response/Action
Q119. What measures would help to reduce the impact of rat running on unsuitable routes in the borough?	- In order to help to reduce the impacts of rat-running on unsuitable routes in the borough road calming measures (153 respondents) was seen as the most effective, followed by reducing speed limits.	Comment noted  Policy T5 - Highway Impact The required Transport Assessment or Statement must demonstrate how the impacts of the development on the highway network will be mitigated to limit significant effects on highway junction capacity and safety.

## 8. Statutory Consultees and Duty to Cooperate Bodies

8.1 These are organisations and agencies required by law to be consulted.

Consultee	Specific Issues Raised	Council Response/Action
Anglian Water	<ul style="list-style-type: none"> <li>Anglian Water support the vision of the plan in terms of future proofing the borough and the whole of the area against the impacts of Climate Change.</li> <li>Anglian Water are supportive of planning strategies that prioritise nature based solutions wherever possible to manage flood and coastal erosion risk.</li> <li>Anglian Water supports the use of SuDS and the betterment in terms of managing surface flood risk and increased resilience on infrastructure.</li> <li>Anglian Water supports the improvement of the green and blue infrastructure within the public realm.</li> <li>Anglian Water will not comment on potential sites until they are allocations.</li> <li>Anglian Water supports creating exemplary environmental sustainability in new developments.</li> </ul>	Comments are noted and support is welcomed. The policies within the plan take account of this support and the Council looks forward to working collaboratively with Anglian Water.
Basildon Borough Council	<p>Basildon support the options for growth approach, but the Council must consider the new proposed standard methodology figure set out in the proposed NPPF changes.</p> <p>Basildon cannot accommodate any of Castle Point's housing need.</p> <p>While meeting housing need is challenging, Castle Point must</p>	Castle Point Council remains committed to preparing a Plan that addresses housing need in line with the Standard Methodology. However, achieving this in full within our administrative boundary remains challenging due to the constraints. We will continue to explore all potential options to maximize housing delivery while ensuring development is

Consultee	Specific Issues Raised	Council Response/Action
	<p>consider demand for employment spaces.</p> <p>Basildon believes that if Northwest of Thundersley is chosen as a development option, the ongoing work between the councils must continue to ensure there are no detrimental impacts on Basildon.</p>	<p>sustainable and appropriate for the local context.</p> <p>We appreciate Basildon Borough Council's input and look forward to ongoing dialogue to ensure that housing and strategic needs are met in a sustainable and balanced manner.</p>
Brentwood Borough Council	<p>Brentwood supports the vision of the plan.</p> <p>Brentwood believes the council should attempt to meet the proposed standard methodology figure set out by the new government.</p> <p>Brentwood is not capable of taking any of Castle Points unmet housing need.</p> <p>Brentwood supports higher density development to meet housing need.</p> <p>Brentwood support the inclusion of a net zero policy.</p> <p>Brentwood supports large scale renewable energy generation as long as careful consideration is given over the harm to the environment.</p>	<p>Comments are noted and support is welcomed. The policies within the Plan take account of this support and the Council looks forward to working collaboratively with Brentwood Borough Council.</p> <p>Brentwood's inability to meet housing need from Castle Point is noted. The Council will aim to meet housing need as far as possible considering its size and existing constraints.</p> <p>Castle Point Council remains committed to preparing a Plan that addresses housing need in line with the Standard Methodology. However, achieving this in full within our administrative boundary remains challenging due to the constraints. We will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context.</p>
Chelmsford City Council (CCC)	<p>CCC recognise constraints on developable land in Castle Point. CCC would expect Castle Point Council to meet their housing need in full through the Local Plan to meet the Standard Methodology Housing Need.</p> <p>A Green Belt review should also be undertaken and further urban capacity/intensification assessment.</p>	<p>Castle Point Council acknowledges CCC's recognition of the constraints on developable land within Castle Point borough. In response to CCC's expectations.</p> <p>1. <b>Meeting Housing Need</b> Castle Point Council remains committed to preparing a Plan that addresses housing need in line with the Standard Methodology. However, achieving this in full within our</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>CCC would expect the provision for Gypsies and Travellers to be met within the administrative boundary of Castle Point and must take account of the on-going evidence base work.</p> <p>CCC to actively engage with Castle Point on strategic cross-boundary matters in regard to housing, employment, transport infrastructure, education, Gypsy, Traveller's and Travelling Showpeople, and Essex Coast RAMS.</p>	<p>administrative boundary remains challenging due to the constraints. We will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context.</p> <p>2. <b>Green Belt Review and Urban Capacity Assessment</b> A Green Belt Review has been undertaken as part of our evidence base, along with a comprehensive urban capacity and intensification assessment.</p> <p>3. Castle Point Council is committed to ensuring the provision of adequate accommodation for Gypsies, Travellers, and Travelling Show people. A Gypsy and Traveller Accommodation Assessment has been prepared to support the Plan and to assess needs and we have addressed these within our administrative boundary, taking into account the unique constraints of our area.</p> <p>4. <b>Strategic Cross-Boundary Matters</b> Castle Point Council values constructive engagement with CCC and other stakeholders on strategic cross-boundary matters. We recognize the importance of coordinated approaches to housing, employment, transport infrastructure, education, and the Essex Coast RAMS. We will continue to work collaboratively through the Duty to Cooperate and other</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>mechanisms to address these issues effectively.</p> <p>5. We appreciate CCC's input and look forward to ongoing dialogue to ensure that housing and strategic needs are met in a sustainable and balanced manner.</p>
Environment Agency	<p>The EA highlighted challenges due to flood risk within Castle Point, particularly on Canvey Island and Benfleet.</p> <p>Recommended incorporating a flood resilience requirement for all new developments.</p> <p>Support the implementation of a 19-metre buffer zone around flood defence infrastructure.</p> <p>Recommend a holistic riverside strategy approach.</p> <p>The EA encourage a BNG policy that exceeds the 10% minimum and advocates for measures to protect SSSIs and locally designated ecological sites.</p> <p>The EA supports a brownfield first approach.</p> <p>The EA suggests conducting a new Water Cycle Study due to concerns over increasing demand for water supply.</p> <p>The EA stressed the importance of coordinating with Anglian Water to ensure Water Recycling Centre's have capacity to support increased demand</p>	<p>We welcome the support of the Environment Agency:</p> <ol style="list-style-type: none"> <li><b>1. Flood Risk Challenges in Castle Point</b> We acknowledge the flood risk concerns highlighted by the EA, particularly regarding Canvey Island and Benfleet. The Council is committed to prioritizing flood resilience. This had been recognized through appropriate policies and development requirements.</li> <li><b>2. Incorporating Flood Resilience Requirements</b> The recommendation to incorporate flood resilience requirements for all new developments is welcomed. The Council will explore opportunities to establish robust policy provisions that mandate flood-resilient designs, considering site-specific risks and climate change projections.</li> <li><b>3. 19-Metre Buffer Zone Around Flood Defence Infrastructure</b> The Council supports the EA's recommendation to implement a 19-metre buffer zone around flood defence infrastructure. This has been incorporated in Policy C9 – Land at the Point, Canvey Island; Policy SD1 - Tidal Flood Risk Management</li> </ol>

Consultee	Specific Issues Raised	Council Response/Action
		<p>and Policy SD2 - Non-Tidal Flood Risk Management</p> <p><b>4. Holistic Riverside Strategy Approach</b> Policy ENV2 – Coastal &amp; Riverside Strategy. Working with the Environment Agency, ECC as Lead Local Flood Authority, neighbouring authorities, the community and other relevant stakeholders the Council will prepare a Riverside Strategy.</p> <p><b>5. Biodiversity Net Gain (BNG) Policy</b> A policy has been developed in the Plan dealing with BNG: Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain. The requirement is for 10% BNG on all applicable brownfield sites; and 20% on all applicable greenfield sites. The Environment Act 2021 mandates that most developments should deliver at least 10% BNG, but local areas can set a higher requirement through their plans where it can be demonstrated it would be deliverable. Viability testing has indicated it is possible to secure 20% BNG on sites to improve contribution to the local nature recovery network identified through the Local Nature Recovery Strategy for Essex.</p> <p><b>6. Brownfield First Approach</b> The Council shares the EA's support for a brownfield-first approach to development. This aligns with our objectives to prioritize sustainable land use and minimize the environmental impact of new developments.</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p><b>7. Water Cycle Study</b> We note the EA's concerns regarding increasing water supply demand and the recommendation for a new Water Cycle Study. The Council with South Essex authorities will explore the feasibility of updating the study to ensure water resource capacity.</p> <p><b>8. Coordination with Anglian Water</b> The Council agrees on the importance of collaboration with Anglian Water to address capacity issues at Water Recycling Centres. Early engagement with Anglian Water will be prioritized to align infrastructure planning with development proposals.</p>
Essex Fire and Rescue	<p>Essex Fire and Rescue support:</p> <p>Following the Essex Design Guide in regard to access for fire service vehicles, along with sprinklers and suppression systems within developments and suitably placed hydrant placements.</p> <p>Recommend planning for emergency responses and utilising community spaces within the borough to build community resilience.</p> <p>Recommend aiming to ensure safe development design, effective resource access and a proactive approach to risk management.</p>	<p>The emerging Castle Point Design Code has informed the design policy requirements for achieving well designed places. Development proposals should also have regard to the Essex Design Guide and supplementary guidance.</p> <p>Policy D2 – Design on Larger Sites and within Premium Sustainability areas requires development to:</p> <ul style="list-style-type: none"> <li>- Provide communal and public amenity spaces;</li> <li>- Enhance permeability and improve access to services in the local area.</li> </ul>
Historic England	<p>Historic England emphasise the plan should integrate conservation of the historic environment to align with sustainable development.</p> <p>They have strong objections to specific sites including GB2 and</p>	<p>Comments are noted and have been taken into account</p> <p>Policy on Conserving and Enhancing the Historic Environment (D9) requires development proposals affecting a heritage asset (either designated or</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>GB8, with Historic England recommending not proceeding with GB8 at all.</p> <p>They recommend creating site policies that preserve and enhance heritage assets and including scheduled monuments in local heritage maps.</p> <p>They also recommend ongoing collaboration with local conservation officers and archaeologists.</p>	<p>non-designated) to conserve, and where appropriate enhance, the heritage assets and their setting.</p> <p>No sites within the Green Belt have been allocated for development.</p>
Marine Management Organisation	<p>The MMO suggests that the plan should reference the South East Marine Plan.</p> <p>The MMO recommends including the intertidal and marine elements in policy discussions where applicable.</p> <p>They encourage the use of materials from MMO's previous training sessions to aid in marine planning</p>	<p>Comments noted reference is made to the South East Marine Plan in justification to Policy C3 - Canvey Port Facilities</p> <p>It should be noted that as these facilities are adjacent to the coast, the South East Inshore Marine Plan is also relevant in respect of any development which affects the seaward side of the defences. Consideration needs to be given on how any such changes impact on the marine environment or its use, including any conflicts arising with other users. Separate consents from the Marine Management Organisation will be required for certain types of activity.</p>
National Highways	<p>Commend the plan for addressing SRN impacts in the IDP baseline review.</p> <p>They also support adopting adaptive planning frameworks to manage long-term traffic impacts.</p> <p>National Highways support prioritising sustainable transport to minimise SRN impacts</p> <p>Although there are no SRN's within Castle Point, development could impact upon the A1089, A12, A13 and M25.</p>	<p>Response to National Highways' Comments on Strategic Road Network (SRN) Impacts in the Infrastructure Delivery Plan Baseline Review.</p> <p>Castle Point Borough Council appreciates National Highways' recognition of our approach to addressing SRN impacts within the Infrastructure Delivery Plan baseline review. We acknowledge the importance of robust planning to mitigate long-term traffic impacts and support the adoption of adaptive planning frameworks, as highlighted in your response.</p>

Consultee	Specific Issues Raised	Council Response/Action
	There are concerns over potential traffic impacts on these roads and thus NH encourage Castle Point to adopt vision led planning.	<p>While Castle Point does not have SRNs within its boundary, the council is mindful of the potential traffic impacts on nearby routes, including the A1089, A12, A13, and M25 and the need to mitigate. This has been reflected in the transport policies of the plan Policy T5 - Highway Impacts: Where necessary, the Council will secure planning conditions, highway works (s278) and/or financial contributions (s106) to deliver mitigation works necessary to mitigate the impacts of development.</p> <p>This reinforces the importance of collaborative efforts to address cross-boundary transport challenges. Castle Point will continue to engage with National Highways and other stakeholders to ensure that development proposals consider and mitigate impacts on the SRN, supporting the delivery of sustainable growth across the borough and beyond.</p>
Natural England	<p>Summary of key issues raised by NE:</p> <ul style="list-style-type: none"> <li>• <b>Biodiversity and Green Infrastructure:</b> Calls for integrating biodiversity goals, ambitious Biodiversity Net Gain (BNG) targets, and robust green/blue infrastructure strategies, including adopting the Essex Local Nature Recovery Strategy.</li> </ul>	<p>The Council acknowledges the detailed feedback provided by Natural England. The insights and recommendations shared have been taken into account in shaping the policies of the publication version of the Plan.</p> <p>The Council has carefully considered all the key issues raised, including:</p> <ol style="list-style-type: none"> <li>1. <b>Biodiversity and Green Infrastructure:</b> A policy has been developed in the Plan dealing with BNG: Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain. The requirement is for 10% BNG on all applicable brownfield sites; and 20% on all applicable greenfield sites.</li> </ol>

Consultee	Specific Issues Raised	Council Response/Action
	<ul style="list-style-type: none"> <li>• <b>Climate Change Mitigation and Adaptation:</b> Emphasizes the importance of flood risk management, sustainable urban drainage systems (SuDS), and urban greening for climate resilience.</li> <li>• <b>Development Standards:</b> Advocates for net-zero housing, improved public/active transport, and sustainable design codes that enhance environmental and human-centric urban planning.</li> <li>• <b>Protected Areas and Wildlife:</b> Focuses on conserving protected sites, expanding wildlife corridors, and mitigating impacts of developments on sensitive ecosystems.</li> <li>• <b>Sustainable Land Use:</b> Stresses protecting agricultural land, adopting sustainable practices, and enhancing soil quality for ecosystem services and food production.</li> <li>• <b>Public Engagement and Accessibility:</b> Supports inclusive policies to improve access to nature and promote public health benefits through green spaces and active travel infrastructure.</li> <li>• <b>Renewable Energy:</b> Recommends careful planning to minimize environmental impacts of renewable energy projects like solar farms.</li> </ul>	<p>The Environment Act 2021 mandates that most developments should deliver at least 10% BNG, but local areas can set a higher requirement through their plans where it can be demonstrated it would be deliverable. Viability testing has indicated it is possible to secure 20% BNG on sites to improve contribution to the local nature recovery network identified through the Local Nature Recovery Strategy for Essex.</p> <ol style="list-style-type: none"> <li>2. <b>Climate Change Mitigation and Adaptation:</b> Policies promoting sustainable drainage systems (SuDS), flood risk management, and urban greening have been incorporated to ensure resilience to climate change impacts.</li> <li>3. <b>Sustainable Development Standards:</b> The plan sets ambitious standards for net-zero housing, improved transport connectivity, an urban design.</li> <li>4. <b>Protection of Designated Sites and Wildlife:</b> Stronger policies have been included to protect designated biodiversity sites, buffer sensitive habitats, and expand wildlife corridors in line with the Lawton principles (see section 18 on Protecting our Biodiversity and Landscape)</li> <li>5. <b>Land Use and Soil Quality:</b> The importance of safeguarding best and most versatile agricultural land and maintaining soil quality is</li> </ol>

Consultee	Specific Issues Raised	Council Response/Action
		<p>reflected in policies promoting sustainable land use (Policy ENV6 – Best and Most Versatile Agricultural Land).</p> <p>6. <b>Renewable Energy Development:</b> The plan emphasizes carefully planned renewable energy projects, ensuring they minimize environmental impacts and align with broader sustainability goals.</p> <p>7. <b>Community Access to Nature:</b> The Accessible Green Space Standards (AGS) have informed policies aimed at increasing public access to high-quality green spaces, promoting health and well-being.</p> <p>Castle Point Borough Council remains committed to collaborating closely with Natural England to ensure the plan delivers meaningful environmental and sustainability outcomes.</p>
NHS Integrated Care Board (ICB)	<p>The ICB's include emphasising reducing health inequalities, focusing on wider determinants of health, supporting aging populations, mental health, and promoting healthy lifestyles.</p> <p>The ICB welcomes Castle Point's vision but recommends stronger wording to emphasise reducing health inequalities as a priority, aligning with the ICB's own goals.</p> <p>The ICB believes that development in Castle Point will increase demands on local health services, which already face capacity constraints.</p> <p>They support the incorporation of community hubs and public services</p>	<p>The Council acknowledges the comments and feedback provided by NHS ICB. The insights have been taken into account in shaping the policies of the publication version of the plan.</p> <p>The Council has carefully considered all the key issues raised.</p> <p>Policy Infra3 – Improving Health and Wellbeing sets out:</p> <p>The Council will work to improve the health and wellbeing of residents by:</p> <p>Working in partnership with the NHS and Public Health to ensure residents can access high quality primary and secondary health care services and that new and improved services are</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>to try and assist with capacity constraints.</p> <p>The board also supports accessible housing for wheelchair users.</p> <p>The ICB advocates for planning policies that allow healthcare funding flexibility, enabling funds to be allocated based on emerging needs as developments progress.</p> <p>The ICB supports inclusive design across Castle Point to ensure safety and accessibility for people with diverse sensory and mobility needs.</p>	<p>put in place, where appropriate, to serve the growing population;</p> <p>Seeking mitigation towards new or enhanced health facilities from developers where new housing development would result in a shortfall or worsening of health provision;</p> <p>Supporting the NHS, Social Services and Public Health to deliver a service which meets the needs of residents within the local community;</p> <p>Requiring a Health Impact Assessment (HIA) on all development sites delivering 50 or more dwellings.</p> <p>Policy Infra5 - Indoor Leisure and Sports recognizes that access to opportunities for sport and physical activity is important to the health and well-being of communities.</p> <p>To increase participation in physical activity, the Council will seek to secure new and improved indoor leisure and sports facilities.</p> <p>Policy Hou4 – Specialist Housing Requirements.</p> <p>All new homes will be delivered in accordance with accessibility standards as follows:</p> <p>10% of all new homes will be built to standard M4(3) wheelchair user.</p>
Southend City Council	<p>Southend and Castle Point share an administrative boundary, strategic transport connections, employment ties, and housing market overlaps, particularly concerning the South Essex housing market.</p> <p>Southend recognises the challenge of meeting local housing need and highlights that Southend itself may not meet its own housing need due to physical constraints.</p>	<p>Castle Point acknowledges the shared administrative boundary and strategic ties with Southend City Council, including transport, employment, and housing market overlaps in the South Essex area.</p> <p>Housing Need and Green Belt:</p> <p>Castle Point shares Southend's commitment to prioritising brownfield development but recognises the challenge of balancing housing need</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>Southend supports prioritising brownfield land for development but stresses that any Green Belt release should follow a thorough review, in line with the NPPF.</p> <p>Objections are raised to the potential release of Green Belt site GB8 (Land South of Hadleigh), which serves as a buffer between Southend and Hadleigh.</p> <p>Southend emphasises the importance of selecting larger sites capable of supporting infrastructure rather than numerous small, fragmented sites, which may strain existing infrastructure, particularly in Southend.</p> <p>Collaboration with Castle Point and Essex County Council is encouraged to address infrastructure and transport concerns.</p> <p>Southend formally requests that Castle Point consider accommodating some of Southend's unmet housing needs due to the city's spatial limitations.</p>	<p>with protecting the Green Belt. Any release of Green Belt land, including site GB8, has been the subject to a comprehensive review in accordance with the NPPF. GB8 is not proposed for allocation.</p> <p>Infrastructure and Site Selection:</p> <p>Castle Point agrees on the importance of selecting sustainable sites. The approach to meeting development needs in the Borough focuses on urban renewal and regeneration, seeking to identify development sites in sustainable locations which make the best use of brownfield land. However, this is not at the detriment of the character and quality of place of the existing towns and communities.</p> <p>Collaboration and Unmet Housing Needs:</p> <p>Castle Point is committed to ongoing collaboration with Southend and Essex County Council to address shared concerns, including infrastructure and transport. While acknowledging Southend's request for assistance with unmet housing needs, Castle Point must also consider its own housing pressures, spatial constraints, and the significant challenges of meeting local needs within the borough.</p> <p>Castle Point remains committed to constructive engagement through the Duty to Cooperate process to address strategic planning matters effectively.</p>
Essex County Council		<p>Castle Point Borough Council (CPBC) appreciates Essex County Council's (ECC) comprehensive feedback and acknowledges the importance of collaborative planning to meet the needs of our communities effectively. Below is CPBC's response addressing each key issue raised.</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p><b>Affordable Extra Care Housing</b>  ECC advocates for a minimum 60-unit affordable extra care scheme per development for sustainability. This aligns with ECC's "Essex Market Position Statement for Extra Care," ensuring feasibility and scalability in affordable housing provisions.</p>	<p>CPBC recognises the need for sustainable affordable extra care housing. However, the Council considers that it would be more appropriate to assess the viability of schemes on a <b>case-by-case basis</b>. Factors such as local need, site constraints, and funding opportunities should be considered to ensure an appropriate balance between scale and deliverability. While 60 units might be a useful benchmark, it should not be an inflexible minimum requirement.</p>
	<p><b>Housing Mix and Tenure</b>  ECC recommends that Castle Point updates its housing mix and tenure regularly based on demographic needs, emphasizing a diverse mix of units across both private and affordable sectors. The mix should prioritize housing for families, older adults, and individuals with disabilities, with provisions for flats and bungalows.  ECC supports a greater proportion of M4(3) homes (wheelchair-accessible housing) and calls for more developments to consider independent living options for older adults and those with specific needs.</p>	<p>CPBC is committed to maintaining a dynamic and inclusive housing mix that reflects demographic changes. The Plan incorporate policies to prioritise housing for families, older adults, and those with disabilities as part of the mix (Hou4).</p> <p>The Policy in the plan on Specialist housing (Hou4) is based on the evidence from the Essex Supported and Specialist Housing Needs Assessment (Housing LIN ECC, May 2025) shows that in Castle Point there is an unmet need for about 130 fully wheelchair-accessible dwellings (M4(3)) in 2024, rising to some 158 households by 2044.</p> <p><u>Independent Living</u>  CPBC supports ECC's call for enhanced independent living options. Policy Hou4 – Specialist Housing Requirements. The Council will support:</p> <p>a. Proposals that contribute towards the delivery of 1,056 retirement/sheltered homes and 594 extra care units for older people over the plan period in locations with good access to shops and services.  b. Proposals that contribute towards the delivery of 138 residential care beds and 139 extra care beds over the plan period.</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p><b>Green Belt Analysis and Education Provision</b>  ECC highlights the importance of analysing Green Belt sites to inform the spatial strategy options as well as identifying potential future education provision, especially in conjunction with housing plans.</p> <p><b>Freight, Logistics, and Transport</b>  ECC emphasises the need for freight and logistics considerations, suggesting that the plan accommodates future HGV traffic through main road improvements, especially for industrial access via strategic A roads. It recommends inclusion of designated HGV routes within Castle Point's Road network and suggests considering the Lower Thames Crossing and Fairglen Interchange in traffic plans.</p> <p>ECC highlights the importance of integrating bus services and infrastructure early in the planning process, with alignment to the "Bus Back Better" and Bus Service Improvement Plans, focusing on sustainable and accessible routes to serve new developments.</p> <p>They support LTN/120-compliant off-road cycle routes, especially where feasible, to ensure cycling safety and convenience. They recommend improving legibility through wayfinding and accessible routes for people of all ages.</p> <p>ECC stresses that all road and transport improvements should include features that consider the needs of residents with disabilities, promoting inclusive design for pedestrians, cyclists, and other non-vehicle users.</p>	<p>CPBC acknowledges the necessity of assessing Green Belt sites carefully to inform the spatial strategy while safeguarding valuable green spaces. Collaboration with ECC will ensure that education provision, particularly in growth areas, is integrated into strategic planning.</p> <p>The Council will support the local transport authority in securing road improvements and associated junctions including to accommodate HGV traffic. The requirements are set out in the policies in Sustainable Transport chapter of the Plan (Policy T2 - Highway Improvements)</p> <p>CPBC shares ECC's commitment to sustainable transport solutions. This has been taken into consideration and proposed policies in the Plan prioritise the early integration of bus services, compliant cycle routes, and inclusive transport infrastructure.</p> <p>The Plan contains Policy T3 - Active Travel Improvements where all new development should be planned around a network of safe and accessible active travel routes, where dedicated traffic free links make walking and cycling the best choice for day-to-day trips supporting healthy and active lifestyles. This requirement should also be reflected in the master plans developed in response to this Plan.</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p><b>Employment Area Safeguarding</b> ECC calls for safeguarding employment areas, such as the Manor Trading Estate and Charfleets, from conflicting uses like residential development, which may hinder existing industrial operations. This would help retain critical employment zones.</p>	<p><b>Employment Area Safeguarding</b> CPBC agrees on the need to protect employment areas, such as Manor Trading Estate and Charfleets, from incompatible uses. In terms of employment need, data on employment growth indicates that there will be a potential surplus of employment land over the plan period. Whilst the Council does not wish to lose employment provision, it believes that this surplus combined with the poor quality of the existing employment areas provides an opportunity to secure mixed use renewal of employment land to provide both new homes and better-quality employment and commercial floor space. The Council will therefore require master plans for each of West Canvey, Manor Trading Estate and the Rayleigh Weir/Stadium Way Estate to bring about new development in the latter part of the plan period. In the period whilst these master plans are prepared, the existing designations for land in these areas will be retained to allow for a planned approach to any significant change.</p>
	<p><b>Health Impact Assessments (HIAs)</b> ECC suggests conducting HIAs for employment sites over 1,000 sqm to ensure they support health and wellbeing, in line with Essex's Healthy Places Checklist, ensuring that developments account for the wellbeing of the workforce.</p> <p>ECC encourages flexible residential layouts that facilitate work-from-home arrangements, reflecting new work trends that emerged post-pandemic. This includes designing homes with adaptable spaces for remote work.</p>	<p>CPBC values ECC's emphasis on HIAs for large employment sites and has incorporate this approach to ensure workforce wellbeing and alignment with the Essex Healthy Places Checklist. Policy Infra3 – Improving Health and Wellbeing require a Health Impact Assessment (HIA) on all development sites delivering: 50 or more dwellings; all development in Use Class C2 (Residential Institutions); all non-residential developments delivering 1,000 square metres or more gross internal floor space; and 'sui generis' hot food takeaways.</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p><b>Green Infrastructure (GI) and Biodiversity</b>  ECC advocates for policies mandating GI in new developments, promoting biodiversity net gain, recreation, and active travel. It suggests creating interconnected green spaces that serve ecological, recreational, and aesthetic functions. ECC recommends embedding Local Nature Recovery Strategies (LNRS) to enhance biodiversity, create green corridors, and support habitat connectivity, incorporating strategies like SANGs (Suitable Alternative Natural Greenspaces) within larger development schemes.</p> <p>ECC emphasises using the National Green Infrastructure Framework to assess GI needs. It supports measures like green corridors for wildlife, SuDS, and integration of active travel and public open spaces within developments.</p>	<p>CPBC supports the integration of green infrastructure and biodiversity net gain across developments. Local Nature Recovery Strategies, and measures like green roofs and pollinator-friendly landscaping. These are requirements supported by many of the policies of the draft Castle Point Plan.</p>
	<p><b>Educational Facilities and Provision</b>  ECC emphasises the importance of cumulative demand assessment for education infrastructure, particularly for early years and childcare provisions in growing areas like Benfleet and Hadleigh. This would ensure sufficient capacity to support growing residential areas.</p> <p>ECC's latest Childcare Sufficiency Assessment indicates gaps in early years capacity, prompting the need for childcare provisions in residential planning. ECC recommends co-locating early years facilities with primary schools to optimize resource use.</p> <p>ECC highlights that developer contributions should be directed towards educational facilities, especially in areas with projected population growth and housing</p>	<p>The need for educational facilities of all type resulting from housing growth has been recognized in the Plan. Policy Infra2 – Education, Skills and Learning</p> <p>Where a development proposal, either individually or cumulatively with other development, increases demand for education facilities beyond those available within the local area, development will be required to make proportionate contributions to support capacity improvements to education infrastructure.</p> <p>The Council will work with ECC and other education providers to deliver improvements to schools and other educational facilities which improve: The quality and choice of education and learning opportunities in the Borough.</p>

Consultee	Specific Issues Raised	Council Response/Action
	development, ensuring primary and secondary capacity is adequate.	
	<p><b>Water Efficiency and Drainage</b>  Recognising Essex's water-stressed status, ECC recommends setting a high-water efficiency standard for all new developments, targeting eighty litres per person per day for residential use. This would reduce overall water demand, particularly in drought-sensitive areas.</p> <p>ECC emphasises the need for Sustainable Drainage Systems (SuDS) in all new developments to control surface water runoff, suggesting features like rainwater harvesting and ponds to manage flood risk. The focus is on natural drainage solutions to mitigate flood impacts, especially in flood-prone areas like South Benfleet.</p>	<p>This issue has been considered in the Plan. Policy SD9 – Water Supply and Waste Water</p> <p>All new residential developments should achieve a water efficiency standard of no more than 90 litres per person per day. Where it can be demonstrated that this is not feasible part G2 and regulation 36(2)(b) of the Buildings Regulations will apply.</p> <p>The recent <a href="#">Future Homes Hub Water Efficiency Report (April 2024)</a>, sets recommended water efficiency targets for 2025 and 2035 for seriously water stressed areas including Essex from 90-80.</p> <p>Further application of these enhanced standards to the levels proposed for 2035 will be considered as part of a review of this plan, considering the potential viability implications.</p> <p>CPBC supports ECC's recommendation to implement Sustainable Drainage Systems (SuDS) to address surface water runoff and mitigate flood risks in areas like Canvey Island and South Benfleet. This has been established as a requirement in a number of the proposed policies in the Plan.</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p><b>Flood Risk and Former Landfill Sites</b> ECC calls for comprehensive flood risk assessments for all developments within critical drainage areas (CDA), especially those near Canvey Island and South Benfleet, where flooding is a persistent challenge.</p> <p>ECC recommends safeguarding and expanding Local Wildlife Sites (LoWS) within development areas, supporting biodiversity by establishing buffers and linking habitats. This approach supports the goals of Essex's Local Nature Recovery Strategy.</p>	<p>CPBC shares ECC's commitment to flood risk management. Comprehensive flood risk assessments will be required for developments within critical drainage areas. These issues are covered in policies SD1 - Tidal Flood Risk Management and Policy SD2 - Non-Tidal Flood Risk Management.</p> <p>New development proposals within an area at risk of fluvial flooding, or within an area at risk from surface water flooding in a 1 in 100 year event, will be considered against the sequential test set out in the NPPF.</p> <p>Through Policy ENV4 - Local Wildlife Sites the Council seeks the conservation and enhancement of Local Wildlife Sites (LoWS) and Potential Local Wildlife Sites (PLoWS).</p> <p>The Council will support proposals which ensure the active conservation and enhancement of biodiversity interest of Local Wildlife Sites and potential Local Wildlife Sites.</p> <p>Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain: In determining applications for planning consent the Council will seek to secure nature recovery and biodiversity net gain</p>
	<p><b>Health and Wellbeing</b> ECC recommends that Castle Point's Local Plan incorporate a strategic Health and Wellbeing policy, guided by Essex's Health and Wellbeing Strategy. This would support the creation of healthy, accessible, and socially inclusive environments.</p> <p>ECC promotes designs that are inclusive for individuals with disabilities, advocating for dementia-friendly elements within transportation and public spaces. This aligns with ECC's commitment</p>	<p>CPBC recognises the importance of a strategic Health and Wellbeing policy and has incorporated a policy on Health and Wellbeing guided by principles from Essex's Health and Wellbeing Strategy.</p> <p>Policy T3 - Active Travel Improvements: All new development should be planned around a network of safe and accessible active travel routes. Policy requires proposals for additional active travel routes through open spaces to be supported, subject</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>to creating age-friendly and supportive community environments</p> <p>For larger developments, ECC suggests integrating HIAs to ensure new infrastructure supports the physical and mental health of residents, particularly in areas with historically high health inequalities.</p>	<p>to their design to providing safe and inclusive access.</p>
	<p><b>Waste Management</b>  ECC, as the Waste Disposal Authority, stresses the need for safeguarding waste operations within Castle Point's Waste Local Plan. It underscores the importance of maintaining capacity and operations at waste sites in line with Essex's Waste Local Plan policies.</p> <p>ECC advises on monitoring developments within 250m of former landfill sites (e.g., Canvey and Hadleigh), ensuring these areas remain safe post-remediation and do not pose risks to nearby developments.</p>	<p>CPBC acknowledges ECC's role as the Waste Disposal Authority and will safeguard waste operations within the Borough, ensuring alignment with the Waste Local Plan.</p> <p>ECC is the waste disposal authority for Essex. The Essex and Southend on Sea Waste Local Plan is the Essex Local Plan that deals with landfill sites. The plan is to reduce reliance on landfill and encourage recycling. ECC is also responsible for safeguarding waste infrastructure and development management policies for waste. Castle Point will consult ECC on proposals in the Borough likely to affect former landfill sites.</p> <p>Castle Point Borough Council looks forward to continued engagement with Essex County Council to develop a Local Plan that reflects shared priorities and delivers sustainable, inclusive, and high-quality outcomes for our communities.</p>
The Port of London Authority	<p>Improvements to the seafront area and ensuring good access to training jobs and services.</p> <p>The PLA would be keen to see the continued promotion of the boroughs existing riverside terminals.</p> <p>Development proposals adjacent to these terminals should take into account the noise, vibration impacts and highways access.</p>	<p>Thank you for the comments which are welcomed.</p> <p><b>Seafront Entertainment Area</b> Canvey Seafront Entertainment Area's role as a vibrant leisure destination to be retained and enhanced has been recognized in Policy Canvey Seafront Entertainment Area (C2). Within the allocated seafront entertainment area, commercial and leisure development proposals that can be demonstrated to support the tourist industry will be</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>The PLA support the reference that both facilities are identified as Hazardous Sites under health and safety regulations and that it is important that new development is located away from these facilities to help manage risk to life and property.</p> <p>The PLA recommends that the policies map for the plan includes the zones of impact created by the riverside terminals.</p>	<p>permitted, subject to compliance with all other relevant policies in this Plan. In relation to improved access Policy C5 - Improved Access to and around Canvey Island. The Council will undertake a feasibility study to identify options for improving access to, from and within Canvey Island, including its wider strategic implications. This will be prepared in collaboration with key partners including ECC.</p> <p>The Council recognizes the importance of the borough's existing riverside terminals and agree with the need for their continued promotion as critical assets for the local economy and sustainable transport.</p> <p>Development proposals adjacent to the terminals will incorporate comprehensive assessments of noise, vibration impacts, and highway access to ensure compatibility with the operational requirements of the terminals. This is reflected in Policy Canvey Port Facilities (C3).</p> <p>Within the allocated Port Related Facilities Area applications for development will normally be permitted providing the development does not cause significant harm to the landscape or environmental assets, having regard to the scale of existing development on the site.</p> <p>The Policy emphasizes the importance of managing risks by ensuring that new developments are appropriately located to protect life and property.</p> <p>The Policy and justification acknowledge the port facilities are registered as Control of Major Accident Hazards (COMAH) sites due to the hazardous nature of the goods that they receive and store. Both installations have HSE consultation</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p><b>Blue Infrastructure</b></p> <p>The PLA welcomes continued protection and enhancement of the borough's blue infrastructure</p>	<p>zones identified around them, in which it is expected that other development is controlled to limit unnecessary harm to life and property.</p> <p>We agree that including the zones of impact created by the riverside terminals on the Policies Map would enhance the clarity and utility of the plan. The zones are shown on the revised Policies Map.</p> <p><b>Blue Infrastructure</b></p> <p>We welcome the PLA's support for the protection and enhancement of the borough's blue infrastructure. The draft plan includes policies to ensure the sustainable management and improvement of waterways, which contribute to biodiversity, flood resilience, and recreation.</p> <p>We appreciate your constructive input and will continue to collaborate to ensure that the borough's riverside and seafront areas are developed responsibly and sustainably.</p>
Department of Education	<p>The DFE recommends that the next stage of the Local Plan should seek to provide further detail about the site-specific requirements for schools.</p> <p>The DFE also recommends retaining a degree of flexibility about site specific requirements for school places.</p> <p>The recommendations include specific requirements for developer contributions for enlargements to existing schools and the provision of new schools.</p> <p>Furthermore, requirements to deliver schools on some sites could change in future if it were demonstrated and agreed that the site had become surplus to requirements.</p>	<p>The educational infrastructure needs resulting from new development have been considered in the Plan.</p> <p>Policy: Policy Infra2 – Education, Skills and Learning.</p> <p>Development will be required to make proportionate contributions to support capacity improvements to education infrastructure. The Council will work with ECC and other education providers to deliver improvements to schools and other educational facilities.</p> <p>The Infrastructure Delivery Plan establishes where new educational facilities are required based on the growth identified within this Plan. Developers will be expected to provide</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>The DFE would like to be included as early as possible in discussions on potential site allocations, as there could be pipeline school projects within the borough which may be appropriate for specific designation.</p>	<p>contributions for additional school / early years.</p> <p>In relation to both planned and unplanned growth regard will be given to the “Essex County Council Developers’ Guide to Infrastructure Contributions” in order to determine the level of contributions likely to be sought.</p> <p>The DFE is on the consultees database and will be consulted on the Regulation 19 version of the Plan which will include specific site allocations and any educational needs.</p>
Leigh Town Council	<p>Leigh Town Council are appalled that the Salvation Army have put forward their land for consultation. They believe the site is completely unsuitable for development due to factors including impact on the community of Leigh and it being a site of natural beauty that has been enjoyed by families across Leigh and Hadleigh for generations. LTC has concerns over the site’s potential effects on Leigh and the wider Southend area. They also believe the Green Belt should be protected and maintained</p>	<p>The site (GB8) is not proposed for allocation.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p><b>Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process. Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p>

## 9. Non-Statutory Consultees and Interest Groups

9.1 This group includes:

- Community Groups: Advocating for specific interests, such as environmental protection, sports, and cultural activities.
- Local Businesses: Providing insights on economic growth and employment needs.

Consultee	Specific Issues Raised	Council Response/Action
Essex Police	<p>The police service has outlined several costs of developer funded police facilities required to mitigate and manage planned housing and population growth which will impact the Castle Point Policing Area.</p> <p>They believe the evidence provides justification for a schedule of Police Facilities for inclusion within the IDP. They support planning policies promoting public safety, including through the layout and design of developments. Essex Police also recommend all new major developments of 250 dwellings or higher engage in consultation with the Police in order to determine an appropriate level of developer contributions in the Section 106 agreement</p>	<p>The police service's statement highlights the need to address public safety and infrastructure requirements in response to planned housing and population growth in the Castle Point Policing Area.</p> <p>The need for community facilities which includes emergency services and police facilities has been considered in the Plan and any infrastructure projects identified will be included in the Infrastructure Delivery Plan.</p> <p>Policies on design are included in the draft Plan and will require considerations of public safety, including through the layout and design of developments.</p> <p>Policy D1 – Design Objectives - All new development should be designed to a high standard, having regard to the most up to date design guidance or design code for the site or its location. This includes ensuring opportunities to design out crime. Also requires opportunities for accessible and inclusive design takes into account the needs of different cultures and genders.</p> <p>Essex police is a consultee on major residential proposals applications. They are also on the consultees database for the Plan and will be notified of consultation being undertaken at the different stage in the process.</p>

Consultee	Specific Issues Raised	Council Response/Action
Home Builders Federation (HBF)	<p>The HBF considers the Council's housing needs assessment to be unsound. They believe that the discrepancy in net migration data from 2014 does not amount to exceptional circumstances and cite the Inspector examining the North Norfolk Local Plan who delivered a similar verdict.</p> <p>The HBF supports a higher level of house building as proposed in the NPPF consultation from July 2024. The HBF support a new access to Canvey.</p> <p>They also warn caution regarding how many homes could be delivered in North West of Thundersley over a plan period.</p> <p>The HBF support the future homes standard as set out in building regulations and a standard beyond current or future standards must be consistent with national policy assesses its consequences.</p> <p>The HBF do not object to the lower standard of 110 l/p/d being adopted for water efficiency but believe any higher levels of efficiency are not supported by national policy.</p> <p>The HBF do not consider it to be justified to aim for higher than 10% BNG. Finally, they consider ensuring utilities capacity to be key and the Council must take this into account when plan making.</p>	<p>Support for Higher Levels of House Building (NPPF Consultation, July 2024)</p> <p>The Council acknowledges the HBF's support for a higher level of house building as proposed in the NPPF consultation. However, Castle Point Council remains committed to preparing a Plan that addresses housing need in line with the Standard Methodology. However, achieving this in full within our administrative boundary remains challenging due to the constraints. We will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. We will continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Support for New Access to Canvey</b></p> <p>The Council welcomes the HBF's support for new access to Canvey. Improved access is a key element of the Castle Point Plan, designed to support growth and enhance connectivity. This aligns with the Council's objectives to ensure that infrastructure improvements accompany housing delivery.</p> <p><b>Homes in North West Thundersley (NWT)</b></p> <p>The Council acknowledges the HBF's caution regarding the potential delivery of homes in the North West Thundersley area.</p> <p>North West Thundersley (GB16) is not proposed for allocation in the Plan. There are extensive issues and interdependencies, requiring further evidence in relation to NWT</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>which go beyond the current plan period.</p> <p>The Council remains committed to ensuring that proposed housing allocations are realistic and that infrastructure, environmental, and delivery challenges are fully addressed. The Council will continue to engage with developers and stakeholders to ensure delivery remains viable over the plan period.</p> <p><b>Future Homes Standard and Building Regulations:</b> The Council supports the future homes standard as outlined in national policy and agrees that any local standards must be consistent with national policy. The Council has carefully assessed the implications of the standards proposed in the Plan to ensure that they are realistic, justified, and deliverable without imposing undue burdens on developers.</p> <p><b>Water Efficiency and Drainage</b> This issue has been considered in the Plan. Policy SD9 – Water Supply and Waste Water.</p> <p>All new residential developments should achieve a water efficiency standard of no more than 90 litres per person per day. Where it can be demonstrated that this is not feasible part G2 and regulation 36(2)(b) of the Buildings Regulations will apply.</p> <p>The recent Future Homes Hub Water Efficiency Report (April 2024) sets recommended water efficiency targets for 2025 and 2035 for seriously water stressed areas including Essex from 90-80.</p> <p>Further application of these enhanced standards to the levels proposed for 2035 will be</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>considered as part of a review of this plan, considering the potential viability implications.</p> <p><b>Biodiversity Net Gain (BNG)</b>  The Council recognizes the HBF's position that aiming for higher than a 10% BNG is not justified. The Plan adheres to the national policy requirement of 10% BNG. Where opportunities arise for higher gains in partnership with developers, these will be pursued, wherever feasible and subject to viability.</p> <p>A policy has been developed in the Plan dealing with BNG: Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain. The requirement is for 10% BNG on all applicable brownfield sites; and 20% on all applicable greenfield sites.</p> <p>The Environment Act 2021 mandates that most developments should deliver at least 10% BNG, but local areas can set a higher requirement through their plans where it can be demonstrated it would be deliverable. Viability testing has indicated it is possible to secure 20% BNG on sites to improve contribution to the local Nature Recovery network identified through the Local Nature Recovery Strategy for Essex.</p> <p>The Council appreciates the HBF's feedback and remains committed to working collaboratively with stakeholders to deliver a sound, sustainable, and deliverable Plan.</p>
Leigh Conservation and Heritage (LACH)	<p>The LCAH has issues with the Green Belt site GB8.</p> <p>This is due to the impacts on the historical monument of Hadleigh Castle as well its proximity to the ancient town of Leigh-On-Sea.</p>	<p>The council acknowledges the concerns raised by the LCAH. The council is committed to ensuring that planning decisions respect and preserve the unique character of</p>

Consultee	Specific Issues Raised	Council Response/Action
	Furthermore, the Green Belt creates an important separation between Leigh and Hadleigh and LCAH are worried about the clear visual separation between the two towns diminishing	<p>the area while meeting housing and development needs.</p> <p>The site GB8 Land south of Hadleigh is not proposed for allocation Plan.</p> <p>Policy D9 - Conserving and Enhancing the Historic Environment: Under the Policy development proposals affecting a heritage asset (either designated or non-designated) will be required to conserve, and where appropriate enhance, the heritage assets and their setting, in accordance with the requirements set out in the NPPF. The Policy will apply to Hadleigh Castle a Scheduled Ancient Monument.</p> <p>The council will continue to engage with local stakeholders, including LCAH, to understand concerns and incorporate community input into the decision-making process. Further public consultation opportunities will be provided as part of the Plan process to ensure transparency and collaboration.</p>
RSPB	<p>Opportunity to involve nature as part of the flood protection system of Canvey.</p> <p>The RSPB has issues with a new road off Canvey due to environmental concerns. The RSPB agrees with the Council that recreational access to the South &amp; West Canvey Wildlife Corridor should be within appropriate levels and they are pleased to see that the Council is working with landowners to continue to enhance wildlife provision in this area is considered important.</p> <p>RSPB supports the protection of SSSI and SPA's within the borough.</p> <p>The RSPB believes the brownfield land identified in option 1 to generally offer the</p>	<p>The Council appreciates the RSPB's constructive feedback and ongoing commitment to environmental conservation within the borough.</p> <p><b>Nature-based flood protection:</b> We recognise the potential to integrate nature-based solutions as part of flood protection systems and will explore opportunities where feasible.</p> <p><b>New road on Canvey:</b> The Council acknowledges the environmental concerns raised and will ensure thorough assessments are conducted to mitigate impacts.</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>most value and least environmental impact. However, each brownfield site should be assessed on a case-by-case basis as some are very biodiverse or have the potential to be so.</p> <p>They are concerned with Option 2. Potential site GB1 is very close to Canvey Wick SSSI and would strongly recommend a policy of a minimum 400m buffer to residential development around the SSSI.</p> <p>Furthermore, GB2 and GB3, along with GB7, which appears to be within c200m of Benfleet and Southend Marshes SSSI, and GB8 all may have possible cumulative and individual impacts on the SSSI and SPA nearby. This would mainly be through further recreational disturbance impacts.</p> <p>Currently the Green Belt in those locations is helping to buffer the designated areas, nature reserves and functionally linked land.</p> <p>They also suggest the use of Swift bricks in all new developments both residential and commercial.</p> <p>Any new or increased use of Green Belt should ensure recreational disturbance impacts on wildlife sites are addressed, which might require use of buffer zones and SANGS.</p> <p>They suggest that policy ensures that the planting of trees and/or creation of woodland is not at the detriment of other important habitats such as flower-rich grassland, or low nutrient open ground habitats such as lowland dry acid grassland.</p> <p>Finally, the RSPB would like to see the Council working with NGOs, farmers, and other land managers to increase the quality of the surrounding landscape and ensuring that agri-environmental schemes deliver the best results for nature.</p>	<p><b>South &amp; West Canvey Wildlife Corridor:</b> The Council is pleased with the RSPB's support for maintaining appropriate recreational access levels and will continue collaboration with landowners to enhance wildlife provision.</p> <p><b>SSSI and SPA protection:</b> We share the RSPB's commitment to protecting SSSI and SPA sites and will prioritise these areas in our policies.</p> <p><b>Brownfield development:</b> The Council agrees with assessing brownfield sites on a case-by-case basis to balance development needs with environmental considerations.</p> <p><b>Green belt land:</b> The Council acknowledges the Green Belt's role in acting as a buffer. The draft plan does not propose GB1, GB2 or GB3 as allocations, or any land for development in the Green Belt.</p> <p><b>Habitat prioritisation:</b> Policies will aim to ensure that tree planting and woodland creation do not harm critical habitats such as flower-rich grassland or lowland dry acid grassland.</p> <p>Under Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain in the Plan proposals which impact on protected species, priority species or priority habitats are identified and the biodiversity hierarchy in the NPPF is strongly applied. Where full avoidance, mitigation and compensation cannot be achieved, applications affecting such sites will be refused.</p> <p><b>Swift bricks in new developments:</b> Policy ENV5 – Design Features that Encourage Biodiversity.</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>Requires all new development should incorporate features which support priority or threatened species such as swifts, bats and hedgehogs and ensure opportunities to integrate nest sites for protected species into the urban fabric are utilised.</p> <p>For any grant of planning permission for new build developments greater than 5 metres in height, that there must be a minimum average of one swift brick or box per dwelling or unit. Where feasible, swift bricks integrated into walls must be installed in preference to external swift nest boxes, following best practice guidance (British Standard BS 42021:2022).</p> <p><b>Recreational disturbance impacts</b> Under Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain in the draft plan the Council will seek to secure nature recovery and biodiversity net gain.</p> <p><b>Collaboration on landscape quality:</b> The Council is committed to working with NGOs, farmers, and land managers to improve the surrounding landscape, leveraging agri-environmental schemes to deliver tangible benefits for nature.</p> <p>The Council values the RSPB's partnership in ensuring sustainable development and conservation across the borough.</p>
The Woodland Trust	<ul style="list-style-type: none"> <li>• The Woodland Trust supports the protection of valued habitats which must be at the heart of the LP.</li> <li>• In particular, irreplaceable habitats, including AVTs, must be protected from loss and damage.</li> <li>• They believe the Plan should give weight to the relevant Local Nature Recovery Scheme as it is refined.</li> </ul>	<p>Comments are welcomed and have been taken consideration as a key objective of the Plan.</p> <p>A policy has been developed in the Plan dealing with BNG: Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain. The requirement is for 10% BNG on all</p>

Consultee	Specific Issues Raised	Council Response/Action
	<ul style="list-style-type: none"> <li>• They support adhering to appropriate buffering standards for ancient woodlands and AVTs.</li> <li>• The Woodland Trust supports exceeding the minimum BNG standard and encourage the Council to aim for at least 20%.</li> </ul>	<p>applicable brownfield sites; and 20% on all applicable greenfield sites.</p> <p>The Environment Act 2021 mandates that most developments should deliver at least 10% BNG, but Local areas can set a higher requirement through their plans where it can be demonstrated it would be deliverable. Viability testing has indicated it is possible to secure 20% BNG on sites to improve contribution to the local Nature Recovery network identified through the Local Nature Recovery Strategy for Essex.</p> <p>In determining applications for planning consent the Council will seek to secure nature recovery and biodiversity net gain by:</p> <p>Applying the principles related to the biodiversity hierarchy, Sites of Scientific interests (SSSIs) and irreplaceable habitats set out in national planning policy. In Castle Point, ancient woodlands are considered to constitute irreplaceable habitats.</p>
Essex Bridleways Association (EBA)	<p>EBA emphasises the importance of commenting early in the consultation process to ensure their concerns are considered from the outset.</p> <p>While EBA understands the need for future residential and commercial development to meet building targets, they stress that this should not compromise the safety and welfare of public road and rights of way users, particularly equestrians.</p> <p>EBA highlights the increasing safety risks for vulnerable road users, including equestrians, due to the rising volume of vehicles from new developments and construction traffic. They note a worrying</p>	<p>Thank you for your comments. The Council acknowledges the concerns raised by the EBA regarding the safety and welfare of vulnerable road users and the protection of public rights of way (PRoW).</p> <p>The importance of early engagement in the consultation process is recognised, and all feedback will be considered during the plan making process. The Council remains committed to ensuring development proposals incorporate measures to safeguard PRoWs and provide safe routes for all users, including equestrians, where feasible.</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>trend of accidents involving horses and riders caused by speeding motorists.</p> <p>EBA calls for the Local Plan review to include definitive policies to protect vulnerable road users and the existing public rights of way (PRoW) network.</p> <p>They advocate for the creation of new safe off-road routes as a prerequisite for new planning applications.</p> <p>EBA expresses disappointment that their previously raised issues have not been addressed in the current Issues and Options statement. They recount past meetings with local authorities where promises were made but not followed through, and they urge the Council to use this consultation phase to demonstrate responsiveness to constituent concerns.</p>	<p>Policy T6 - Safe Access:</p> <p>To ensure that development proposals offer safe access either directly or via appropriate mitigation, the following requirement must be met:</p> <ul style="list-style-type: none"> <li>• Safe access to the highway network for all users, having regard to the highway access policies of the local transport authority; and safe access to the site for cyclists and footway provision for pedestrians, including the approach to the site from the nearest public transport node.</li> </ul> <p>Also Policy T3 - Active Travel Improvements supports additional active travel routes through open spaces will be subject to their design providing safe and inclusive access. This includes the creation of routes to provide recreational opportunities for walkers, cyclists and horse riders.</p> <p>We appreciate EBA's continued involvement and have taken the comments into account in the formulation of the proposed draft policies.</p>
Stantec on behalf of Coryton Asset Holdings Limited and Morzine Limited	<p>Stantec represent the Thames Enterprise Park.</p> <p>They believe that Canvey is an important and growing source of local employment. They believe that cross boundary collaboration with Thurrock and other South Essex Councils will enable essential infrastructure such as highway improvements to be delivered.</p> <p>In addition to road improvements, expanding public transport services is essential. More reliable bus services between Canvey Island, Basildon, and Thurrock. Better integration of cycling infrastructure. By improving access, the Local Plan can support not only economic</p>	<p>One of the primary focuses is on upgrading the road network, with particular attention to the strategic A130 route, which provides a key link between Canvey Island and the surrounding areas. Enhancing this connection would help alleviate congestion and facilitate better access to employment opportunities in Thurrock and beyond.</p> <p>The Council acknowledges Stantec's representation on behalf of Thames Enterprise Park and welcomes their recognition of Canvey Island as a key</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>development but also environmental sustainability and social inclusion.</p> <p>Enhancing the capacity and functionality to create jobs and boosting the local economy. Economic growth must be balanced with environmental considerations.</p> <p>They support new homes in the borough to ensure the full economic potential of the sub region and to enable more employment opportunities for local people.</p>	<p>employment area within the borough.</p> <p>The Council supports cross-boundary collaboration with Thurrock and other South Essex authorities to secure investment in essential infrastructure, including highway improvements. Strategic transport interventions are crucial to improving connectivity, supporting economic growth, and enhancing the resilience of the local road network. The issues are recognized in the Plan and addressed a number of strategic policies:</p> <p>Policy C5 - Improved Access to and around Canvey Island. The Council will undertake a feasibility study to identify options for improving access to, from and within Canvey Island, including its wider strategic implications. This will be prepared in collaboration with key partners including ECC, adjoining districts and unitary councils, Transport East, Government departments such as the DfT, BEIS and MHCLG and relevant agencies as well as engagement with the local community.</p> <p>Policy T2 - Highway Improvements. The Council will support the local transport authority in securing improvements to the A13, A127 and A130, and associated junctions.</p> <p>The Council also recognises the importance of expanding public transport services and improving sustainable transport options. Enhanced bus services between Canvey Island, Basildon, and Thurrock, alongside better integration of cycling and walking infrastructure. This is addressed in Policy T3 - Active Travel Improvements, Policy T4 -</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>Improvements to Public Transport Infrastructure and Services.</p> <p>The Council will seek to secure public transport infrastructure and service improvements within the Borough by delivering the transport improvements identified in the Infrastructure Delivery Plan. The Policy also supports proposals which extend public transport provision for Castle Point residents directly to employment locations in Basildon, Thurrock and Southend, and to the hospitals in Southend and Basildon. Under Policy T5 where necessary, the Council will secure planning conditions, highway works (s278) and/or financial contributions (s106) to deliver mitigation works necessary mitigate the impacts of development.</p> <p>In line with the Plans' strategic priorities, the Council supports economic development that balances growth with environmental considerations. The delivery of new employment opportunities must be accompanied by measures that mitigate environmental impacts and enhance the quality of life for residents.</p> <p>Regarding housing delivery, the Council acknowledges the need for a balanced approach that meets local housing demand while ensuring sustainable development. The Plan aims to facilitate the provision of new homes in appropriate locations to support economic growth and workforce availability while safeguarding environmental and infrastructure capacity.</p>

Consultee	Specific Issues Raised	Council Response/Action
Oikos	<p>Oikos welcomes the statement that the facility is of national importance but would like to reword the text to include that part of the significance of the site is due to its geographical location and connection to two key pipeline networks.</p> <p>Oikos does not consider the HSE maps to show "Risk" around both Oikos and Calor rather the maps show where certain levels of different controls over third party development are in place as a result of these facilities.</p> <p>They do not believe it is a sound position to indicate that any future development at the facilities should be required to demonstrate no increase in the level of risk.</p> <p>Oikos recognises managing flood risk within the borough, however they suggest that policies surrounding flood risk take into account the circumstances and characteristics of the borough.</p> <p>Oikos does not support GB3 as a development option and suggests it is heavily constrained irrespective of its Green Belt status.</p>	<p>The council acknowledges Oikos comments.</p> <p>In response the draft publication Plan proposes a Policy dealing with Canvey port facilities: Policy C3 - Canvey Port Facilities which is followed by a justification. The justification refers to geographical location and connection to two key pipeline networks.</p> <p><b>Consultation Zones</b> Both installations have HSE consultation zones identified around them, in which it is expected that other development is controlled to limit unnecessary harm to life and property. The extent of these zones is determined by the nature of the goods received and stored. It is therefore possible that the level of hazard posed to other developments nearby can be reduced, both by limiting development nearby, and also by seeking improvements to the level of hazard posed by these sites, both during normal management and maintenance, and also at the point where new development is proposed. In terms of level of risk the Policy for Canvey Port Facilities (C3) also requires:</p> <p>b. Where the proposal includes a change of materials handled, and those materials are classified as hazardous, it can be demonstrated that the proposal is in the national interest;</p> <p>c. There must be no unacceptable change in the level of hazard or risk posed by the facility as a consequence of the proposals. The Health and Safety Executive must be consulted and their satisfaction sought in relation to this matter.</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>Also relevant is Policy: Policy SD8 - Developments near Hazardous Uses:</p> <p>Development proposals will be assessed in accordance with the Health and Safety Executive (HSE) Guidance where they fall within a consultation zone for one or more hazardous installations. Where the HSE advises against development the planning application will be refused on health and safety grounds</p> <p><b>Green Belt</b> The Plan does not propose the allocation of site GB3 – Land south of Charfleets for development.</p> <p><b>Flood Risk</b> Flood risk is a key consideration of the Plan. Policies are included to deal with Tidal Flood Risk (SD1) Management and Non-Tidal Flood Risk (SD2) which are specific to the conditions existing in Castle Point. The extent of the Canvey, Hadleigh Marshes and South Benfleet Tidal Flood Risk Management Areas is defined on the Policies Map. Within these areas the Council will support the necessary improvements to the sea defences in the Borough as set out in the Thames Estuary 2100 Plan.</p> <p>New development proposals will be permitted only where they pass the Sequential Test and where appropriate the exception test, as set out in the NPPF. They are designed to be flood resistant and resilient.</p>

## 10. Developers and Landowners

10.1 Developers and landowners provided perspectives on:

- The suitability and deliverability of proposed site allocations.
- Infrastructure contributions and viability assessments.

Consultee	Specific Issues Raised	Council Response/Action
Nexus Planning on behalf of the Salvation Army Trustee Company.	<p>Nexus Planning represent the Salvation Army in regard to GB8.</p> <p>Their response draws on what they see as potential positives that developing that site would entail. They also support Option 3 as a spatial strategy or using the housing target set out in the Governments proposed NPPF changes</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as GB8 – Land south of Hadleigh is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b> The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan.</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints, local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. The Council will continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <ol style="list-style-type: none"> <li>1. <b>Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation. Historic England object to the allocation of this site, which includes the Roman Fort at Hadleigh, a scheduled monument (LEN 1002171). The site is also adjacent to Hadleigh Castle, an enclosure castle with an associated dam and mill, also a scheduled monument (LEN 1014795), as well as the Heavy Anti-Aircraft Gunsite on Sandpit Hill, another scheduled monument (LEN 1019663). A Heritage Impact Assessment has also identified the site should not be developed in its totality.</li> <li>2. <b>Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</li> <li>3. <b>Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites</li> </ol>

Consultee	Specific Issues Raised	Council Response/Action
		<p>that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</p> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted.</p> <p><b>Prioritizing the Most Sustainable Sites</b> The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>

Consultee	Specific Issues Raised	Council Response/Action
AA Homes & Housing	<p>AA Homes &amp; Housing represent land at Ferry Road/Brook Road. Their representation includes combining housing with developer contributions to both bolstering flood defences and designing in a sustainable manner. They also suggest the land could be available for employment instead of housing.</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <p><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation.</p> <p>The site was assessed through the SLAA and excluded as unsuitable for development. It is in an area of constraints within the designated South Benfleet Playing Fields, a large area of open space to the south of Benfleet. It is in Flood Risk Zone 3b (Tidal and Fluvial) high risk of flooding. The same constraints would</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>also apply to employment uses on the site.</p> <p>South Benfleet Playing Fields is a publicly accessible recreational space on the edge of Canvey Island that plays a key role in both community amenity and flood risk management and therefore is protected for its environmental functions.</p> <p>Key protection and development constraints include the following:</p> <ul style="list-style-type: none"> <li>• The playing fields are a popular recreational facility for those living in South Benfleet due to the limited amount of amenity green space within the urban area itself.</li> <li>• To the west is a designated Local Wildlife Site. It is within 100m of the designation.</li> <li>• The site is also located within the designated South Benfleet conservation area which has been shaped by a variety of factors, notably the creek and fishing port, the church, the railway, the 19th-century housing that developed close to the station, and the road through to Canvey Island. Within the conservation area there are listed buildings, tree preservation orders, locally listed buildings, rights of way and the Green Belt.</li> <li>• The playing fields act as a buffer against flooding by providing temporary storage for runoff water.</li> <li>• The site is part of an established local character that includes a semi-rural and coastal landscape, ancient trees, and biodiversity interest.</li> </ul> <p><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</p> <p><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded. Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p> <p><b>Prioritizing the Most Sustainable Sites</b> The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> </ul>

Consultee	Specific Issues Raised	Council Response/Action
		<ul style="list-style-type: none"> <li>Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>
Phase 2 Planning on behalf of Vistry Homes	<p>Phase 2 Planning represent the site Land south east of Daws Heath (Brook Farm) GB10</p> <p>Phase 2 notes the potential for enhancing biodiversity and improving connectivity around woodlands in Daws Heath.</p> <p>The response calls for the Council to utilise the 685 figure from the NPPF consultation.</p> <p>Furthermore, they believe the response supports the LHNA identification for larger a larger number of properties.</p>	<p>Although the site benefits from a planning permission, the Council does not consider this to automatically justify its allocation in the Local Plan. The Council's spatial strategy seeks to focus development in sustainable urban locations and to optimise brownfield land opportunities before considering Green Belt release. The Brook Farm site, located within a sensitive part of the Green Belt, is not aligned with this strategy. The Council has concerns regarding the site's planning merits and its impact on the integrity of the development strategy.</p> <p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The Housing Requirement:</p>

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		<p>The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a local plan.</p> <p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints and local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside with none of the neighbouring authorities able to assist in meeting need the council will not be able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>Rigorous Site Selection Process:</p> <p>The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <ol style="list-style-type: none"> <li>1. Strategic Land Availability Assessment (SLAA): This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation.</li> <li>2. Green Belt Review: A Green Belt Review has been undertaken and the findings considered as part of the plan making process. The sub-area is considered to play a critical role in respect of the wider Green Belt Parcel number 8 that the site sits within. If the sub-area were released the Daws Heath Ring Locally Important Strategic Green Belt Area would be effectively punctured and Daws Heath and Hadleigh would coalesce.</li> <li>3. Sustainability Appraisal (SA): A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value</li> </ol>

Consultee	Specific Issues Raised	Council Response/Action
		<p>ecological assets, or increased flood risk, have been excluded.</p> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p>Balancing Growth with Infrastructure and Environmental Constraints:</p> <p>While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted.</p> <p>Prioritizing the Most Sustainable Sites</p> <p>The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>

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Collective Planning on behalf of Blue Square Homes	<p>Collective Planning responded on behalf of Blue Square Homes who represent the site Land to the South of the Chase (GB12) They believe that the housing target of 255 units pa is unjustified and instead suggest following the consultation version of the NPPF at 685 units pa.</p> <p>They also requested increasing the average density of residential development.</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as south of The Chase (GB12) is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement;</b></p> <p>The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a local plan.</p> <p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has</p>

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		<p>been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints and local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside with none of the neighbouring authorities able to assist in meeting need the council will not be able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p>

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		<p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <ol style="list-style-type: none"> <li><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation.</li> </ol> <p>A Local Wildlife Site designation covers most of the site and includes an abundance of mature trees and landscape. Removal of these trees could have a negative impact on biodiversity and on the quality of the landscape. The site also contains playing fields used by the nearby USP College</p> <ol style="list-style-type: none"> <li><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</li> <li><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</li> </ol> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b></p>

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		<p>While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted.</p> <p><b>Prioritizing the Most Sustainable Sites</b></p> <p>The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>
Boyer Planning on behalf of Vistry Group	<p>Boyer represent Land at Glyders. Boyer supports the release of Green Belt land within the borough including their site.</p> <p>They also support the use of the consultation version of the NPPF and that the current housing land supply is very low and artificially constrained.</p> <p>They believe that release of their site from the green belt would assist in the housing shortfall.</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the</p>

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		<p>most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as GB 31 Land at Glyders is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b>  The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan.</p> <p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt</p>

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		<p>coverage (55% of the borough), environmental constraints, local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. The Council will continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <p><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period.</p>

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		<p>Sites that do not meet these criteria have not been considered for allocation.</p> <p>The site is bounded on three sides by residential development, with the Hadleigh Castle and Marshes Historic Natural Landscape to the east. A Site of Special Scientific Interest (SSSI) sits adjacent to the south-eastern corner of the site within the Historic Natural Landscape. The land slopes upwards in both a west to east direction and north to south, resulting in the south eastern section of the site being highly prominent which makes development of the site challenging.</p> <p><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</p> <p><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</p> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public</p>

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		<p>transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p> <p><b>Prioritizing the Most Sustainable Sites</b></p> <p>The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>
Carter Jonas	<p>Carter Jonas represent Land at Oak Tree Farm.</p> <p>They do not support an Urban only approach and instead support the current standard method figure.</p> <p>However, under the proposed NPPF changes they support using a 13,700 housing figure.</p> <p>They support a Green Belt release including their site.</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable</p>

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		<p>locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as GB9 Oak Tree Farm is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b>  The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan.</p> <p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough),</p>

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		<p>environmental constraints, local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. The Council will continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <p><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these</p>

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		<p>criteria have not been considered for allocation.</p> <p>The site is considered to have a countryside character with physical and visual links to Ancient Woodland to the South and East. The northern part of the site with within Flood Zone 3 higher risk of flooding. It is also located on the edge of a Local Wildlife Site, Belfairs Local Nature Reserve and Ancient Woodland. The site is not considered to be in a sustainable location due to limited access to active and sustainable transport modes and lack of facilities and services within walking distance of the site.</p> <p><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</p> <p><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</p> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b></p> <p>While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints,</p>

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		<p>such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p> <p><b>Prioritizing the Most Sustainable Sites</b></p> <p>The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>
Gladman Developments	<p>Gladman represent the site Land at Glebelands (GB4)</p> <p>Gladman support the use of the NPPF consultation housing target. Gladman supports a review of the Green Belt boundaries and believe they should not constrain development.</p> <p>Gladman does not support an urban only development option.</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to</p>

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		<p>a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as GB4 - Glebelands is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b>  The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan.</p> <p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints, local infrastructure capacity, concerns over suitable and sustainable access to</p>

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		<p>sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. The Council will continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <ol style="list-style-type: none"> <li><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation.</li> <li><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and</li> </ol>

Consultee	Specific Issues Raised	Council Response/Action
		<p>the findings considered as part of the plan making process.</p> <p><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</p> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p> <p><b>Prioritizing the Most Sustainable Sites</b> The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> </ul>

Consultee	Specific Issues Raised	Council Response/Action
		<ul style="list-style-type: none"> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> </ul> <p>Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements</p>
McCarthy Stone	<p>McCarthy Stone supports delivering homes specifically specialist homes for older people. They support benefits for specific housing for older people including economic and social aspects. They do not support a higher level of BNG than 10%. They support including a standalone policy actively support the delivery of specialist older housing with good access to services and facilities.</p>	<p>The Council acknowledges McCarthy Stone's support for delivering specialist housing for older people and recognizes the and social benefits.</p> <p>The Council also welcomes support for a standalone policy to promote specialist older persons' housing with good access to services and facilities.</p> <p>The Plan contains a standalone Policy addressing Specialist Housing which accords with the NPPF and the PPG to meet the needs of older people and promote housing with good access to services and facilities</p> <p>All new homes will be delivered in accordance with accessibility standards as follows:</p> <p>100% of all new homes will be built to standard M4(2);</p> <p>10% of all new homes will be built to standard M4(3).</p> <p>Proposals that contribute towards the delivery of 1,056 retirement/sheltered homes and 594 extra care units for older people over the plan period in locations with good access to shops and services are supported.</p>

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		<p>The Council maintains its commitment to enhancing local biodiversity in line with national policy and local priorities.</p> <p><b>Biodiversity Net Gain (BNG)</b>  A policy has been developed in the Plan dealing with BNG: Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain. The requirement is for 10% BNG on all applicable brownfield sites; and 20% on all applicable greenfield sites.</p> <p>The Environment Act 2021 mandates that most developments should deliver at least 10% BNG, but Local areas can set a higher requirement through their plans where it can be demonstrated it would be deliverable. Viability testing has indicated it is possible to secure 20% BNG on sites to improve contribution to the local Nature Recovery network identified through the Local Nature Recovery Strategy for Essex.</p> <p>The majority of sites allocated in the plan are brownfield sites, so it is unlikely that the Greenfield uplift will affect a significant number of sites coming forward over the plan period.</p>
NHS Property Services.	<p>NHS Property Services at this stage focused on highlighting priority areas important to embedding the needs of the health services into the local plan in a way that supports sustainable growth.</p> <p>They recommend that with large developments there must be appropriate funding leveraged through developer contributions towards health and care facilities. NHSPS require flexibility to the use of its estates to enable patient care and support key healthcare strategies.</p>	<p>The Council acknowledges NHS Property Services' (NHSPS) priorities and supports the integration of healthcare needs into the Plan.</p> <p>We recognize the importance of securing appropriate developer contributions for health and care facilities in areas of significant growth.</p> <p>The Infrastructure Delivery Plan identifies the infrastructure required to meet the demands of new development including health care facilities.</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>NHSPS support policies that promote carbon neutral development and policies that create healthy developments. They also request that the integrated care board analyse any potential site allocations involving NHS sites.</p>	<p>Policy Infra3 – Improving Health and Wellbeing. The Council will work to improve the health and wellbeing of residents by: Working in partnership with the NHS and Public Health to ensure residents can access high quality primary and secondary health care services and that new and improved services are put in place, where appropriate, to serve the growing population.</p> <p>Policy Infra3 requires mitigation to be provided and/or secured by planning obligations or by the Community Infrastructure Levy (CIL) towards new or enhanced health facilities from developers where new housing development would result in a need for health care facilities.</p> <p>We also note NHS Property Services' request for flexibility in estate use to enhance patient care and align with healthcare strategies.</p> <p>The Council supports policies promoting carbon-neutral and healthy developments and welcomes collaboration with the Integrated Care Board in assessing potential site allocations involving NHS sites. Policy SD4: Net Zero Carbon Development which addresses the issue. All new buildings must be designed and built to be Net Zero Carbon in operation. They must be ultra-low energy buildings, fossil fuel free, and generate renewable energy on-site to at least match annual energy use.</p> <p>We look forward to continued engagement to ensure health infrastructure aligns with sustainable growth objectives.</p>

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Ceres Property on behalf of Privo	<p>Ceres Property represent the owners of area GB12 (The Chase).</p> <p>They support the Council utilising the governments standard methodology for housing delivery. They support delivering this many houses to deal with affordable housing issues and meeting local need.</p> <p>They also support a Green Belt review to enable more development within the borough.</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as GB12 The Chase, is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b> The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan.</p> <p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints, local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. The Council will continue to work collaboratively through the Duty to Cooperate and</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <ol style="list-style-type: none"> <li><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation. A Local Wildlife Site designation covers most of the site and includes an abundance of mature trees and landscape. Removal of these trees could have a negative impact on biodiversity and on the quality of the landscape. The site also contains playing fields used by the nearby USP College.</li> <li><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</li> <li><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</li> </ol> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that</p>

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		<p>growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p> <p><b>Prioritizing the Most Sustainable Sites</b></p> <p>The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>
Ceres Property on behalf of Rainier Developments	<p>Site GB14 (Land South of Daws Heath Road) –</p> <p>The site is promoted for allocation for approximately 58 dwellings, including market, affordable, and self-build housing, alongside public open space and ecological enhancements.</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>The submission argues that exceptional circumstances exist to justify removal of the site from the Green Belt, in light of the borough's acute and unmet housing needs, the sustainability of the location, and the limited availability of suitable non-Green Belt sites.</p> <p>The site is considered suitable, available, and deliverable, and offers a logical and contained extension to the existing settlement of Thundersley, which is identified as one of the borough's most sustainable locations for growth.</p> <p>A recent appeal relating to the site was dismissed due to the absence of "very special circumstances"</p> <p>The submission supports Option 2a as the most realistic and deliverable borough-wide development strategy, enabling a balanced and sustainable approach to growth including Green Belt release where justified.</p>	<p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as GB14 – Land South of Daws Heath Road, is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b> The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan. The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p>

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		<p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints, local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. The Council will continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p>

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		<p><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation. An outline application (23/0104/OUT) for up to 58 dwellings with associated infrastructure was dismissed in July 2024. Planning balance favoured refusal. The benefits (e.g. housing, affordable housing, biodiversity gains) did not clearly outweigh the Green Belt and other harms. Development would urbanise a generally open, countryside-feel and erode the rural setting of 137 Daws Heath Road, a locally listed 18th-century cottage.</p> <p><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</p> <p><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</p> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting</p>

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		<p>infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p> <p><b>Prioritizing the Most Sustainable Sites</b></p> <p>The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>
DHA Planning on behalf of Spurdawn Ltd	<p>DHA represents the site Johnsons Factory on London Road. DHA support the draft vision and wish to deliver sustainable homes that optimise land in brownfield urban areas.</p> <p>They strongly object to the LHNA figure and would suggest that it is misleading in the context of a potential standard methodology figure of 685.</p> <p>They believe their site is capable of delivering 60 new homes instead of the listed 39.</p>	<p>The site is located in the Hadleigh Town Centre. Proposed CPP Policy: Had1 Regeneration and investment into Hadleigh Town Centre will provide for at least 365 new homes, of which at least 200 homes and commercial floor space will be beyond 2037. This will be delivered via a new Hadleigh Town Centre Master.</p> <p>The Johnsons Factory site on London Road has been assessed in the 2025 SLAA as suitable and included the housing trajectory supply. It is identified as one of the five developable sites in Hadleigh Town</p>

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	Net gain in excess of the mandatory 10% requirement must be clearly justified.	<p>Centre with a capacity for at least 165 new homes. It is anticipated that the master plan will identify an additional 200 homes for delivery beyond 2037. This assumption is based on the known suitability of Hadleigh Town Centre as a development location, and the number of buildings and spaces within the centre where additional development could be delivered. Recent evidence on design densities indicates that the site has the potential to deliver a higher density typology development with increased number of homes subject to detailed design considerations.</p> <p><b>Local Housing Need</b></p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints and local infrastructure capacity, with none of the neighbouring authorities able to assist in meeting need the council will not be able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision</p> <p><b>Biodiversity Net Gain (BNG)</b></p> <p>A policy has been developed in the Plan dealing with BNG: Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain. The requirement is for 10% BNG on all applicable brownfield sites; and 20% on all applicable greenfield sites.</p> <p>The Environment Act 2021 mandates that most developments should</p>

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		<p>deliver at least 10% BNG, but Local areas can set a higher requirement through their plans where it can be demonstrated it would be deliverable. Viability testing has indicated it is possible to secure 20% BNG on sites to improve contribution to the local Nature Recovery network identified through the Local Nature Recovery Strategy for Essex.</p> <p>The majority of sites allocated in the plan are brownfield sites, so it is unlikely that the Greenfield uplift will affect this sites.</p>
Whirledge and Nott	<p>Whirledge and Nott represent the landowner of Land north of Grasmere Road and Borrowdale Road (GB15)</p> <p>They support using the currently implemented standard methodology for 355 homes pa. They believe attempting to justify exceptional circumstances to lower housing need as inappropriate and unjustified.</p> <p>They support a Green Belt review and release of their site for development.</p> <p>They believe the NPPF consultation must be taken into account for a potential increase to the housing target.</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as GB15 – Land North of Grasmere Road, is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b> The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It</p>

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		<p>does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan.</p> <p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints, local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. The Council will continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <ol style="list-style-type: none"> <li><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation. Grasmere Road Pastures (PLoWS 8) is a potential wildlife site that lies immediately north and west of the site.</li> <li><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</li> <li><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as</li> </ol>

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		<p>excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</p> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p> <p><b>Prioritizing the Most Sustainable Sites</b> The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified,</li> </ul>

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		effective, and consistent with government requirements.
Peacock and Smith on behalf of Morrisons Supermarkets Ltd	Peacock and Smith represent WM Morrisons Supermarkets. They support the release of Land to the east of Roscommon Way (GB1) from the Green Belt. They reference the governments proposed changes to the NPPF and suggest that an urban first approach will not meet the Council's vision and not achieve emerging national planning policy.	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as GB1 West of Caney Road, is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b>  The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan.  The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the</p>

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		<p>amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints, local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing</p>

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		<p>delivery while ensuring development is sustainable and appropriate for the local context. The Council will continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <ol style="list-style-type: none"> <li><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation. The site is located on Canvey Island, within Flood Risk Zone 3 high risk of flooding. It is also within a local wildlife site managed as an RSPB reserve.</li> <li><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</li> <li><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</li> </ol> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that</p>

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		<p>growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p> <p><b>Prioritizing the Most Sustainable Sites</b></p> <p>The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>
Persimmon Homes	<p>Persimmon supports the release of GB2, GB5 and GB12 from the Green Belt alongside other Green Belt sites.</p> <p>Persimmon supports the Castle Point Plan Vision and encourages development within the borough, believing development will enable necessary infrastructure investment.</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>The response highlights a concern that the suggested potential site allocations are all small-scale urban sites, which may not provide the required infrastructure investment for areas like Canvey Island and Benfleet. They believe option 3 is the only viable growth strategy and they believe it is the most effective way to meeting housing need. However, they argue the housing target should be 13,700 as a starting point as per the NPPF consultation set out by the new Government.</p> <p>They do not support a BNG target of higher than 10% due to viability.</p>	<p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The sites identified as GB2 – East of Canvey Road, GB5 – West of Benfleet (Jotmans) and GB12 – The Chase, are not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b> The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan.</p> <p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p>

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		<p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints, local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. The Council will continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p>

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		<p>1. <b>Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation.</p> <p>2. <b>Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</p> <p>3. <b>Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</p> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p><b>Prioritizing the Most Sustainable Sites</b></p> <p>The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul> <p><b>Biodiversity Net Gain (BNG)</b></p> <p>A policy has been developed in the Plan dealing with BNG: Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain. The requirement is for 10% BNG on all applicable brownfield sites; and 20% on all applicable greenfield sites.</p> <p>The Environment Act 2021 mandates that most developments should deliver at least 10% BNG, but Local areas can set a higher requirement through their plans where it can be demonstrated it would be deliverable. Viability testing has indicated it is possible to secure 20% BNG on sites to improve contribution to the local Nature Recovery network identified through the Local Nature Recovery Strategy for Essex.</p> <p>The majority of sites allocated in the plan are brownfield sites, so it is unlikely that the Greenfield uplift will affect a significant number of sites coming forward over the plan period</p>

Consultee	Specific Issues Raised	Council Response/Action
CODE Development Planners on behalf of Land Development Limited	<p>Code Planners represent Land regarding the site Land East of Rayleigh Road (GB13). CODE argues that there are no exceptional circumstances in Castle Point that would justify deviating from the standard method for assessing housing needs. The evidence from the withdrawn Castle Point Local Plan (2018-2033) supports the ability to meet housing needs through urban sites and Green Belt releases.</p> <p>A reduced housing need figure would negatively impact housing affordability and the delivery of new community infrastructure. Therefore, the plan should aim to provide a minimum of 7,100 new homes over a 20-year period, aligning with the current national planning policy context.</p> <p>The response notes the government's proposed reforms to the NPPF and the standard method, which would significantly increase the local housing need figure for Castle Point to 685 dwellings per annum, up from the current 355. These new targets will be mandatory, removing the option for exceptional circumstances.</p> <p>The proposed transitional arrangements mean the Council must account for the revised NPPF policies once implemented. This will impact how housing land supply is calculated before adopting a new local plan, emphasizing the need for the Council to prepare for these changes.</p> <p>This Land Development Limited is open to amending the layout of the development in the southeast corner of the site to make it more visually open from Daws Heath Road. This adjustment aims to bring Thundersley closer to Daws</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as GB13 East of Rayleigh Road, is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b> The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan.</p> <p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>Heath while maintaining their status as separate settlements.</p>	<p>availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints, local infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. The Council will</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <ol style="list-style-type: none"> <li><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these criteria have not been considered for allocation.</li> <li><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</li> <li><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</li> </ol> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p> <p><b>Prioritizing the Most Sustainable Sites</b></p> <p>The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p> <ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>
Pegasus Group on behalf of Redrow Homes	<p>Pegasus Group submitted this response on behalf of Redrow Homes representing Land West of Benfleet (South of Jotmans Lane) ((GB5).</p> <p>Redrow Homes, in collaboration with Persimmon Homes and other landowners, is working on a comprehensive development for the site identified as Redrow Homes expresses significant concerns about the Council's ability to produce a sound Local Plan, noting a preference for a low growth strategy in the Issues and Options (IAO) document. They suggest there are deficiencies in the</p>	<p>Castle Point Council remains committed to preparing a Plan that addresses housing need. However, achieving this in full within the administrative boundary remains challenging due to the constraints. The level of housing provision that this Plan will deliver therefore reflects the size, character and capacity of the Borough.</p> <p>Castle Point Borough Council has undertaken a robust and evidence-based approach to identifying the most appropriate and sustainable locations for housing development within the borough. While a significant number of sites have been promoted</p>

Consultee	Specific Issues Raised	Council Response/Action
	<p>housing requirement calculations, growth options, and assumed housing supply.</p> <p>The response notes that the potential site allocations for Benfleet are all urban sites.</p> <p>Redrow Homes argues that the Council should consider additional site allocations in the Green Belt, including GB5, to address the availability and capacity issues of urban sites.</p> <p>They believe that preparing the new Plan with a housing requirement of only 3,727 homes would result in an unsound Plan and delay strategic, plan-led growth. This would lead to a continued lack of appropriate housing and employment opportunities and fail to deliver much-needed infrastructure.</p>	<p>through the Call for Sites process, it is not possible to allocate all sites due to a range of constraints and the need to balance growth with environmental protection, infrastructure capacity, and community needs.</p> <p>The site identified as GB15 West of Benfleet (Jotmans), is not proposed for allocation in the Plan for the following reasons:</p> <p><b>The Housing Requirement</b></p> <p>The standard methodology (SM) formulae identifies the minimum annual housing need figure (LHN). It does not produce a housing requirement figure. The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period. Therefore it should be noted that the LHN is not the same as the housing requirement for a Local Plan.</p> <p>The PPG -Housing and economic needs assessment (Paragraph: 040) states that once a LHN figure has been established authorities should then make an assessment of the amount of new homes that can be provided for in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.</p> <p>The PPG recognizes that the standard method should be used to assess housing needs. However there may be specific circumstances in which an alternative approach could be justified.</p> <p>Under the revised December 2024 SM Castle Point's annual housing need has been assessed at 701 homes per year. However, due to local constraints, including Green Belt coverage (55% of the borough), environmental constraints, local</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>infrastructure capacity, concerns over suitable and sustainable access to sites and the need to protect our green and blue infrastructure network, alongside none of the neighbouring authorities able to assist in meeting need, the council is not able to meet its unconstrained need in full. A housing requirement figure lower than the unconstrained LHN is therefore considered to be justified in Castle Point.</p> <p>The need to meet the higher housing target does not override the need for a balanced and sustainable approach to housing provision.</p> <p>The Plan adopts a strategy which focuses on brownfield sites and underutilized urban areas to meet housing needs.</p> <p>Prioritising urban regeneration over new development on protected land aligns with national planning guidance.</p> <p>The Council will continue to explore all potential options to maximize housing delivery while ensuring development is sustainable and appropriate for the local context. The Council will continue to work collaboratively through the Duty to Cooperate and other mechanisms to address these issues effectively.</p> <p><b>Rigorous Site Selection Process</b> The Council has followed a structured and transparent methodology to assess the suitability of sites for development. This includes:</p> <p><b>1. Strategic Land Availability Assessment (SLAA):</b> This process has identified sites that are available, suitable, and achievable within the plan period. Sites that do not meet these</p>

Consultee	Specific Issues Raised	Council Response/Action
		<p>criteria have not been considered for allocation.</p> <p><b>2. Green Belt Review:</b> A Green Belt Review has been undertaken and the findings considered as part of the plan making process.</p> <p><b>3. Sustainability Appraisal (SA):</b> A detailed assessment has been undertaken to evaluate the social, economic, and environmental sustainability of each site. Sites that would result in significant negative impacts, such as excessive strain on infrastructure, loss of high-value ecological assets, or increased flood risk, have been excluded.</p> <p>Further details regarding the evolution of the GB site assessments will be set out in a separate topic paper.</p> <p><b>Balancing Growth with Infrastructure and Environmental Constraints:</b> While there is a need to deliver new homes, the Council must ensure that growth is sustainable and does not overwhelm existing infrastructure. The ability to deliver supporting infrastructure, such as schools, healthcare facilities, roads, and public transport, has been a key factor in site selection. Additionally, sites with significant environmental constraints, such as flood risk zones, Sites of Special Scientific Interest (SSSIs), or areas with high landscape value, have been discounted. This ensures that housing delivery is achievable while maintaining the borough's environmental quality and infrastructure capacity.</p> <p><b>Prioritizing the Most Sustainable Sites</b> The allocated sites in the Plan represent the most sustainable and deliverable options, ensuring that housing growth occurs in locations that:</p>

Consultee	Specific Issues Raised	Council Response/Action
		<ul style="list-style-type: none"> <li>• Are well-related to existing settlements and services.</li> <li>• Have good access to public transport and sustainable travel options.</li> <li>• Minimize the loss of high-value Green Belt land and protect the character of existing communities.</li> <li>• Align with national and local planning policies, ensuring that the housing strategy is justified, effective, and consistent with government requirements.</li> </ul>

## 11. Quantitative Questions

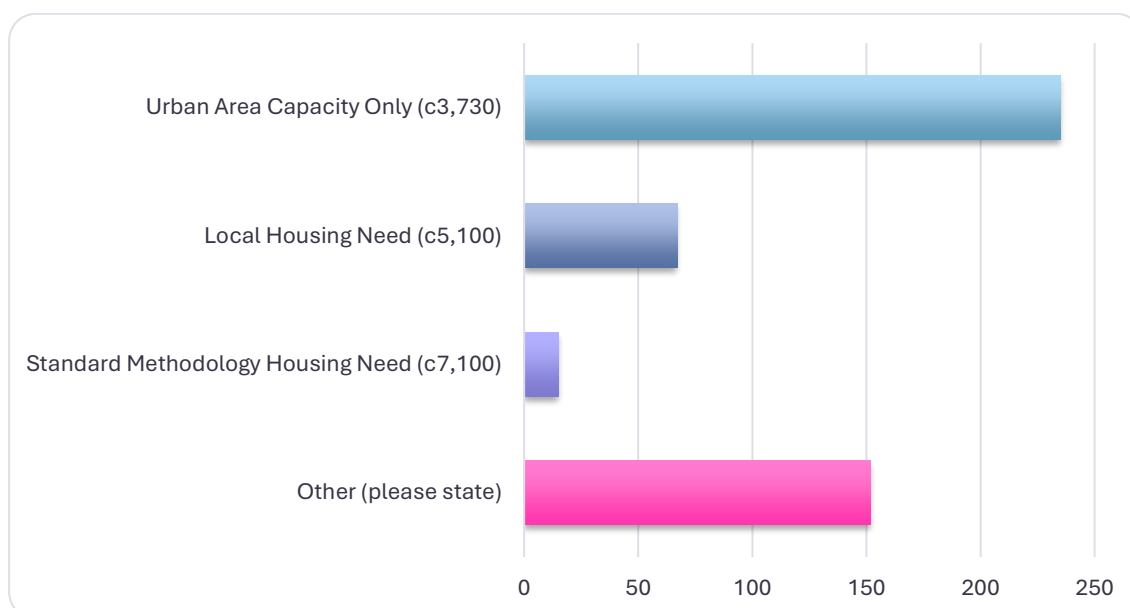
These are the questions which required respondents to express a preference for a value or to rank given choices in order of preference.

### Question 41

What do you think the required Castle Point Plan housing need figure should be? Please select your preferred choice from the options below (For delivering the housing growth we need):

### Response

As can be seen from the graph below most respondents to the question considered that the housing requirement should be based upon the urban capacity that exists to accommodate future growth.

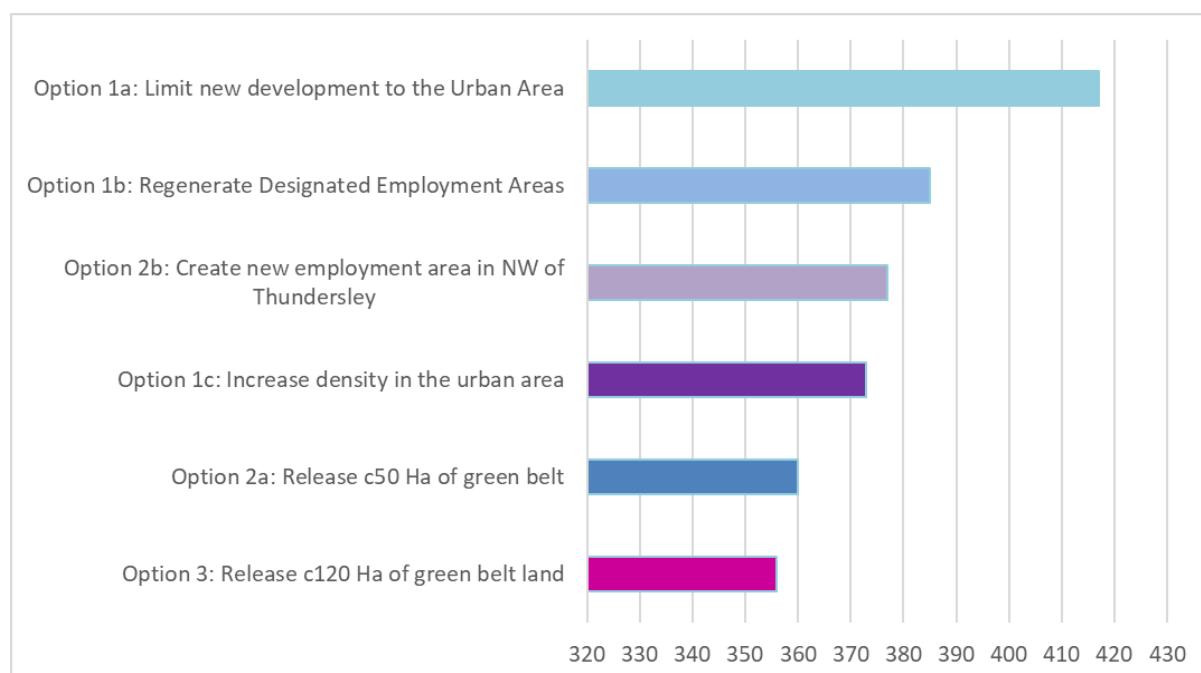


#### **Question 42**

Please rank the following options in your order of preference for delivering the housing growth we need (1 being your most preferred option):

#### **Response**

As can be seen from the graph below most respondents favoured the option (1a) of limiting development to the urban areas in order to deliver the housing need. This was followed by related option (1b) of the regeneration of designated employment areas within the urban area to meet local housing needs. However, there was also a significant support for options to increase density in existing urban areas and for the release of Green Belt land.



#### **Question 47**

Please rank the following outcome options in your order of preference to show what you feel should be delivered alongside new housing in the Plan (1 being your most preferred option):

#### **Response**

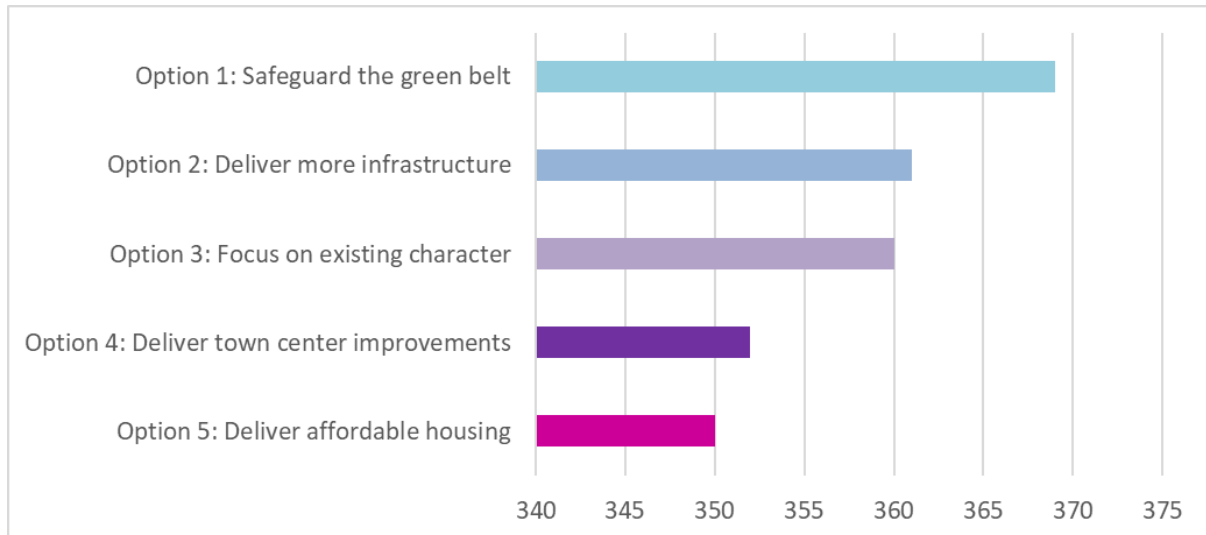
In terms of the preference as to what should be delivered alongside new housing the responses indicated a strong desire for the provision of new community infrastructure, followed by a focus on improving the operation of the transport network and the provision of affordable housing.

#### **Question 49**

What benefits could justify increased density in new development in the Borough? Please rank the following in your order of preference (1 being your most preferred option):

## **Response**

All the suggested benefits resulting from an increase in development density on proposed housing sites received strong support particularly if it safeguards the Green Belt from development; if it delivers infrastructure; and if it is in keeping with existing character respectively.



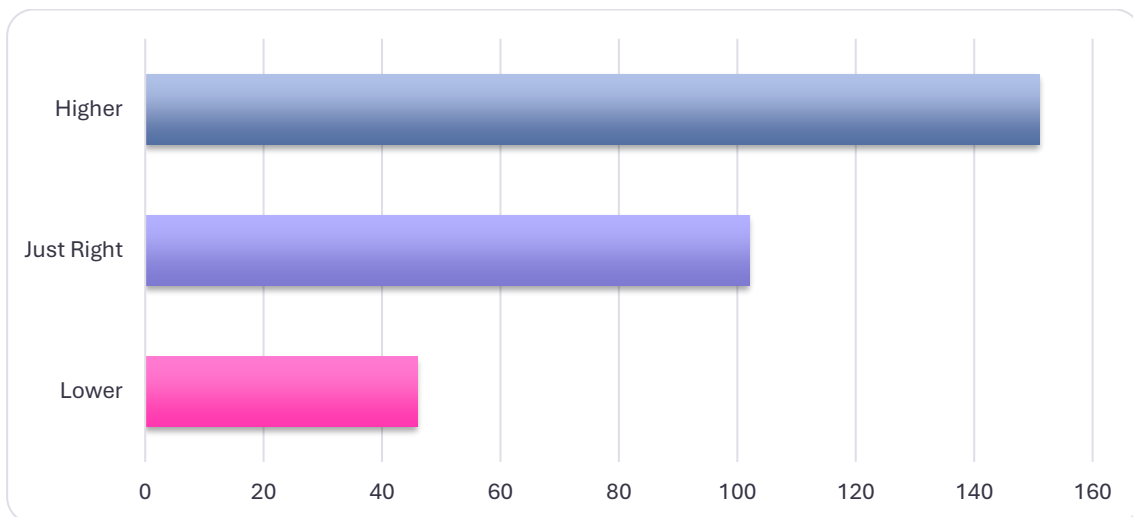
## **Question 51:**

Which type of affordable housing product do you want to see prioritised? (Please select your preferred levels)

## **Responses**

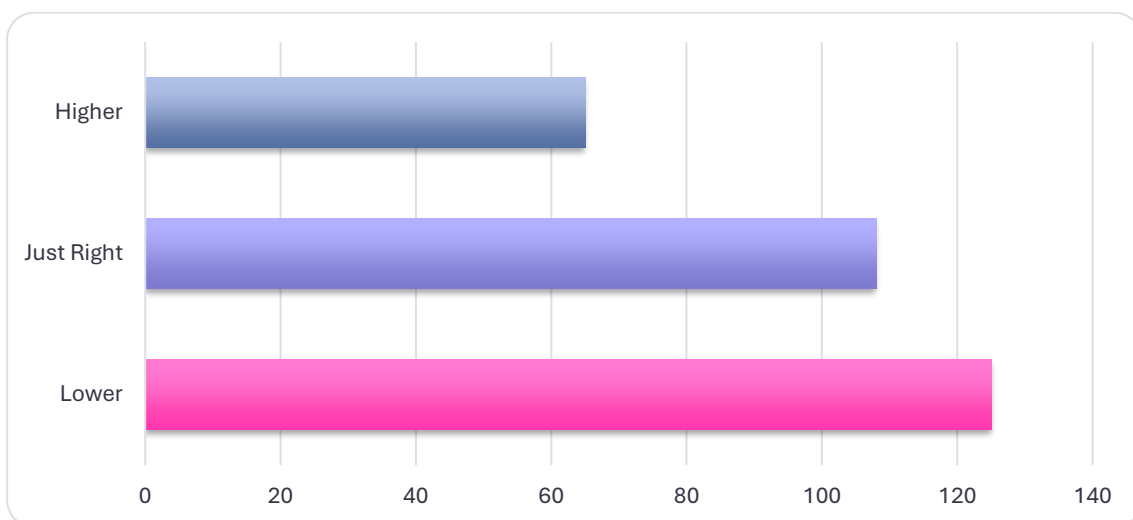
Type prioritised - First Homes: Government/Evidence benchmark = 17 houses per year)

The majority of respondents (151) to the question considered that there should be a higher provision of First Homes than the 17 identified in the Housing Needs Assessment. This was followed by 102 who considered 17 to be just right. Forty-six respondents thought the provision of First Homes should be lower.



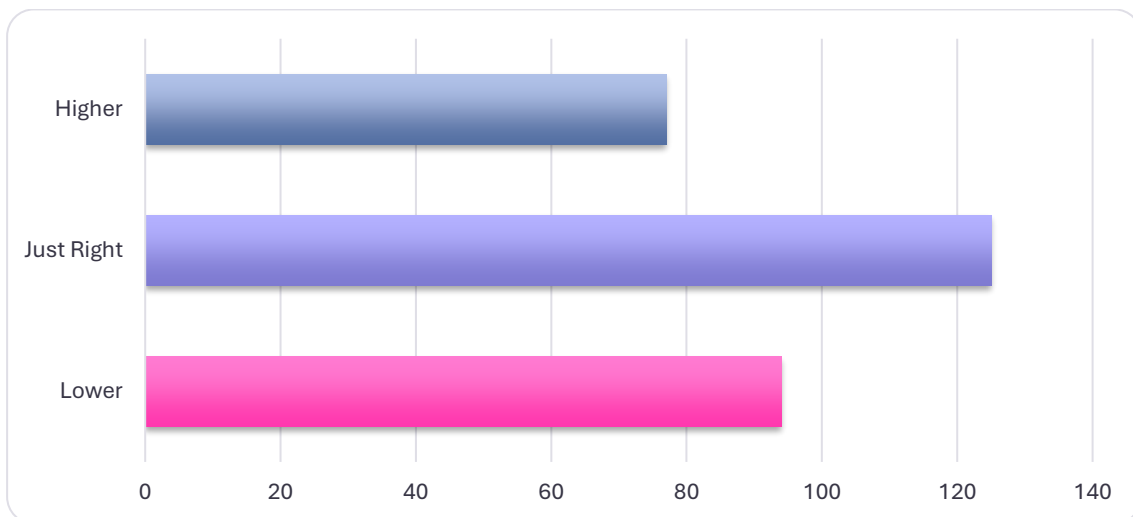
Type prioritised - Social Housing: Government/Evidence benchmark = 50 houses per year)

Most of the respondents to the question (125) consider that there should be a lower provision of social rented housing, followed by 108 respondents who considered 50 dwellings per annum to be just right.



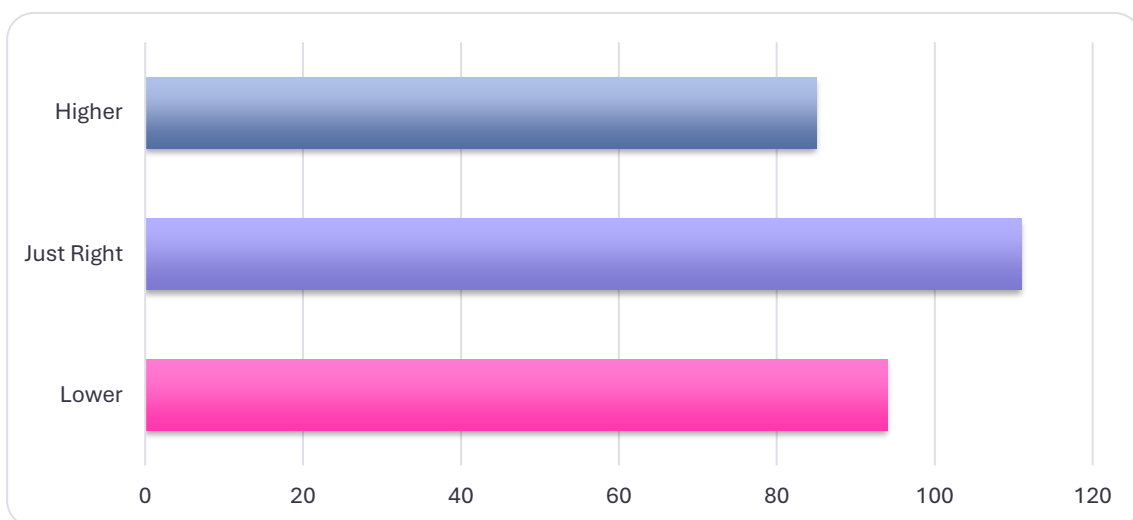
Type prioritised - Affordable rent: Government/Evidence benchmark = 50 houses per year)

The majority of respondents supported the provision of 7 affordable rent dwellings per annum to be just right.



Type prioritised - Total Affordable Housing: Government/Evidence benchmark = 69 houses per year)

The majority of the respondents (111) considered that a provision of 69 affordable homes per annum from all types to be just right.



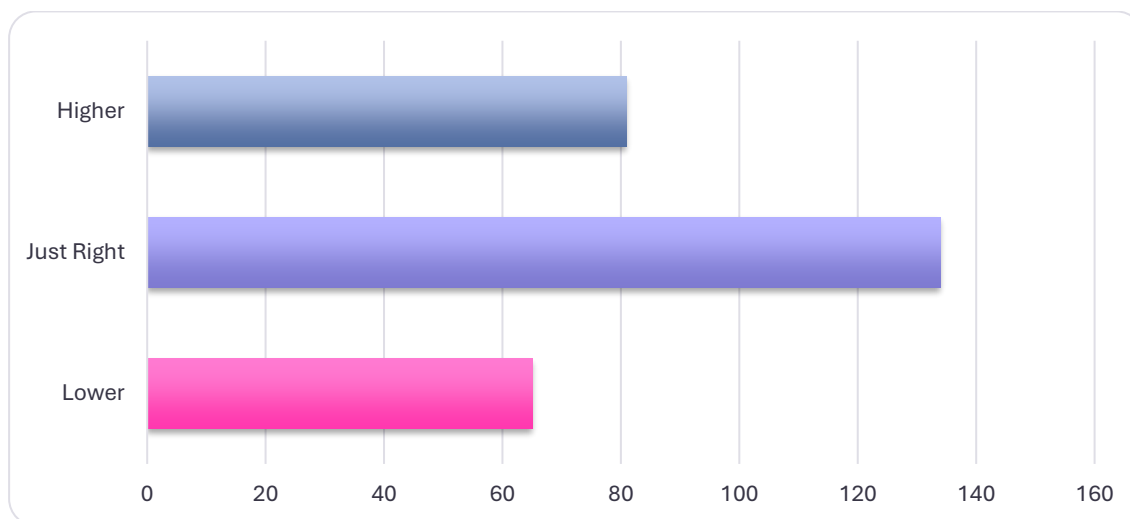
### **Question 52:**

Do you think there should be a different split of housing unit sizes than identified in the Local Housing Needs Assessment for Market Housing?

### **Responses**

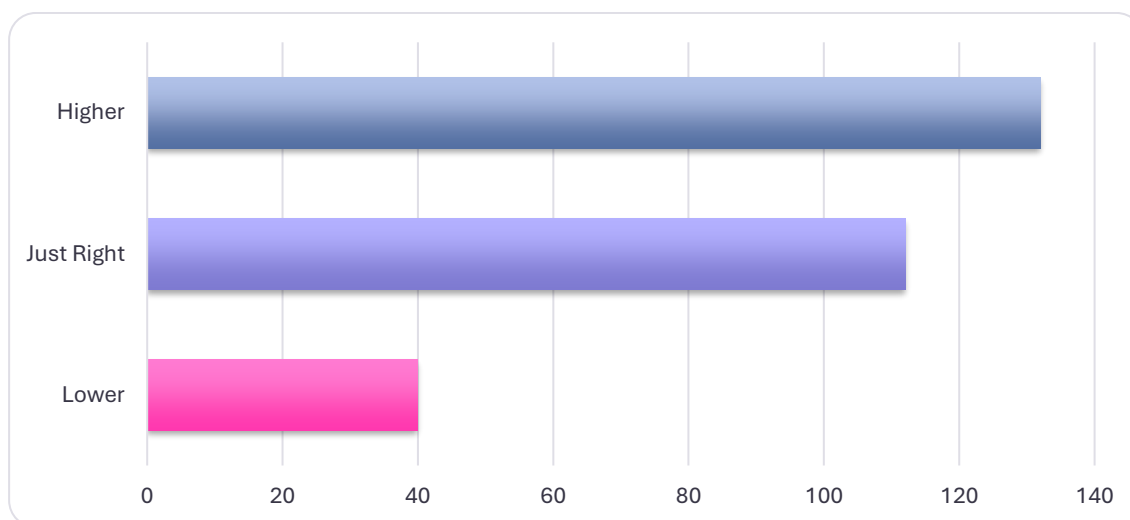
#### **Split – market housing – 1 Bed**

The majority of the respondents (134) agree that on new housing sites 5% of the market housing should be provided as 1- bedroomed.



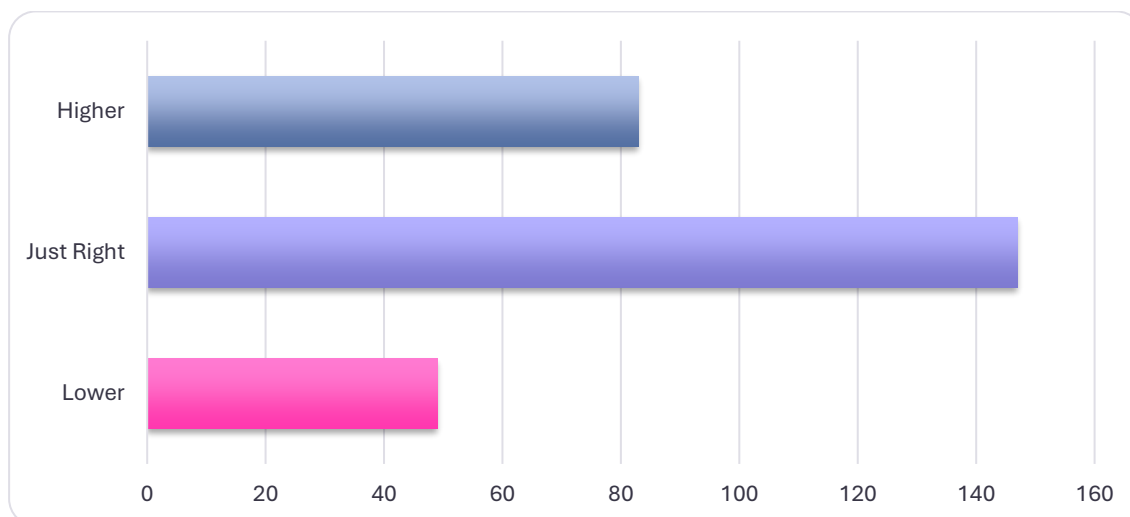
### Split - market - 2 Bed

The graph below shows that the majority of the respondents consider that there should be a higher provision of 2-bed dwellings than 18% identified in the Local Housing Needs Assessment.



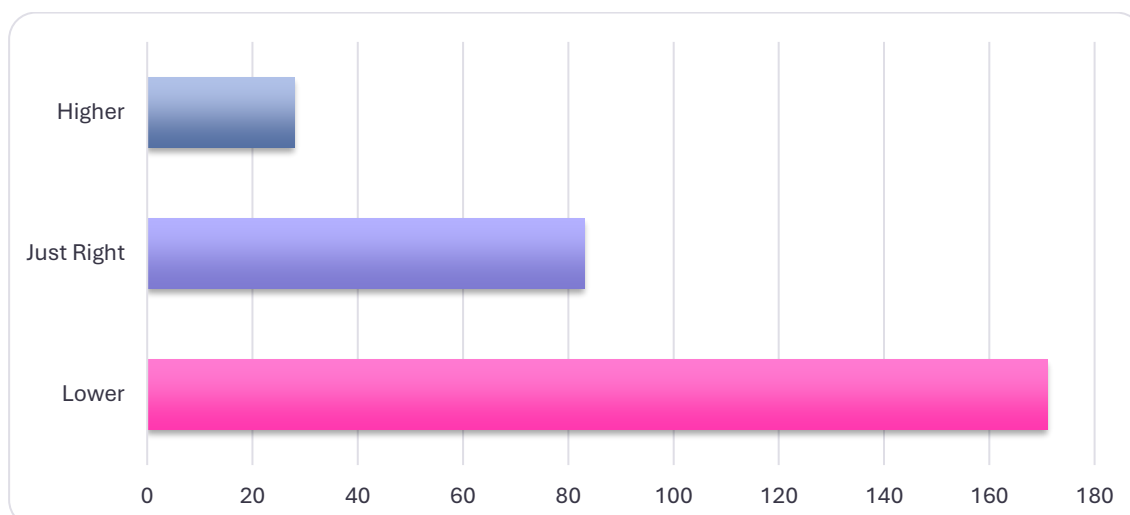
### Split - market - 3 Bed

Most of the respondents to the question consider that the requirement for development to provide 41% of new dwellings as 3-bedroomed to be just right.



### Split - market - 4+ Beds

In terms of the requirement of housing development to provide 34% of dwellings as 4-bedrooms a large majority of the respondents (171) consider that this is too high and should be lower.



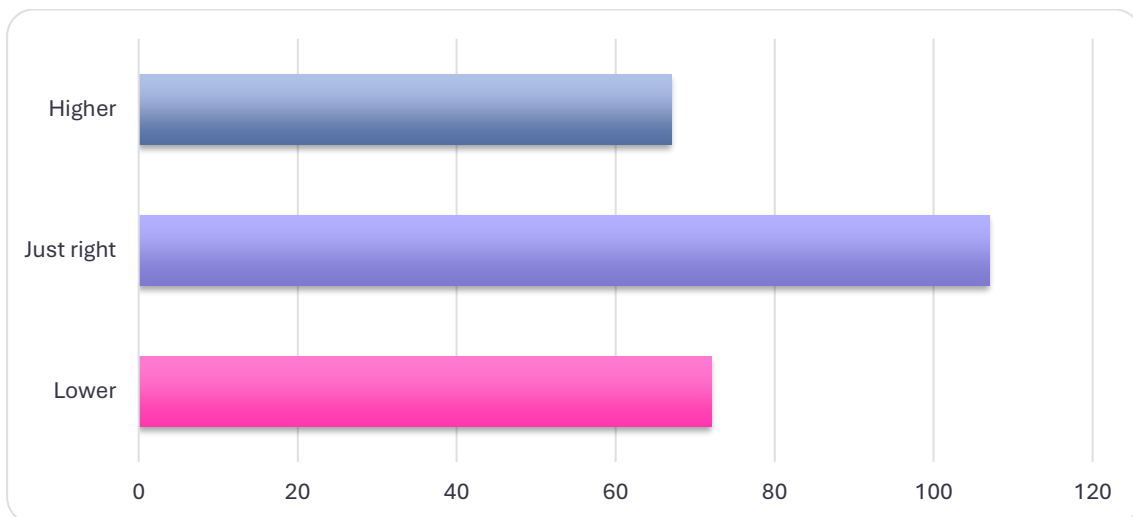
### Question 53:

Do you think there should be a different split of housing unit sizes than identified in the Local Housing Needs Assessment for Affordable Housing?

### Response

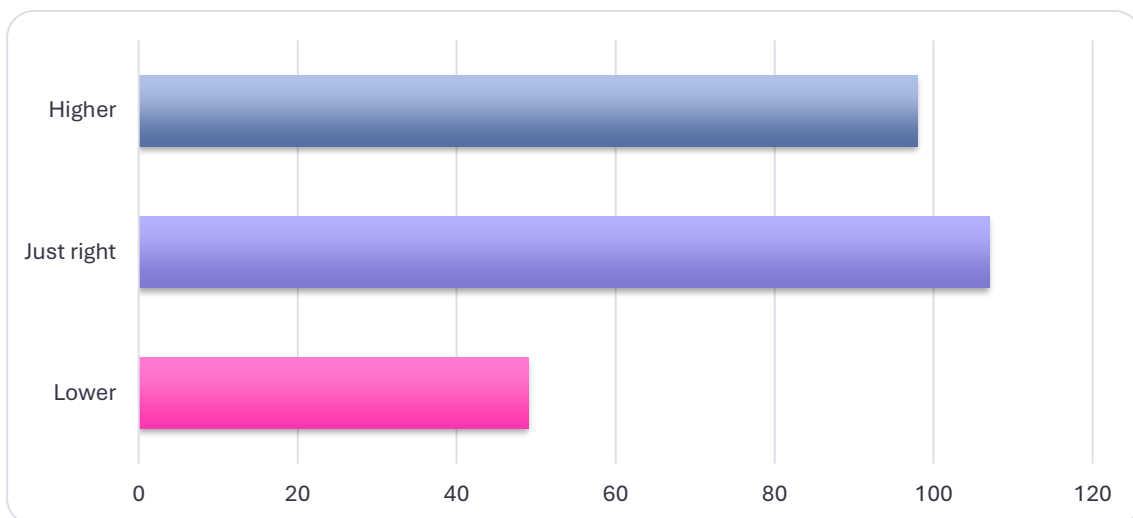
#### Split - affordable – 1 Bed

The majority of the respondents consider that 21% of the affordable housing provision from new housing development as identified in the Local Housing Needs Assessment should be for 1-bed dwellings to be just right. A significant proportion, however, think it should be lower (72), with 67 who think that it should be higher.



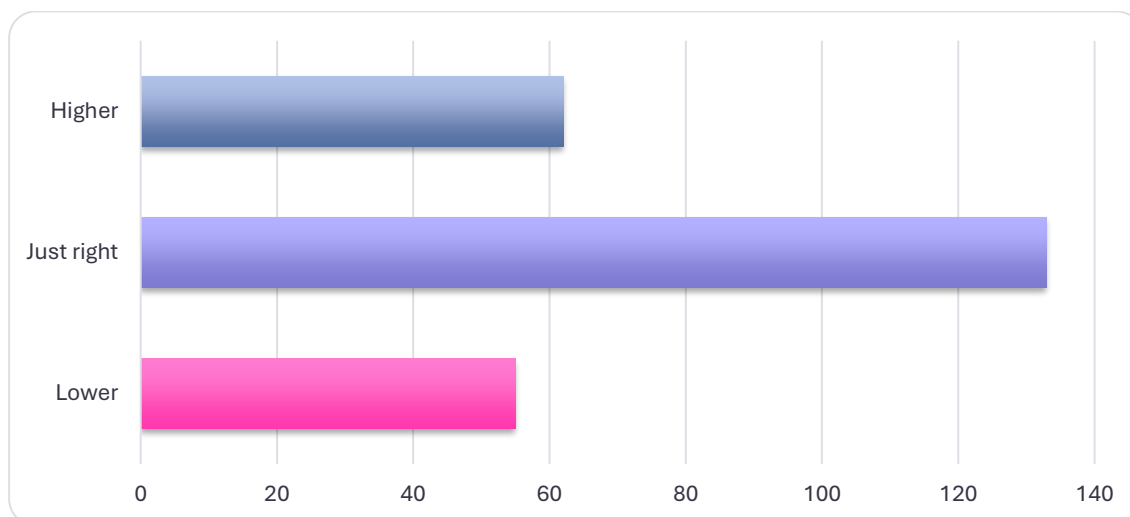
#### Split – affordable - 2 Bed

The majority of the respondents (107) consider that 34% of the affordable housing provision from new housing development should be for 2-bed dwellings to be just right. A significant proportion, however, consider that it should be higher (98).



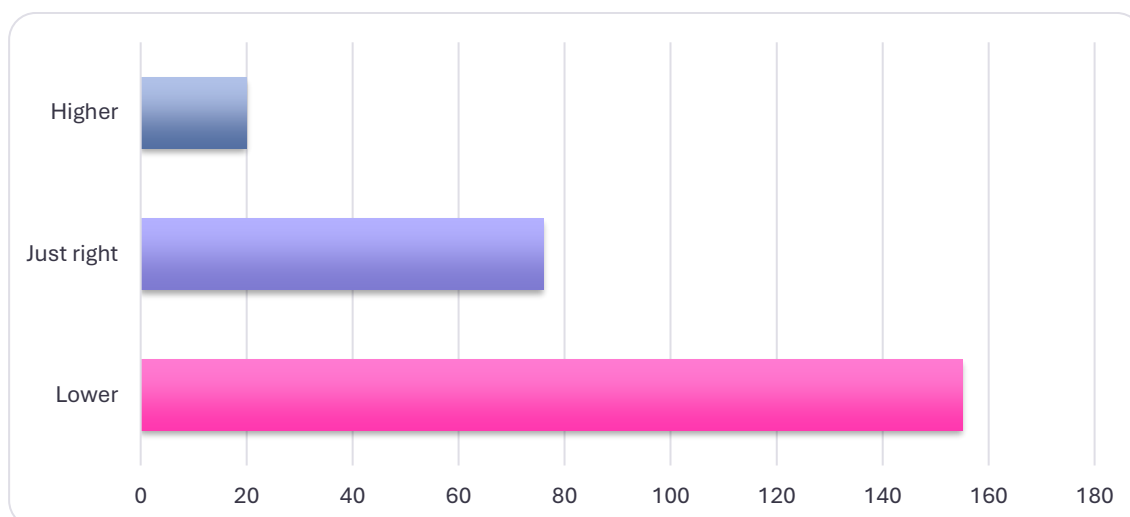
#### Split – affordable - 3 Bed

The majority of the respondents (133) consider that 33% of the affordable housing provision from new housing sites should be for 3-bed dwellings to be just right.



#### Split – affordable - 4 Bed

The overwhelming majority of the respondents to the question (155) consider that the requirement for affordable housing to provide the new dwellings as 4-bedroomed should be lower than 12%.



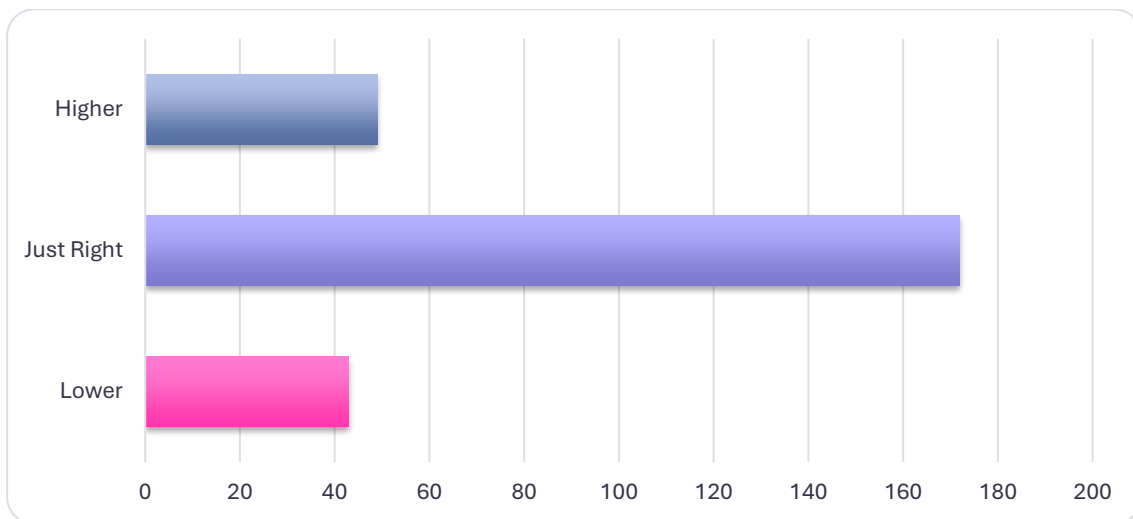
#### Question 54:

What proportion of new housing stock should be built to enhanced accessibility standards?

#### Response

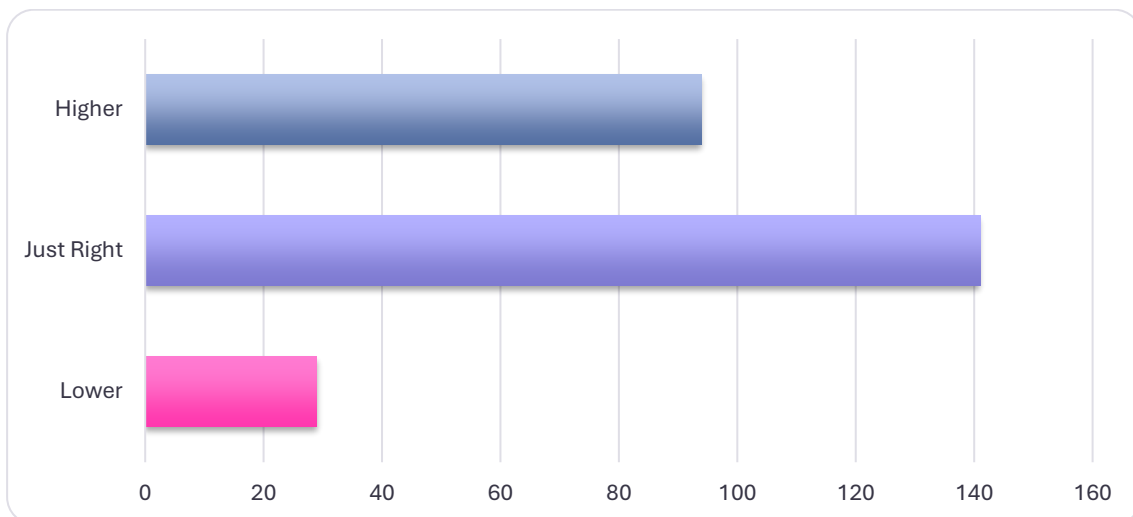
##### Accessible Housing - M4 (2) - Adaptable

The majority of the respondents (172) to the question expressed support that all-new housing should meet the M4(2) accessibility standards. Although the requirements to meet Part M4(2) is no longer necessary as it will become a mandatory requirement through the Building Regulations.



**Accessible Housing - M4 (3) - Wheelchair Adapted. Evidence Benchmark is 8%**

The majority of the respondents think that building 8% of all housing on new sites to meet the higher M4(3) wheelchair user standard is about right. A significant number, however, do consider that it should be even higher.

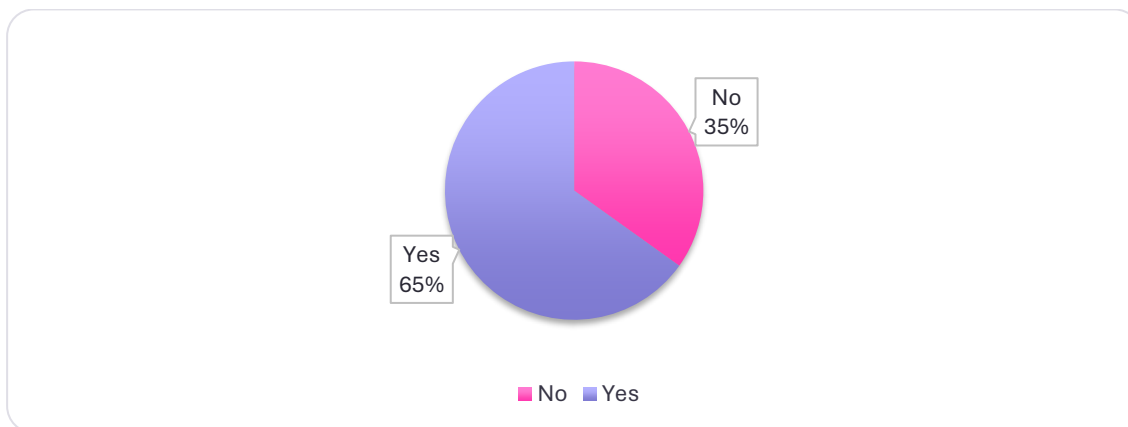


**Question 62:**

Do you think that new development should be designed to support working from home?

**Response**

As can be seen from the chart below a significant 65% of respondents agree that new development should be designed to support working from home.

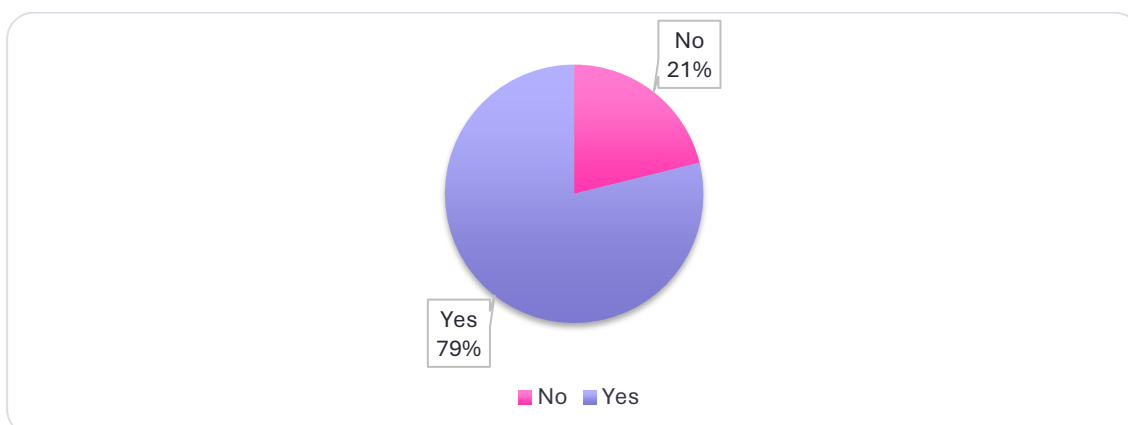


### **Question 63:**

Do you think new facilities that aid working near home should be supported?

### **Responses**

A large majority 79% agree new facilities that aid working near home should be supported.

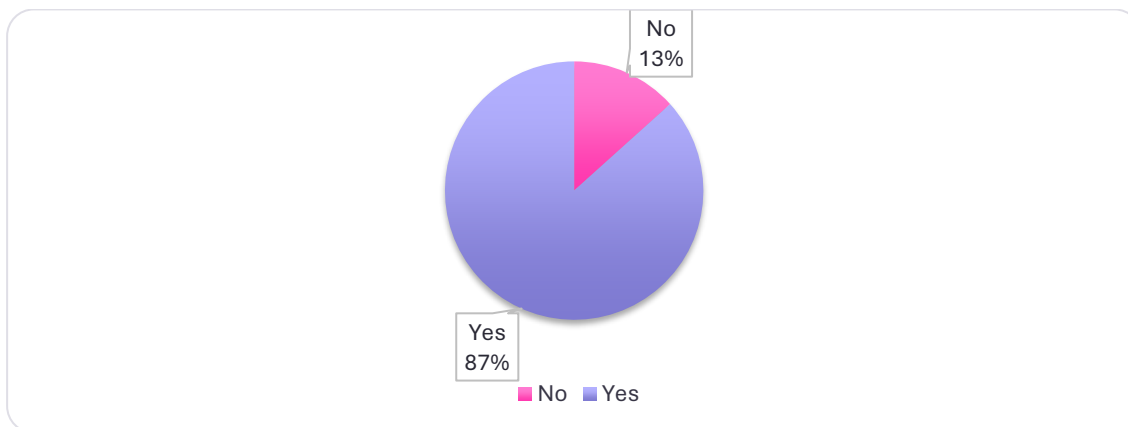


### **Question 66:**

Would you support the development of a new facility to help improve local skills, and the ability of residents to improve their opportunities to find work locally?

### **Response**

A large majority of 87% of respondents to the question would support the development of a new facility to help improve local skills, and the ability of residents to improve their opportunities to find work locally.

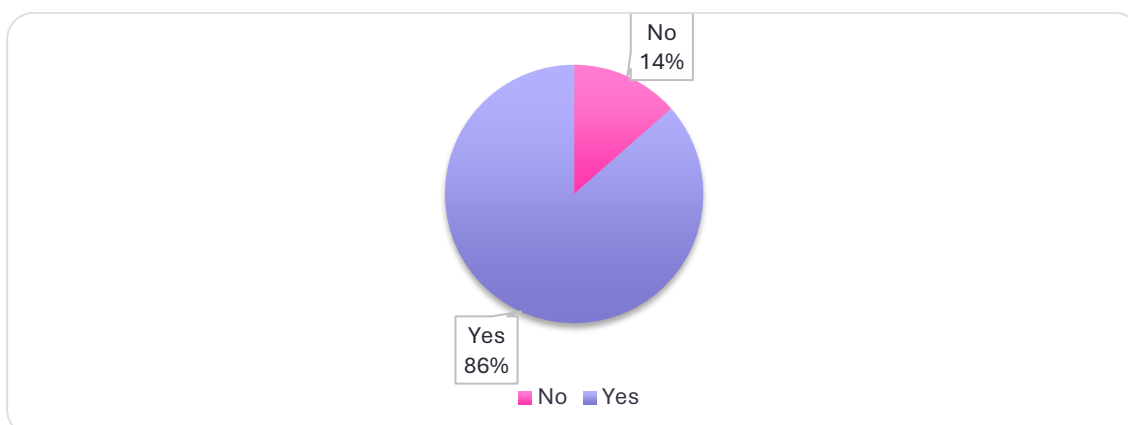


### **Question 70:**

Do you support greater protection for individual shops outside of local centres and parades?

### **Responses**

Eighty-six percent of respondents support greater protection for individual shops outside of local centres and parades compared to 14% who do not agree.

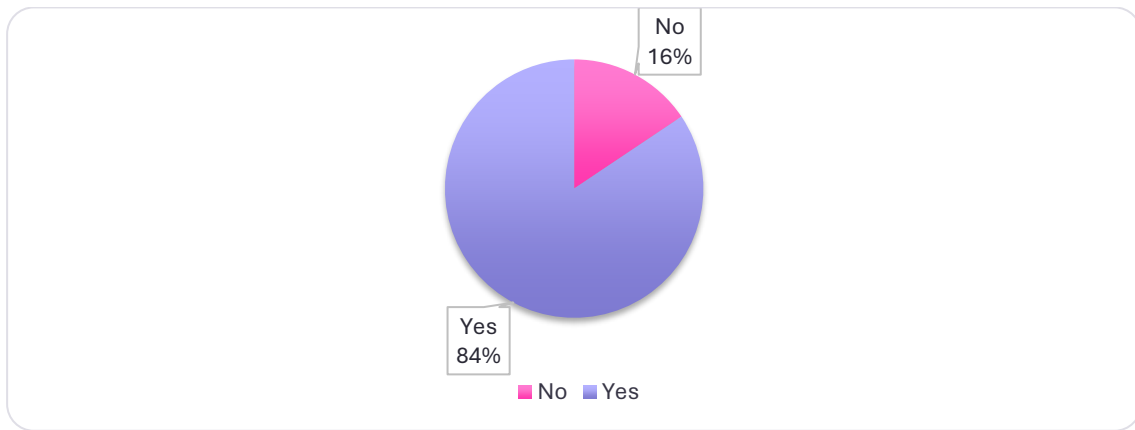


### **Question 74**

Do you support a more diverse range of uses in town centres, for example offices which would support the daytime economy, and flats, restaurants and bars that would support the evening economy?

### **Response**

As can be seen from the chart the overwhelming percentage (84%) of respondents support a more diverse range of uses in town centres, for example offices which would support the daytime economy, and flats, restaurants and bars that would support the evening economy.

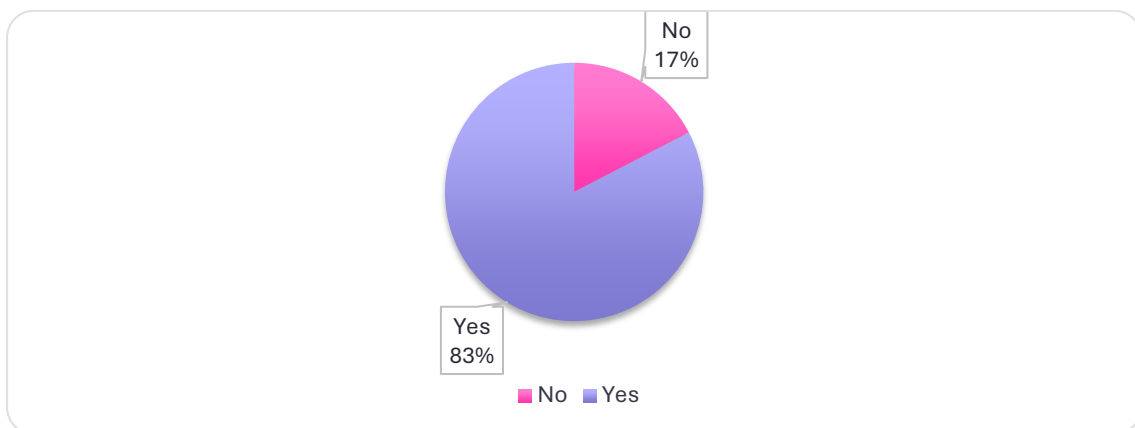


#### **Question 84:**

Do you feel existing homes/buildings in the borough should be retrofitted to improve their energy efficiency?

#### **Response**

There was strong support expressed for improving the energy efficiency of existing buildings.

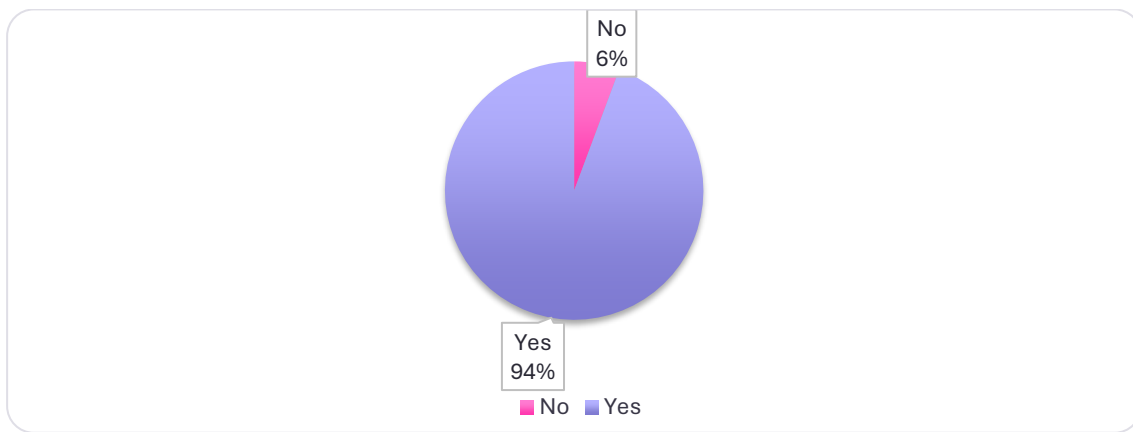


#### **Question 85:**

Should the plan apply the optional requirement for increased water efficiency in new development?

#### **Response**

94% of the respondents to the question agree that policies should apply the optional requirement for increased water efficiency. Only 6% do not agree.

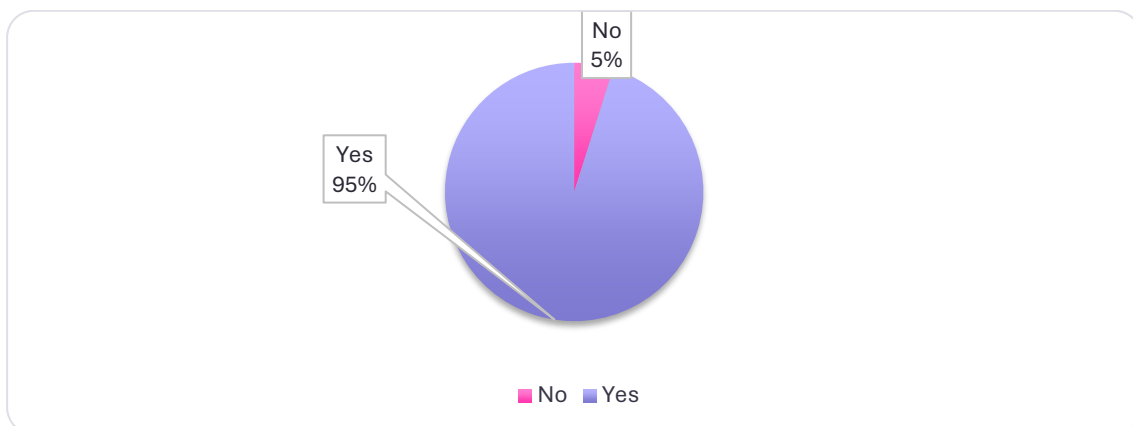


### **Question 86**

Do you feel that Sustainable Drainage Systems (SuDS) should be incorporated into smaller, as well as major developments?

### **Response**

There is strong support for the use of SUDS in small and large development proposals (95%).

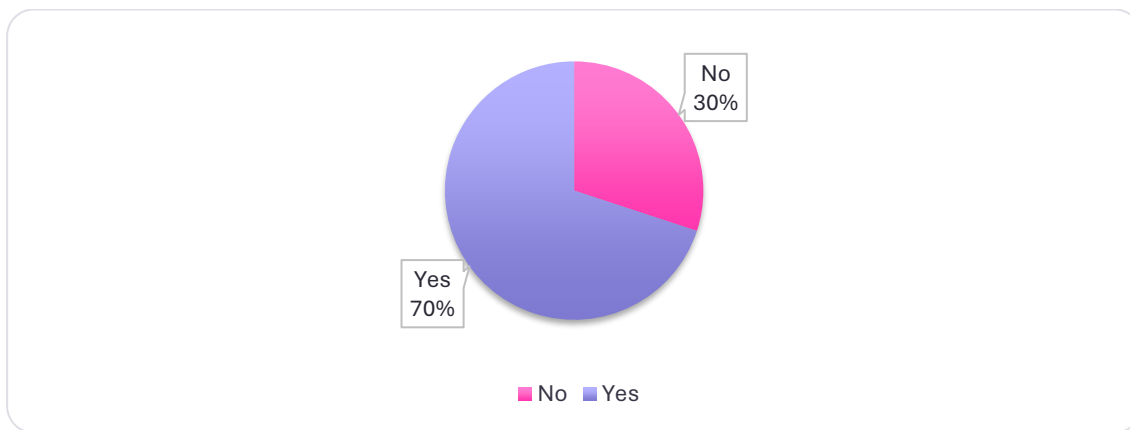


### **Question 94:**

Are there opportunities to improve areas of Castle Point's landscape?

### **Response**

70% of the respondents consider that there are opportunities to improve the landscape in Castle Point, whereas 30% do not.

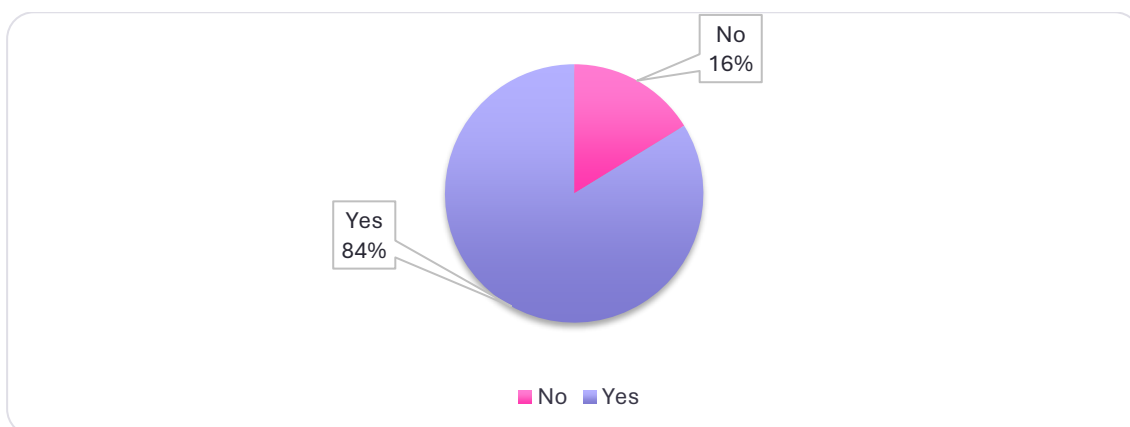


### **Question 97:**

Would you support seeking a higher than 10% Biodiversity Net Gain requirement?

### **Response**

The majority of respondents endorse increasing the Biodiversity Net Gain (BNG) requirement above 10%, highlighting its importance for ecosystem preservation and future resilience (see summary of key issues in table above).

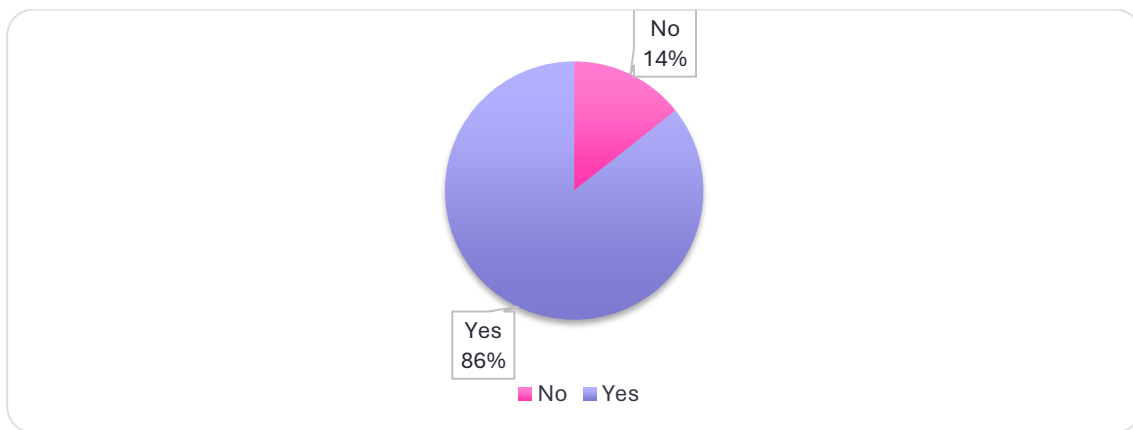


### **Question 98:**

Would you support the introduction of an Urban Greening Factor seeking to increase biodiversity in urban areas?

### **Response**

Strong support from respondents for the Urban Greening Factor for its potential benefits to urban biodiversity

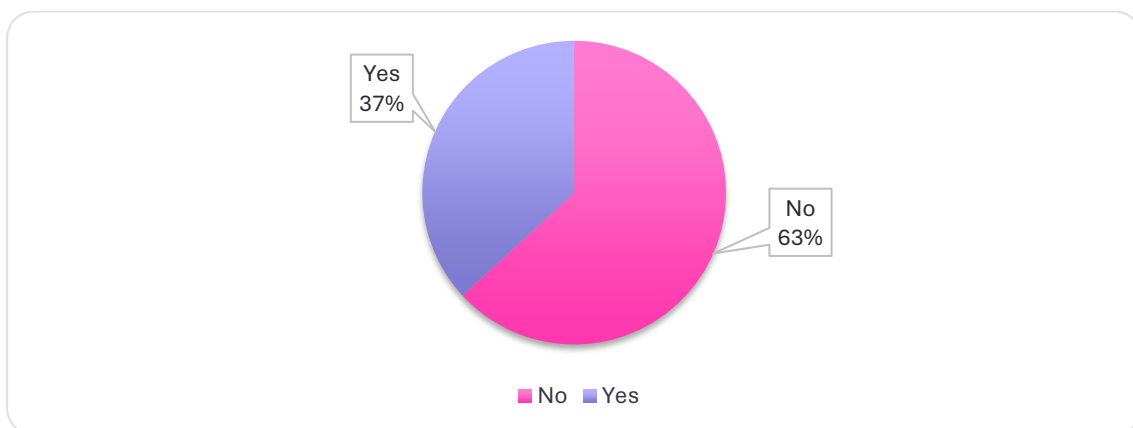


### **Question 108**

Should land be allocated for large scale renewable energy generation?

### **Response**

Overall, there is general support for the allocation of large-scale renewable energy generation, however, there also appears to be significant opposition at 37% of respondents (see table of summary of key issues above)

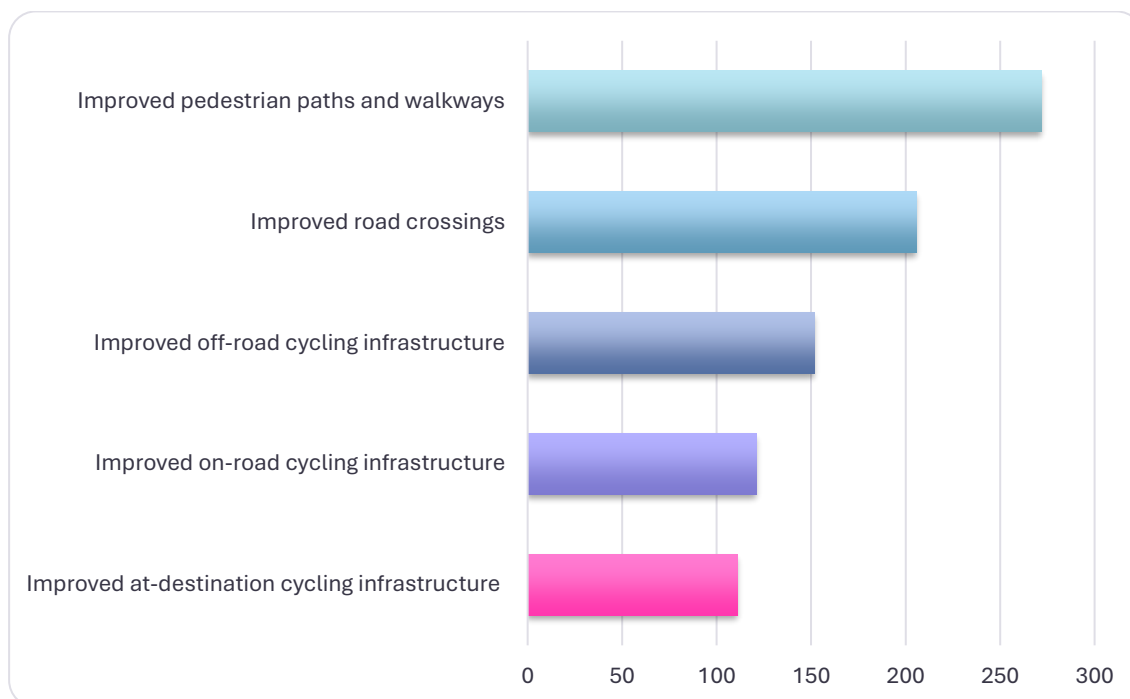


### **Question 110:**

Which of the following active travel infrastructure improvements would you be in favour of?  
(Please select your choices)

### **Response**

The majority of respondents favoured improvements to pedestrian paths and walkways (272) followed by improved road crossings.

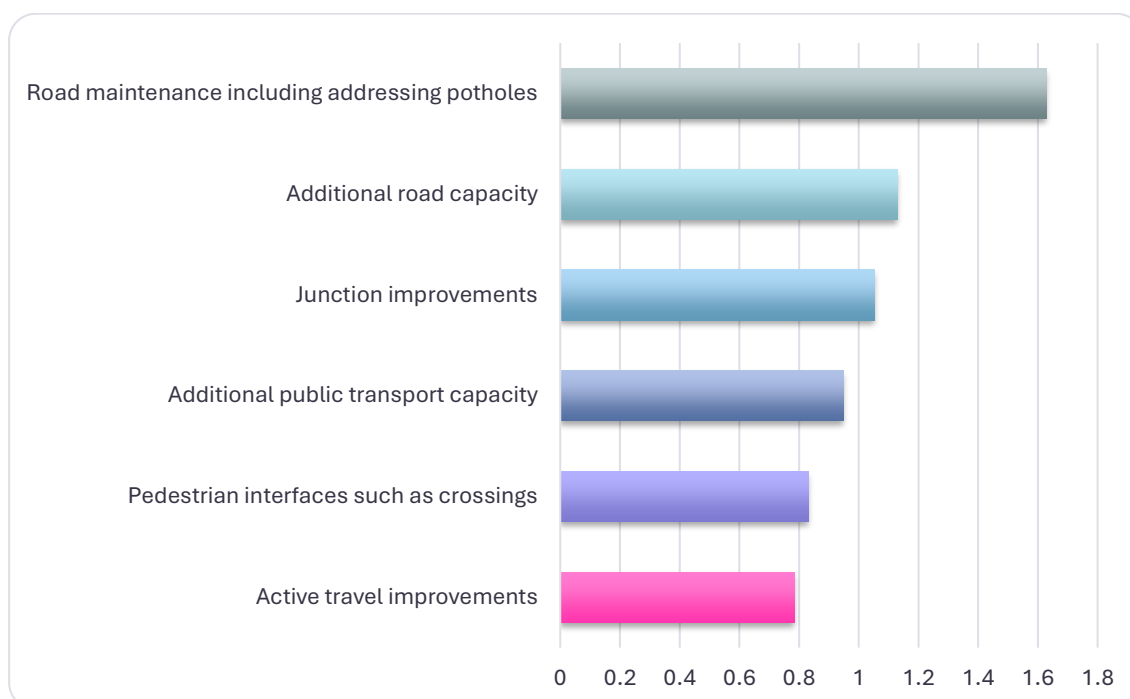


### **Question 112**

What type of road infrastructure needs to be improved over the Plan period? Please rank the following 'Benefits afforded by increasing development density' into your order of preference (1 being your most preferred option):

### **Response**

Road maintenance including addressing potholes was ranked by the majority of respondents as the top priority for road infrastructure, followed by increased capacity and junction improvements.

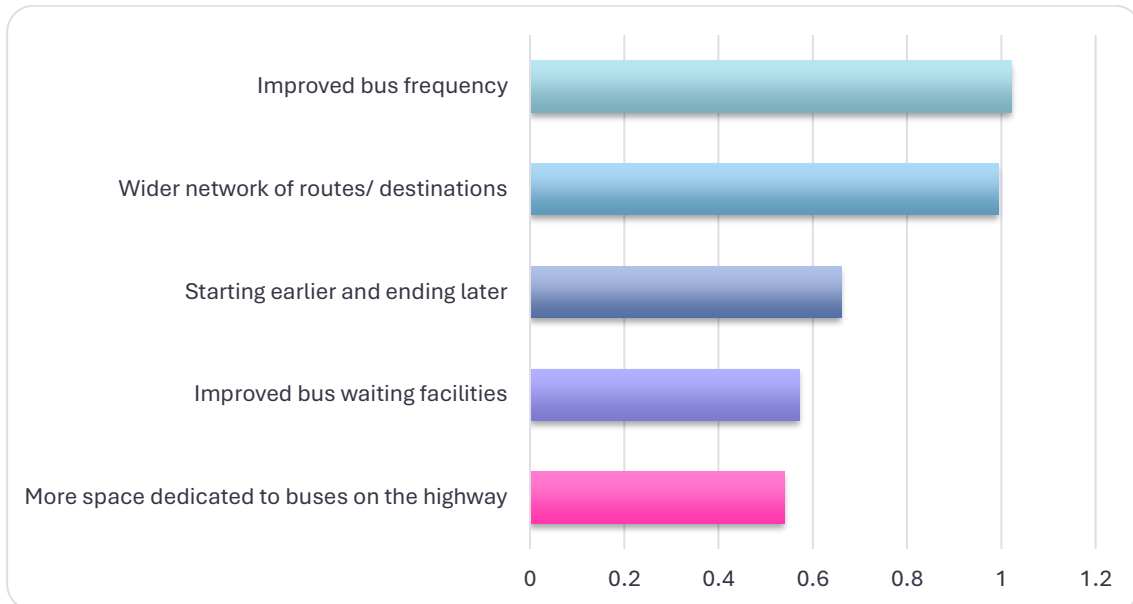


### **Question 116**

Please rank these bus improvements in your order of preference (1 being your most preferred option):

### **Response**

Improved bus frequency was ranked by the majority of respondents as the preferred option for bus services, followed by wider network and route improvements, and starting earlier and finishing later respectively.

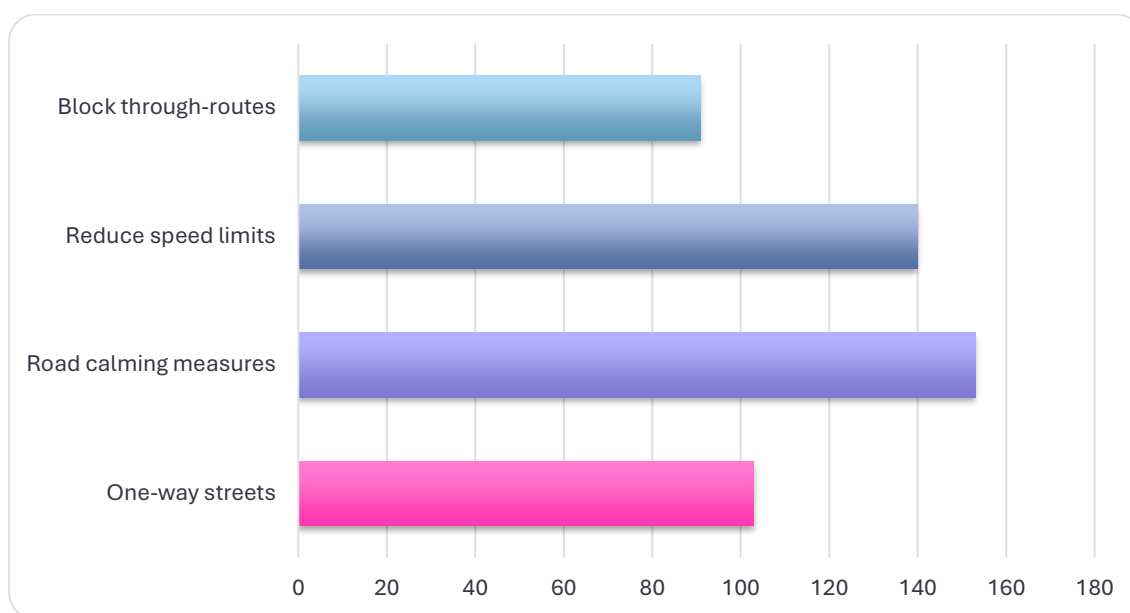


### **Question 119:**

What measures do you feel would help to reduce the impacts of rat-running on unsuitable routes in the borough?

### **Response**

In order to help to reduce the impacts of rat-running on unsuitable routes in the borough road calming measures (153) was seen as the most effective, followed by reducing speed limits.



## 12. Next Steps

- 12.1 The Issues and Options Regulation 18 consultation was a critical step in shaping the Castle Point Plan. It enabled the council to gather diverse perspectives and ensure the plan aligns with community needs and statutory requirements. Feedback from consultees has been carefully considered and incorporated into the draft plan, which will be subject to further consultation at the Regulation 19 stage (the Pre-Submission - Regulation 19).
- 12.2 This Consultation Statement will be updated following representations on the Proposed Submission CPP (Reg. 20 consultation). It will be one of the documents to be submitted to the Secretary of State along with the Castle Point Plan for independent examination.

# APPENDICES

## Appendix 1 – Online Survey Landing Page:

### Castle Point Plan - Issues & Options Consultation

#### Overview



Closes 16 Sep 2024

Opened 22 Jul 2024

#### Contact

Planning Policy

[CPPlan@castlepoint.gov.uk](mailto:CPPlan@castlepoint.gov.uk)

## What is the Castle Point Plan?

The Castle Point Plan will set out the policies and proposals for the how the borough will develop over the next 20 years.

The plan will define what the needs of residents are including:

- The types of industrial and commercial spaces required.
- Infrastructure requirements such as roads, shops, and healthcare services.
- What green space and outdoor amenities should be protected and, where possible, enhanced.
- The types and sizes of homes and affordable housing.

It will also outline where the most appropriate locations are to accommodate these needs.

A plan such as this can only be created with broad and in-depth engagement with all sections of the Castle Point community at every stage of its development.

## What is the Issues and Options Document?

We are now at the stage where, thanks in large part to feedback from residents, we are able to outline what the key issues facing our borough are and put forward a set of options to tackle these. The [Issues and Options document](#) sets this out and poses a series of questions to ensure we have identified the right issues and to find out what residents and stakeholders feel about the options for tackling the issues.



The Council values your involvement and will continue to seek your feedback during this process. This is at the heart of a plan which will help inform planning decisions and guide development over the next 20 years.

**NOTE:** On the 30 July, the government commenced consultation on proposed changes to national planning policy (the National Planning Policy Framework or NPPF).

These changes have potential implications for the Castle Point Plan if they are taken forward by Government as proposed later in the year.

The Council will be responding to the Government's consultation on the proposed changes to national planning policy.

Responses made to this consultation will not only be used to inform the Castle Point Plan as we progress, but will also be used to inform and underpin our response to the consultation on proposed changes to national planning policy.

IT HAS NEVER BEEN MORE IMPORTANT TO SUBMIT YOUR FEEDBACK.

► [Acceptable Use Policy](#)

Give us your views

[Submit your comments](#) >

## Appendix 2 – Email to Residents: Sent 22<sup>nd</sup> July 2024

Castle Point Borough Council are seeking your views on a number of issues and options that will help to inform the emerging Castle Point Plan. The Issues and Options consultation on the Castle Point Plan takes place between 22 July and 16 September 2024. We want as many residents as possible to take part because the more feedback we have the more comprehensive and robust our final plan will be.

This consultation focuses on the issues and options for future planning policy in the area. Nothing is set in stone in this document. There will be a further consultation after this one with a final draft of the Castle Point Plan. Your opinion will help shape that final draft of the Castle Point Plan.

The consultation is open from Monday 22<sup>nd</sup> July until 16<sup>th</sup> September 2024.

### What is the Castle Point Plan?

A local plan is a long-term plan which sets out a positive vision for the area and identifies where and how development should take place in the future.

The Castle Point Plan will set out all the planning policies and proposals for Castle Point. When complete, it will act as a framework to inform planning decisions and guide development in the Borough up to 2043.

It will include what kind of development can go where to ensure the right number and types of homes, space for businesses and the infrastructure, such as schools and health facilities, are delivered to support our growing population. It will also contain policies that safeguard the environment, enable climate change mitigation, and secure high-quality design.

### How to access the Issues and Options consultation

From the start we promised the development of this plan would be resident led. To ensure this, we are making it as simple and easy as possible for people to put forward their views. Be it via the online portal or at one of our in-person workshops, please do take the time to have your say. Details of the issues and options can be found online [here](#)

The council are also holding a number of in-person and online workshops which are open to all residents, no need to book. The timetable can be found below:

Date	Time	Venue
6 August	Evening – 7pm to 8:30pm	St. George's Church Hall (Benfleet)
7 August	Evening – 7pm to 8:30pm	Richmond Hall (Benfleet)
9 August	Evening – 7pm to 8:30pm	Daws Heath Social Hall
13 August	Afternoon – 2pm to 3:30pm	Council Offices (Thundersley)
14 August	Evening – 7pm to 8:30pm	Richmond Hall (Benfleet)
15 August	Afternoon – 2pm to 3:30pm	Council Offices (Thundersley)
16 August	Evening – 7pm to 8:30pm	St. Nicholas Church Hall (Canvey)
20 August	Afternoon – 2pm to 3:30pm	Runnymede Hall (Thundersley)
21 August	Afternoon – 2pm to 3:30pm	St. Nicholas Church Hall (Canvey)
22 August	Evening – 7pm to 8:30pm	Hadleigh Baptist Church Hall
3 September	Evening – 7pm to 8:30pm	Online
4 September	Evening – 7pm to 8:30pm	Runnymede Hall (Thundersley)
5 September	Afternoon – 2pm to 3:30pm	Daws Heath Social Hall
6 September	Afternoon – 2pm to 3:30pm	Online

*The engagement sessions will be participatory and it would be useful if you could bring your mobile phone with you to help with some of the interactive activities.*

The Issues and Options Document, as well as associated consultation documents can also be viewed at the following locations during normal opening hours from 29 July:

Castle Point Borough Council Offices	Waterside Farm Leisure Centre
Canvey Island Library	Hadleigh Library
Great Tarpots Library	South Benfleet Library

### How to respond

Once approved and adopted, the plan will help guide Castle Point Borough Council's decision making for decades to come. Therefore, as you would expect, the Issues and Options document is quite large. Please don't worry.

We know from previous experience that this can put people off, so we have worked hard to simplify things as much as possible. Rather than requiring you to read through a large document, we have split it into bitesize pieces with easy to-understand sections. The document is divided into each place in the borough, and key themes that you would expect to see or may want in a local plan.

There are questions related to each section. You don't have to answer all the questions, just the ones that you are interested in.

Responses can be made through the online portal that can be found [here](#). Alternatively, responses can be emailed to [CPPlan@castlepoint.gov.uk](mailto:CPPlan@castlepoint.gov.uk) or via post to Castle Point Plan, Council Offices, Kiln Road, Thundersley, Essex, SS7 1TF

Please bear in mind, the more feedback you give, the stronger the end plan will be. We are grateful for any and all feedback you provide and appreciate that everyone approaches something like this in their own way. If the online consultation seems too much then please come along to one of our face-to-face sessions where our experts will talk you through the document and take your views. You can do both if you wish.

### What else is the council seeking views on?

Along with the Issues and Options consultation the council are also consulting and welcome any comments on the following documents:

- Sustainability Appraisal and Strategic Environmental Assessment Scoping Report
- Habitats Regulations Assessment Screening Report
- Equality Impact Assessment Scoping Report
- South Benfleet Conservation Area Character Appraisal Plan and Design Code

Following an initial call for sites in early 2024 the council are also re-opening the call for sites for landowners to submit sites to be considered for inclusion in the Castle Point Plan. If you have a site you would like to be assessed please submit it [here](#).

### Data protection

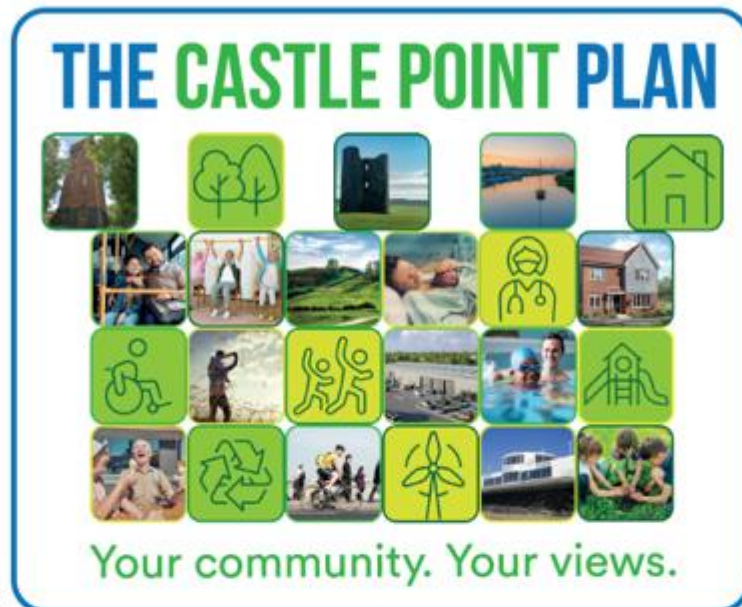
In responding to this consultation the Council will receive and process your personal information and you are consenting to the storage and future use of your personal information in line with the Council's privacy notice. If you wish to know more about the processing of your personal information please see the [Council's privacy notice](#).

Anyone who submits a representation will be notified of future stages of the Local Plan.

At every stage we are here to help. If you have any questions please just email us at [CPPlan@Castlepoint.gov.uk](mailto:CPPlan@Castlepoint.gov.uk) or call 01268 882200.

## Appendix 3 – Hard Copy survey form: Form:

The Castle Point Plan Issues & Options Consultation.  
Your Community. Your Views.



Name:

Age:

Gender:

Address:

Email Address:

### **Local Plan - Privacy Notice**

#### **The purpose for this processing**

Obtaining of representations regarding Council consultations and exhibitions, [inquiries](#) and examinations (both in person and virtual) relating to the Local Plan and other related planning policy matters.

#### **Legal basis for this processing**

Article 6 Lawfulness of Processing (Section 1, (e))

Processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the controller.

The Town and Country Planning (Local Planning) (England) Regulations 2012, as amended.

#### **What data we collect about you (fields)?**

Personal details as required. These may include:

- Name
- Address
- Email address
- Telephone number(s)

#### **How long do we keep your personal data?**

Personal information is retained in accordance with the Council's published Corporate Retention Schedule.

#### **Who do we share it with?**

- Relevant internal departments
- Printing contractors for the purpose of mailings related to the Local Plan [only](#)
- Programme Officer
- Planning Inspectorate (name only)
- Other Parties Associated with Local Plan (name only)

#### **Where we get it from?**

Individuals themselves (Data subjects) or nominated representative.

#### **If automated decision making applies to this processing**

No automated decision making applies to this [process](#)

*We will publish your response to the 'Castle Point Plan - Issues & Options Consultation' How should we present your response? Please tick one.*

*Please publish my response with my name and organisation showing* ☐

*Please publish my response anonymously* ☐

The Castle Point Plan Issues & Options Consultation.  
Your Community. Your Views.

Question Number: \_\_\_\_

*Response:*

Question Number: \_\_\_\_

*Response:*

Question Number: \_\_\_\_

*Response:*

The Castle Point Plan Issues & Options Consultation.  
Your Community. Your Views.

Question Number: \_\_\_\_

*Response:*

Question Number: \_\_\_\_

*Response:*

Question Number: \_\_\_\_

*Response:*

The Castle Point Plan Issues & Options Consultation.  
Your Community. Your Views.

### Submitting This Response

You can submit this response by post to: CP Plan, Council Offices, Kiln Road, Benfleet, SS7 1TF



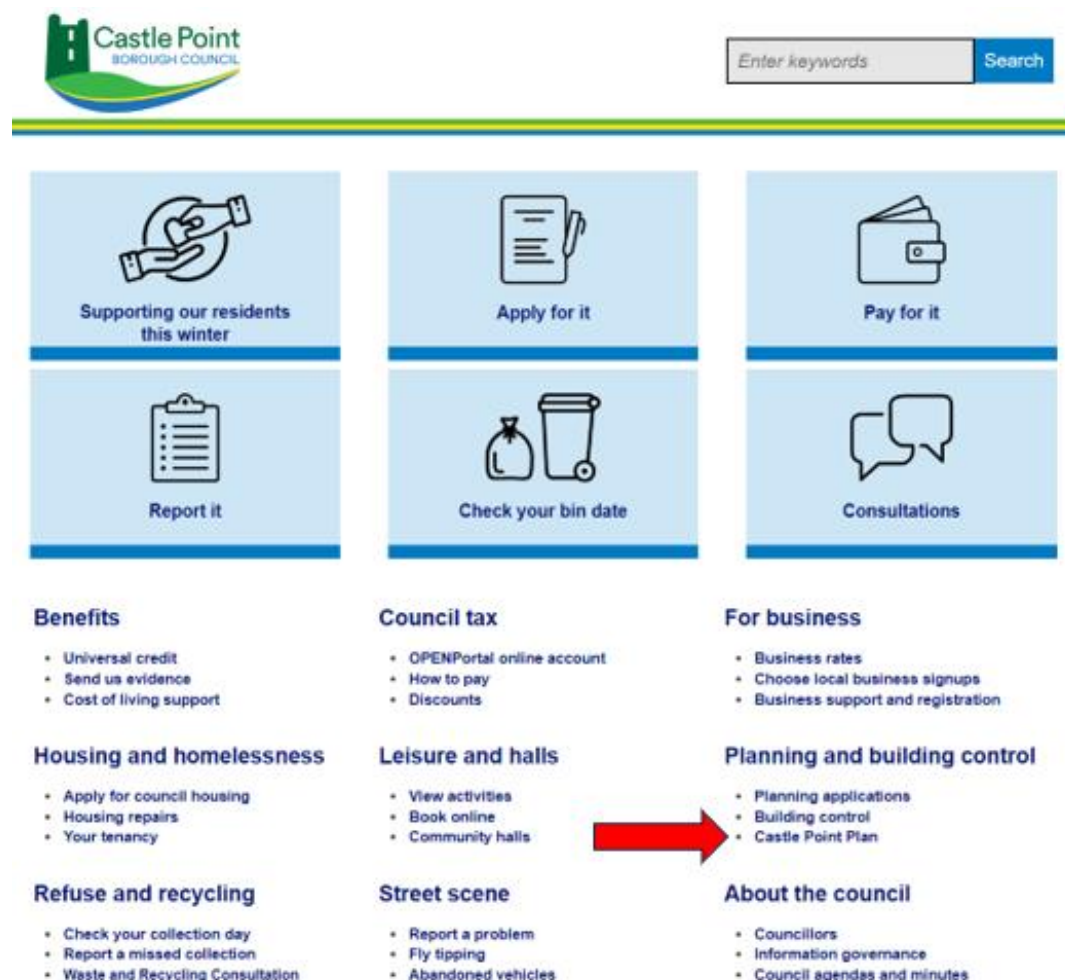
Response Forms – Display Sign:

**RESPONSE FORMS**



**IF YOU ARE UNABLE TO PARTICIPATE ONLINE AND WISH TO ANSWER QUESTIONS FROM THE 'ISSUES & OPTIONS' DOCUMENT THEN PLEASE USE THE RESPONSE FORMS PROVIDED, THANK-YOU.**

## Appendix 4 – Castle Point Borough Council Website Landing Page:



Castle Point Plan page:

### Council Opening Times

Mon/Tue/Thursday: 08:45 - 17:15  
Wednesday: 10:00 - 17:15  
Friday: 08:45 - 16:45

### Phone and Email contacts

### Tracking notice

This page uses Cookies and Pixels.

### Castle Point Plan



Issues and Options  
Consultation



Castle Point Plan  
Overview and  
Programme




General Evidence  
Documents

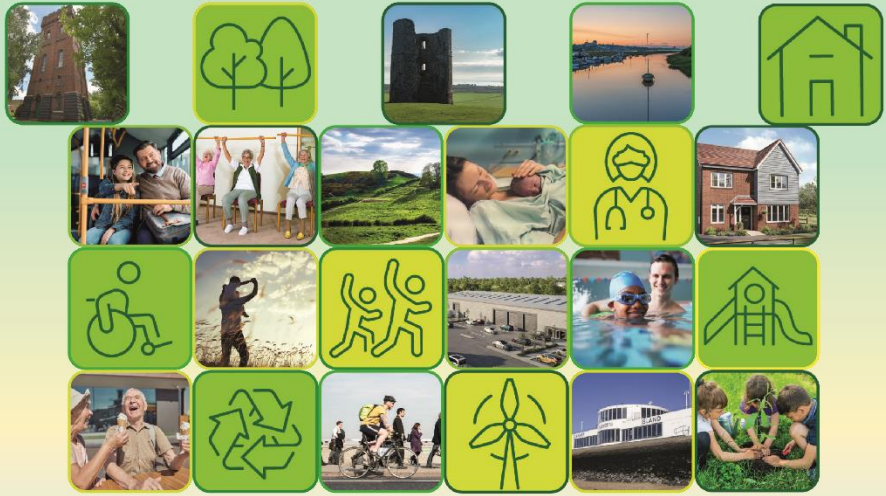


Castle Point Plan  
Progress Reports

## Appendix 5 – Poster Display (A3 & A4):




# THE CASTLE POINT PLAN



# GET INVOLVED & HELP SHAPE YOUR BOROUGH

Scan me for more information!  
Have your say at: [castlepoint.gov.uk/castle-point-plan](https://castlepoint.gov.uk/castle-point-plan)



Appendix 6 – Castle Point Together: Front Cover:



Advert page containing Workshop Dates:

2024 Workshop Dates		
Date	Time	Venue
6 August	Evening – 7pm to 8:30pm	St. George's Church Hall (Benfleet)
7 August	Evening – 7pm to 8:30pm	Richmond Hall (Benfleet)
9 August	Evening – 7pm to 8:30pm	Daws Heath Social Hall
13 August	Afternoon – 2pm to 3:30pm	Council Offices (Thundersley)
14 August	Evening – 7pm to 8:30pm	Richmond Hall (Benfleet)
15 August	Afternoon – 2pm to 3:30pm	Council Offices (Thundersley)
16 August	Evening – 7pm to 8:30pm	St. Nicholas Church Hall (Canvey)
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22 August	Evening – 7pm to 8:30pm	Hadleigh Baptist Church Hall
3 September	Evening – 7pm to 8:30pm	Online
4 September	Evening – 7pm to 8:30pm	Runnymede Hall (Thundersley)
5 September	Afternoon – 2pm to 3:30pm	Daws Heath Social Hall
6 September	Afternoon – 2pm to 3:30pm	Online

We are also holding two workshops specifically for business owners		
Date	Time	Venue
2 August	Evening – 5:30pm to 7pm	International House (Canvey)
8 August	Evening – 5:30pm to 7pm	Hadleigh Old Fire Station

The engagement sessions will be participatory and it would be useful if you could bring your mobile phone with you to help with some of the interactive activities.

Keep up to date  
To find out more go to [www.castlepoint.gov.uk/castle-point-plan](https://www.castlepoint.gov.uk/castle-point-plan) or call 01268 882200.  
If you would like to receive regular email updates as the Castle Point Plan develops please email [CPPlan@castlepoint.gov.uk](mailto:CPPlan@castlepoint.gov.uk)

Scan the QR code to watch our Castle Point Plan explainer video



Rear Cover:

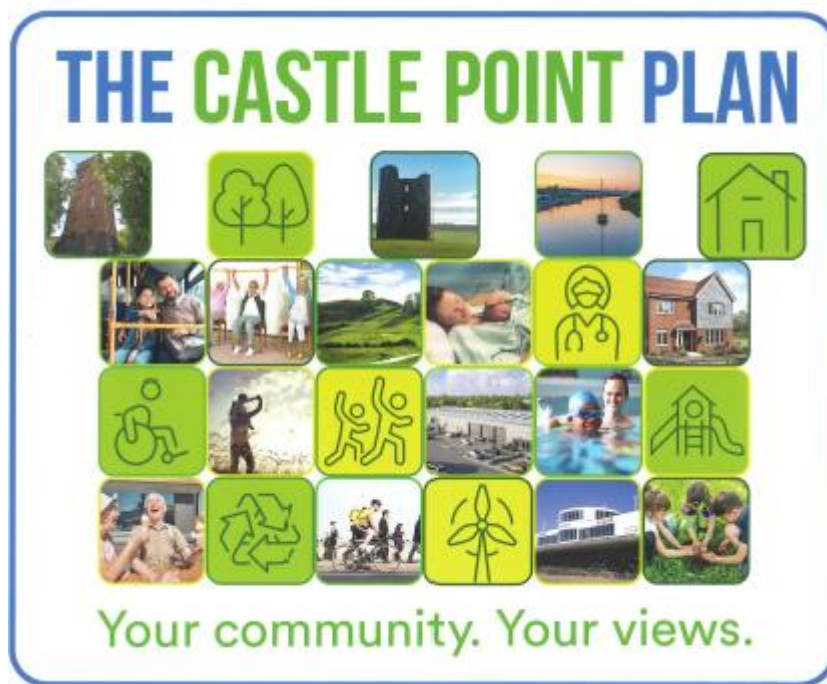
**THE CASTLE POINT PLAN**



**GET INVOLVED & HELP SHAPE YOUR BOROUGH**

Scan me for more information!  
Have your say at: [castlepoint.gov.uk/castle-point-plan](https://castlepoint.gov.uk/castle-point-plan)

Appendix 7 – Post Card: Sent 12<sup>th</sup> August: **Front:**



Rear:



## Appendix 8 – Business Card:

Front:



Rear:



## Appendix 9 – Email reminders to Residents: 6<sup>th</sup> September 2024

Dear resident,

I am writing to you because you have registered an interest in being kept up to date on the preparation of the Castle Point Plan. If you no longer wish to receive such emails please email [CPPlan@castlepoint.gov.uk](mailto:CPPlan@castlepoint.gov.uk)

Please feel free to share the information below with friends and family who live in Castle Point.

### ***The Castle Point Plan – Issues and Options consultation underway until 16<sup>th</sup> September***

It is vital we capture your views about the solutions we are proposing to the problems you told us we face.

We want as many residents and other stakeholders as possible to take part in this engagement, because the more feedback we have the more comprehensive and robust our final plan will be.

From the start we promised the development of this plan would be resident led. To ensure this, we are making it as simple and easy as possible for people to put forward their views. Please do take the time to have your say.

In providing your response to the engagement, there are some key things you should know:

- Nothing is set in stone, these are potential options at this stage. There will be a further stage of consultation after this one. Your opinion will help shape the draft final plan and you will then have the opportunity to give you view on that document.
- Only sites that have development potential have been included in the engagement document, however, just because they are included does not mean they will be developed. Also, their inclusion does not necessarily mean it is proposed to knock down the existing structures and buildings on the site. It could mean there is potential to build on just a part of the site.
- You don't have to answer all the questions, just the ones that relate to you.
- To demonstrate that we have considered all options when it comes to the examination of plan, green belt sites have been included in the document. The more urban sites are developed, the less need there will be to consider green belt sites for potential development.
- Further sites can be submitted for consideration. If you have a site to put forward it is not too late. You can do this via the [engagement portal](#) or by emailing [CPPlan@ castlepoint.gov.uk](mailto:CPPlan@castlepoint.gov.uk)

The Council values your involvement and will continue to seek your feedback during this process. This is at the heart of a plan which will help inform planning decisions and guide development over the next 20 years.

**NOTE:** On the 30 July, the government commenced consultation on proposed changes to national planning policy (the National Planning Policy Framework or NPPF).

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The Council will be responding to the Government's consultation on the proposed changes to national planning policy.

Responses made to this consultation will not only be used to inform the Castle Point Plan as we progress, but will also be used to inform and underpin our response to the consultation on proposed changes to national planning policy.

IT HAS NEVER BEEN MORE IMPORTANT TO SUBMIT YOUR FEEDBACK.

**[Respond to The Castle Point Issues and Options Consultation](#)**

**13<sup>th</sup> September:**

Dear resident,

I'm sure you have either commenced or completed the Consultation survey, but, if you have not completed the survey this is just a reminder to say that the survey closes at Midnight on Monday (16<sup>th</sup> September). Your survey response is the important evidence we need to help inform the next stage of The Castle Point Plan. The link to this and associated surveys are below. Thank-you.

## ***The Castle Point Plan – Issues and Options consultation underway until 16<sup>th</sup> September***

It is vital we capture your views about the solutions we are proposing to the problems you told us we face.

We want as many residents and other stakeholders as possible to take part in this engagement, because the more feedback we have the more comprehensive and robust our final plan will be.

From the start we promised the development of this plan would be resident led. To ensure this, we are making it as simple and easy as possible for people to put forward their views. Please do take the time to have your say.

In providing your response to the engagement, there are some key things you should know:

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IT HAS NEVER BEEN MORE IMPORTANT TO SUBMIT YOUR FEEDBACK.

## **Respond to The Castle Point Issues and Options Consultation**

## **Appendix 10 – Hardcopy of Workshop Questions:**

## Survey Questions

**Question 1** = "About you":

Please provide your Name: .....

"We would like your name so we can simply see who has completed the survey.

Please provide the area in which you live: .....

"We would like to know where you live so that when we start to analyse the responses, we can see what representation we have from each area of the Borough.

Data you provide will be stored and protected in line with General Data Protection Regulations.

**Question 2** = "What issues need to be addressed in the Castle Point Plan?"

**Question 3** = "What type of road infrastructure needs to be improved over the plan period?"

Type of Road Infrastructure	Preferred Ranking
1. Road maintenance including addressing potholes	
2. Additional Road capacity	
3. Junction improvements	
4. Pedestrian interfaces such as crossings	
5. Active travel improvements	
6. Additional public transport capacity	

**Question 4** = "Please rank the following options in your order of preference for delivering the housing growth we need:"

Options for delivering the housing growth we need	Preferred Ranking
1. Option 1a - Limit new development to the Urban Area	
2. Option 1b - Regenerate Designated Employment Areas within the urban area to meet local housing needs	
3. Option 1c - Increase density in the urban area to meet local housing needs	
4. Option 2a - Release c50 Ha of green belt to meet local housing needs	
5. Option 2b - Create a substantial new employment area in NW of <u>Thundersley</u> to release some existing employment land for new homes to meet local housing needs	
6. Option 3 - Release c120 Ha of green belt land to meet the Standard Methodology housing requirement	

**Question 5** = "What benefits could justify increased density in new development in the Borough"

Benefits afforded by increasing development density	Ranking Preference
1. Development should focus on being in keeping with existing character	
2. Some increased density could be acceptable if it delivers more affordable housing	
3. Some increased density could be acceptable if it safeguards the green belt	
4. Some increased density could be acceptable if it delivers more infrastructure	
5. Some increased density could be acceptable if it delivers town centre improvements	

**Question 6** = "Please rank the following outcome options in your order of preference to show what you feel should be delivered alongside new housing in the plan"

Outcome options you would like to see delivered with new development	Ranking Preference
1. Increase affordable housing contributions from new developments	
2. Emphasise design quality in new developments	
3. Focus on the delivery of new community infrastructure within new developments	
4. Focus on creating exemplary environmental sustainability in new developments	
5. Focus on improving the operation of the transport network	

## Appendix 11 – Workshop Summary Outcomes:

### Castle Point Community Engagement Workshop: Combined Report

#### Executive Summary

This report consolidates data from **454 respondents** across 13 sessions. The analysis highlights recurring concerns regarding infrastructure (specifically road maintenance), protection of Green Belt land, and preferences for urban and employment land-based housing growth.

#### 1. Respondent Demographics

**Question: What town do you live in?**

Session	Number of Respondents	Primary Towns Represented
Session 1	22-24	Benfleet, Thundersley, New Thundersley
Session 2	15-16	Benfleet, South Benfleet, Thundersley
Session 3	16	Daws Heath, Thundersley, Hadleigh
Session 4	17	Thundersley, Benfleet, Leigh-on-Sea
Session 5	30	Benfleet, South Benfleet, Thundersley
Session 6	6-7	Hadleigh, Thundersley
Session 7	26-33	Canvey Island, Hadleigh
Session 8	16	Hadleigh, Thundersley, Benfleet
Session 9	23	Canvey Island
Session 10	78	Hadleigh
Session 11	6	Hadleigh, Thundersley, Canvey Island
Session 12	63-70	Hadleigh, Benfleet, Thundersley
Session 13	16-27	Hadleigh, Daws Heath, Benfleet

#### 2. Key Questions Asked and Respondent Feedback

##### 2.1. What issues need to be addressed in the Castle Point Plan? (Question 8)

Across all sessions, the key issues raised involved concerns about infrastructure, housing, and environmental sustainability. Below is a detailed count of mentions and votes for each issue across the sessions.

Session	Location	Most Mentioned Issues
Session 1	St George's Hall	Road Safety and Maintenance (12 mentions), Traffic Management (21 mentions), Green Belt Protection (7 mentions), Housing (5 mentions)
Session 2	Richmond Hall	Green Belt Protection (8 mentions), Road Infrastructure (7 mentions), Traffic Management (5 mentions)
Session 3	Daws Heath Social Club	Infrastructure (16 mentions), Green Belt Protection (14 mentions), Traffic and Congestion (10 mentions)
Session 4	CPBC	Green Belt Protection (10 mentions), Infrastructure (9 mentions), Healthcare Services (5 mentions), Transport and Roads (7 mentions)

Session 5	Richmond Hall	Roads/Road Maintenance (12 mentions), Traffic Congestion (11 mentions), Green Belt Protection (10 mentions), Infrastructure (10 mentions)
Session 6	CPBC	Traffic (4 mentions), Housing (3 mentions), Environment (1 mention), Infrastructure (2 mentions)
Session 7	St Nicholas Church Hall	Infrastructure (12 mentions), Roads (15 mentions), Housing (5 mentions), Traffic Congestion (4 mentions)
Session 8	Runnymede Hall	Protect Green Belt (6 mentions), Traffic and Congestion (8 mentions), Healthcare Services (7 mentions), Housing (3 mentions)
Session 9	St Nicholas Church Hall	Traffic (9 mentions), Roads and Infrastructure (4 mentions), Housing (2 mentions), Green Spaces (1 mention)
Session 10	Hadleigh Baptist Church	Traffic (22 mentions), Infrastructure (32 mentions), Green Belt and Green Space (32 mentions), Healthcare (15 mentions), Housing (7 mentions)
Session 11	Online Workshop	Roads (3 mentions), Affordable Housing (2 mentions), Traffic Flow (1 mention), Green Spaces (1 mention)
Session 12	Runnymede Hall	Infrastructure (40 mentions), Green Belt Protection (30 mentions), Traffic (25 mentions), Housing (25 mentions), Environmental Concerns (10)
Session 13	Daws Heath Social Club	Green Belt Protection (18 mentions), Traffic/Road Issues (19 mentions), Infrastructure Development (11 mentions), Environmental Protection (7)

### 3. Infrastructure and Traffic Concerns

#### Question: What type of road infrastructure needs to be improved over the Plan period? (Question 11)

Participants were asked to rank road infrastructure priorities across categories such as road maintenance, junction improvements, and additional road capacity. Below is the analysis based on the feedback received.

#### 3.1. Road Maintenance

Across all sessions, **road maintenance** consistently emerged as the most mentioned infrastructure issue. Participants raised concerns about the condition of the roads, including potholes and general wear.

- **Road Maintenance** was the highest-ranked issue in **8 sessions**, particularly in Sessions 4, 5, and 10. In **Session 10**, it received **323 points**, the highest of any infrastructure issue (Session 10 Aug 22nd).
- Concerns about **potholes** were specifically mentioned in **5 sessions**, notably in Benfleet and Hadleigh.

#### 3.2. Traffic Congestion

**Traffic congestion** was highlighted as a significant issue, with **143 mentions** across all sessions.

- Peak-hour traffic and congestion in key areas such as **Thundersley** and **Benfleet** were frequently cited (Session 5 Aug 14th)(Session 4\_ Aug 13th)(Session 10 Aug 22nd).
- **Session 12** had **30 mentions** specifically focused on traffic issues, with respondents calling for solutions that would ease congestion (Session 12 Sept 4th).

#### 4. Housing Growth and Development

**Question: Please rank the following options in your order of preference for delivering the housing growth we need (Question 19)**

Respondents were asked to rank their preferences for housing growth in urban areas, employment land, or Green Belt land. Below is the analysis of the votes and preferences from all sessions.

##### 4.1. Housing Preferences

Respondents supported **urban area development** (Option 1A) and **employment land development** (Option 1B), while showing significant opposition to developing green belt land (Options 2A and 2B).

- **Urban Area Development (Option 1A)** was the most preferred, receiving **568 points** across all sessions. In **Session 10**, urban development garnered **335 points**, highlighting strong support for limiting urban sprawl into green belt areas (Session 10 Aug 22nd).
- **Employment Land Development (Option 1B)** also ranked highly, with **439 points**, suggesting that respondents were open to using existing employment land for housing development (Session 8 Aug 20th (1))(Session 5 Aug 14th)(Session 11 Sept 3rd).
- **Green Belt Development (Options 2A and 2B)** received the least support, with **221 points**. Green belt protection was a recurring theme, with opposition to any significant development on green belt land (Session 12 Sept 4th)(Session 10 Aug 22nd).

#### 5. Environmental and Green Belt Concerns

**Question: What benefits could justify increased housing density in new development in the Borough? (Question 20)**

Respondents provided insights on what would justify higher-density housing in Castle Point. The top justification across all sessions was the need to **protect green belt land**, followed by improved infrastructure and town centre improvements.

##### 5.1. Green Belt Protection

- **Protect Green Belt:** The most frequently mentioned benefit for higher density housing, with **387 points** across all sessions (Session 10 Aug 22nd)(Session 8 Aug 20th (1)).
- In **Session 10**, green belt protection had **311 points**, showing that respondents are willing to accept denser housing in urban areas if it helps protect the green belt (Session 10 Aug 22nd).

## 5.2. Environmental Sustainability

Environmental concerns, including the preservation of green spaces, wildlife, and the reduction of pollution, were highlighted in **245 points** across all sessions. Participants frequently called for sustainable development practices, particularly in Sessions 5, 8, and 12 (Session 10 Aug 22nd) (Session 8 Aug 20th (1)) (Session 12 Sept 4th).

## 6. Community Infrastructure

**Question: Please rank the following outcome options in your order of preference to show what you feel should be delivered alongside new housing in the Plan. (Question 22)**

Respondents consistently stressed the importance of **community infrastructure**, especially in relation to any future housing developments. Below is the breakdown of preferences for community outcomes.

### 6.1. Preferred Outcomes alongside New Housing

- **Add Community Infrastructure:** This was the top priority, receiving the most votes across all sessions. In **Session 12**, it received **261 points**, reflecting a strong demand for better healthcare, schools, and public services to support new housing (Session 12 Sept 4th) (Session 10 Aug 22nd).
- **Improve Transport Networks:** This was the second-highest ranked outcome, with **220 points** in **Session 12**, indicating concerns about current transport facilities (Session 12 Sept 4th).

Appendix 12 – Email to Businesses: Sent 18<sup>th</sup> July 2024



**Castle Point Plan Issues and Options Consultation 22  
July to 16 September 2024**

Castle Point Borough Council are seeking your views on a number of issues and options that will help to inform the emerging Castle Point Plan. The Issues and Options engagement on the Castle Point Plan takes place between 22 July and 16 September 2024. We want as many businesses as possible to take part because the more feedback we have the more comprehensive and robust our final plan will be. Even if you may not be a resident of the borough, but just work or run a business here, we want to hear from you!

Further details on the consultation will be released on 22 July and can be found [here](#), however, in the meantime the council would like to invite you to an in-person business focused workshop. These are being held at the following locations and times:

Date	Time	Venue
2 August	Evening – 5:30pm to 7pm	International House, Charfleets Road, Canvey Island, SS80PQ
8 August	Evening – 5:30pm to 7pm	Hadleigh Old Fire Station, High Street, Hadleigh, SS7 2PA

There is no need to book for these events, simply turn up.

If you would like further details please contact us at [CPPlan@castlepoint.gov.uk](mailto:CPPlan@castlepoint.gov.uk) or 01268 882200

## Appendix 13 – Email to Businesses: Sent 22<sup>nd</sup> July 2024

I am writing to advise you that Castle Point Borough Council is inviting comments on the issues and options consultation for the emerging local plan (known as the Castle Point Plan). This consultation is being carried out under regulation 18 of the Town and County Planning (Local Development) (England) (Amendment) Regulations 2012.

The Council is also inviting representations on the following documents:

- Sustainability Appraisal and Strategic Environmental Assessment Scoping Report
- Habitats Regulations Assessment Screening Report
- Equality Impact Assessment Scoping Report
- South Benfleet Conservation Area Character Appraisal Plan and Design Code

Following an initial call for sites in early 2024 the council are also re-opening the call for sites for landowners to submit sites to be considered for inclusion in the Castle Point Plan. If you have a site you would like to be assessed please submit it [here](#).

The consultation is open from Monday 22<sup>nd</sup> July until 16<sup>th</sup> September 2024.

### What is the Castle Point Plan?

The Castle Point Plan will set out all the planning policies and proposals for Castle Point. When complete, it will act as a framework to inform planning decisions and guide development in the Borough. The Castle Point Plan will cover the period from 2023-2043.

It will include what kind of development can go where to ensure the right number and types of homes, space for businesses and the infrastructure, such as schools and health facilities, are delivered to support our growing population. It will also contain policies that safeguard the environment, enable climate change mitigation, and secure high quality design.

### Issues and Options consultation

Further details of the issues and options consultation can be found online [here](#). The document is split into a number of sections, covering various topics. Within each section there are a number of questions. You do not have to answer all the questions, just the ones that relate to you. The sections and summary of the content can be found below:

- Castle Point vision (Q1)
- Area based sections (Canvey Island, Benfleet, Hadleigh, Thundersley and Daws Heath Q2-40)
- Borough-wide strategy options (including developer contributions Q41-50)
- Providing the right types of new homes (size, type, mix, affordable housing etc Q51-58)
- Developing Castle Point's economy (economic strategy, employment land, skills and tourism Q59-66)
- Ensuring the vibrancy of the borough's town centres (retail provision, town centre parking and hot food takeaways Q67-74)
- Creating well designed development and protecting the borough's character (masterplans, design codes, densities, heritage etc Q75-81)
- Creating environmentally sustainable new development (net zero, water efficiency, SuDS, healthy design, pollutions etc Q82-88)
- Protecting and enhancing green and blue infrastructure (uses in Green Belt, flood risk, coastal, landscape, biodiversity and agriculture etc Q89-99)
- Providing the services local residents and businesses need (community, sports and health facilities, utilities and renewable energy Q100-109)

- Improving accessibility for all in Castle Point (transport, parking, electric charging Q110-118)

The Council will be holding an engagement event for developers, planning agents and landowners from 2pm-4pm on Thursday 29<sup>th</sup> August. This will be a hybrid meeting at the Council Offices and on Microsoft Teams. Please let us know if you will be attending either in person or online.

The Issues and Options Document and associated consultation documents can also be viewed at the following locations during normal opening hours from 29 July:

Castle Point Borough Council Offices	Waterside Farm Leisure Centre
Canvey Island Library	Hadleigh Library
Great Tarpots Library	South Benfleet Library

### How to respond

Due to the number of responses we anticipate receiving as part of this consultation please respond to this consultation through the online portal that can be found [here](#). By providing responses online in response to the specific questions set out in the consultation it helps to support the Council and reduce administration time in processing representations. This will help the Council to keep to the timetable set out in the Local Development Scheme.

Responses should be concise and avoid duplication where possible.

### Data protection

In responding to this consultation the Council will receive and process your personal information and you are consenting to the storage and future use of your personal information in line with the Council's privacy notice. If you wish to know more about the processing of your personal information please see the [Council's privacy notice](#).

Anyone who submits a representation will be notified of future stages of the Local Plan.

If you have any questions please email us at [CPPlan@Castlepoint.gov.uk](mailto:CPPlan@Castlepoint.gov.uk) or call 01268 882200

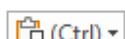
## **Appendix 14 – Email to Statutory Consultees and Organisations: Sent 19<sup>th</sup> July 2024**

Castle Point Borough Council will be commencing a public consultation on the Issues and Options Document, which will be released in due course. This consultation is being carried out under regulation 18 of the Town and County Planning (Local Development) (England) (Amendment) Regulations 2012.

The Council is also inviting representations on the following documents:

- Sustainability Appraisal and Strategic Environmental Assessment Scoping Report
- Habitats Regulations Assessment Screening Report
- Equality Impact Assessment Scoping Report
- South Benfleet Conservation Area Character Appraisal Plan and Design Code

Prior to the consultation material being released, we would like to invite you to a stakeholder engagement event from 1pm-4pm on Thursday 1 August. This will be a hybrid meeting at the Council Offices and on Microsoft Teams.



## Appendix 15 – List of Statutory Consultees and Organisations:

HCR Care Group	EA
Essex FA	Epping
RSPB	ES Water
DWP	Essex Fire and Rescue
EBA	Homes England
metal	Kent
England Netball	Leigh Town Council
Salvation Army	Southend Airport
FA	Maldon
Interlink Foundation	Marine Management
Barnados	Medway
Cavs	Avison Young
NHS	Highways England
Essex Wildlife Trust	Shotgate
Canvey Youth Project	Natural England
USP	Network Rail
Active Essex	ORR
Anglian Water	Port of London Authority
Bowers Gifford	Rayleigh Town Council
Braintree	Rochford
Basildon	Southend CC
Brentwood	Sport England
BPA	Swale
C2C	Tendering
Canal River Trust	Coal Authority
Chelmsford	Thurrock
CAA	TFL
Colchester	Uttlesford
The Crown Estate	Essex CC
Canvey Town Council	
English Heritage	

## Appendix 16 – Letter to Landowners of potential development sites: Sent on the 5<sup>th</sup> August 2024



Planning Policy  
Castle Point Borough Council  
Council Offices, Benfleet,  
Essex SS7 1TF  
Tel: 01268 882200  
Email: [CPplan@castlepoint.gov.uk](mailto:CPplan@castlepoint.gov.uk)

5<sup>th</sup> August 2024



Dear ,,

**Your land has been identified as a site option in the Regulation 18 Castle Point Plan Issues and Options. The following is the site(s) ID: 40243; 40244; 40273**

The Council is currently preparing a local plan, known as the Castle Point Plan.

### What is a local plan?

A local plan is a long-term plan which sets out a positive vision for the area and identifies where and how development should take place in the future.

The Castle Point Plan will set out all the planning policies and proposals for Castle Point. When complete, it will act as a framework to inform planning decisions and guide development in the Borough up to 2043.

It will include what kind of development can go where to ensure the right number and types of homes, space for businesses and the infrastructure, such as schools and health facilities, are delivered to support our growing population. It will also contain policies that safeguard the environment, enable climate change mitigation, and secure high-quality design.

### Why are we contacting you?

The Council are consulting on a number of issues and options, including potential site options for development. We are contacting all of the landowners of sites that have been identified and this is why we are contacting you today. We have obtained your contact details from Land Registry and we want to know if your land is available for development.

The Council has prepared a paper called the Development Options Technical Paper, which sets out the process for how sites have been included as a site option. This can be found online via [www.castlepoint.gov.uk/general-evidence-documents](http://www.castlepoint.gov.uk/general-evidence-documents)

We are aware that many of the urban sites identified have existing businesses and uses on them. It is worth noting that the Castle Point Plan looks at development until 2043 and we are looking at the availability of sites over a 20-year period, so it may be the case that your land is not available now but may become available in the future. It may also be that development can accommodate businesses, community spaces or other uses in addition to residential development. |

### Next steps

If your site is likely to be available for development within the next 20 years, please confirm this by completing the online questionnaire on the Call for Sites found online at <https://consultation.castlepoint.gov.uk/cpplan/> This survey is open until 16 September 2024. You are also welcome to respond to the full Issues and Options consultation found on that link.

If your site is not available, even in the longer term, please also let us know.

Following the close of the consultation the Council will prepare a draft Castle Point Plan and consult on that in early 2025 before it is submitted to be examined by a Planning Inspector.

If you would like to speak to a member of the team to discuss the content of this letter [further](#) please let us know at [CPPlan@castlepoint.gov.uk](mailto:CPPlan@castlepoint.gov.uk) or 01268 882200.

*Kind Regards*

**The Planning Policy Team**

*Place & Communities*

Castle Point Borough Council



Please direct any correspondence to [cpplan@castlepoint.gov.uk](mailto:cpplan@castlepoint.gov.uk)



## Appendix 17 – Follow up Letter to Landowners of potential development sites:



Planning Policy  
Castle Point Borough Council  
Council Offices, Benfleet,  
Essex SS7 1TF  
Tel: 01268 882200  
Email: [CPplan@castlepoint.gov.uk](mailto:CPplan@castlepoint.gov.uk)

29 October 2024

Dear X,

**With regards to X with Land Title X (Site Plan attached)**

Castle Point Borough Council is preparing the Castle Point Plan which, once adopted, will become the development plan for the borough to 2043. As part of this work, the Council is identifying sites which are capable of being further developed and could potentially form part of the Castle Point Plan. The site listed above, and on the map attached, has been identified as having the potential to accommodate additional floorspace.

The Council is interested in understanding what your ambitions are for this site. This will help inform how the plan sets out its future development strategy within the Borough. If you feel there is an opportunity to further develop your site for any of the following uses, then please let us know by contacting Maria or Matt from the Planning Policy team at [CPPlan@castlepoint.gov.uk](mailto:CPPlan@castlepoint.gov.uk) or on XXXXXXX.

If further development of your site is not in your thoughts at this time we would still like to hear from you. Please note, if you own several sites, you may receive several copies of this letter. Please let us know by 12<sup>th</sup> November 2024.

For more information, please see the 'frequently asked questions' on the next page, you can also contact one of my officers using the details above.

Yours sincerely,

*Amanda Parrott*

Amanda Parrott  
Assistant Director – Climate & Growth  
Castle Point Borough Council

## **Frequently Asked Questions**

### **Why am I receiving this letter?**

In preparing the Castle Point Plan, the Council is looking for land that is available, suitable and capable of being developed over the next 20 years. The Council has been identifying such land within its urban area which could potentially fulfil the development needs within the borough. The land identified in this letter has been found through this exercise.

### **Do I need to reply to this letter?**

No, you do not need to respond to this letter. However, we would encourage you to complete our online survey to let us know if your land is either available or not available. The survey can be found on the following link - <https://cfs.castlepoint.urbanintelligence.co.uk/>

### **Is the Council going to develop on my land?**

We are only looking to see if your land is available for development in the next 20 years, if land is available, we may work with you to see what the development opportunities are. If your land is not available for development for any reason, that is okay, you can let us know this by filling out the online survey found on the link above or by emailing us. It is not our intention to seek development on land that is not available.

### **I have an existing business on my land, will it be affected?**

This exercise is to determine the availability of the land in the next 20 years. If you are considering developing the land in the future and there are existing businesses on the site, we will want to work with you to ensure that existing businesses are supported, and to find a suitable solution for the accommodation needs of any potentially displaced businesses either on-site or nearby. The circumstances of each site will be assessed on an individual basis, and it may be the case that development may not be suitable on your site if the impact on business needs is significant and cannot be addressed.

### **I have existing tenants or leaseholders on my land, will they be affected?**

This exercise is to determine the availability of the land in the next

20 years. If you are considering developing the land in the future and there are existing tenants or leaseholders on the site, we may be able to work with you to find a suitable solution. We are looking to work with you and any existing tenants or leaseholders on the site to ensure all needs are met. The circumstances of each site will be assessed on an individual basis. It may be the case that development may not be suitable on your site if the needs of those being displaced is significant and cannot be addressed.

### **What happens after I complete the online survey?**

If you complete the online survey and you state that your land is not available, then we will update our records accordingly and mark your land as not available for development. You are unlikely to hear from us again on this matter.

If you complete the online survey and state that your land is available for development, then we may get in contact with you to discuss your aspirations further. This may lead to your site being allocated as a development site in the Castle Point Plan, but not necessarily, as sites will also need to be suitable and capable of being developed in the period to 2043.

### **Will the Council be buying my land?**

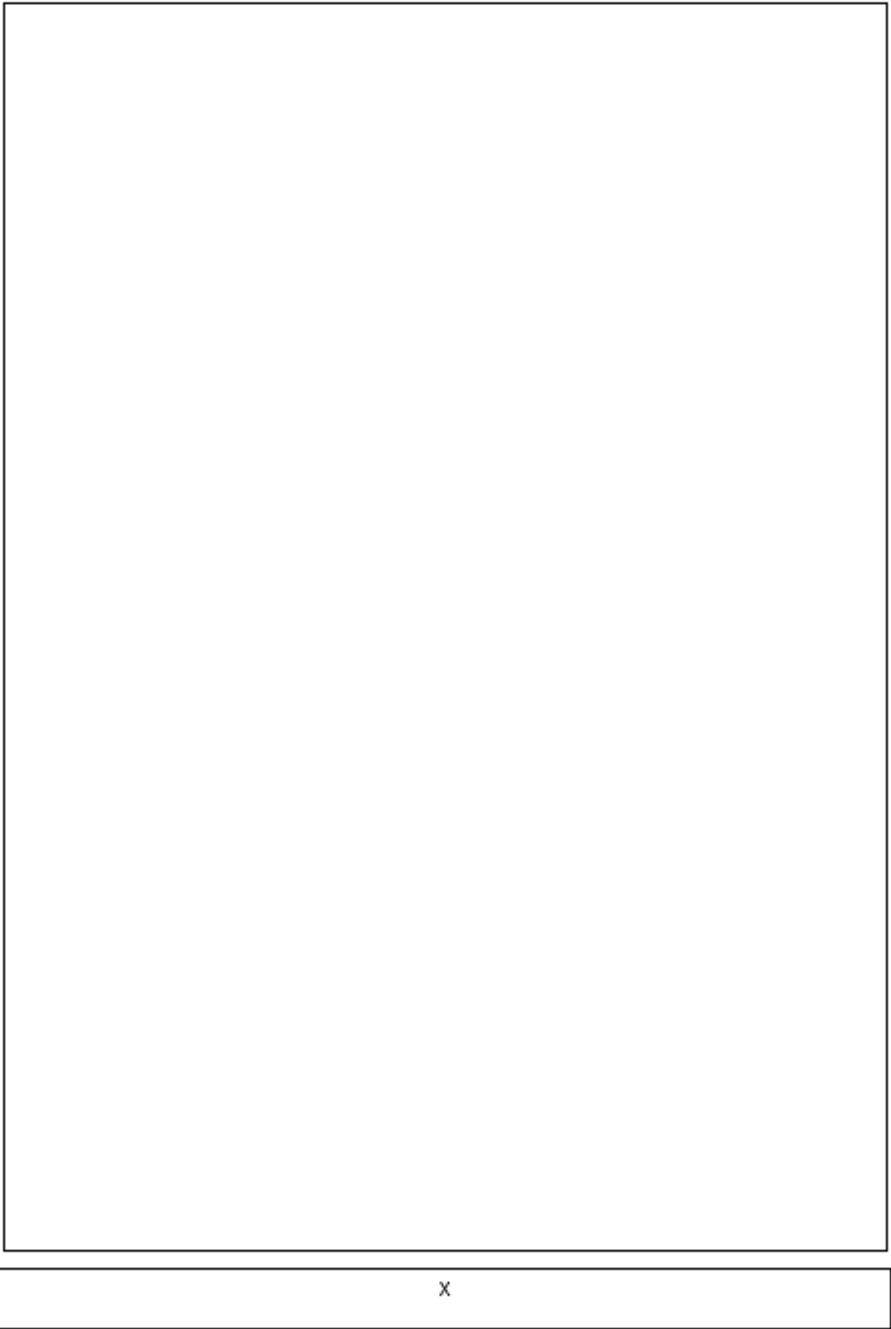
We are only looking to establish if your land is available for development in the next 20 years. If your land is available, we may work with you to see what the development opportunities are. If your land is not available for development, for any reason, it is not our intention to buy your land.

### **If my land is available, will I need planning permission to develop it?**

If your land is available and deemed to be suitable and capable of being developed, it will still be necessary to get planning permission through the normal application process if you wish to develop the site.

Please see below a map of the site to provide clarification on the location of the site.

Site Map




## Appendix 18 – USP College student survey:

*Ten Years from now:*

*Ten years from now what type of house would you like to live in and where do you see yourself living?*

*Ten years from now where will you work and what will you do?*

*In ten years from now how will you travel to town?*

 *Over the next 10 years how would you suggest we deal with Climate Change?*

☐

## Appendix 19 – USP College student survey outcome:

### Student Analysis Report

#### Housing Preferences

- **Quiet, Spacious Homes:** 11 respondents desire detached houses, cottages, or unique homes (like converted barns) in rural or suburban settings, valuing space, privacy, and a connection to nature.
- **Modern-Traditional Blend:** 8 prefer a mix of modern functionality and traditional charm, such as modern interiors with rustic exteriors.
- **Location Flexibility:** While most (15) prefer the UK, a few (6) are open to living abroad (e.g., Sweden, Portugal, Romania) for affordability or a quieter lifestyle.

#### Career Aspirations

- **Creative and Design Roles:** 12 aim for careers in architecture, interior design, or graphic design, with some (4) wanting to start their own firms.
- **Diverse Careers:** 6 express interest in other fields (e.g., engineering, archaeology, animal care, aviation).
- **Urban Work Locations:** 10 want to work in or near cities (e.g., London) for job opportunities in their chosen fields.

#### Transportation Choices

- **Public and Personal Transport Mix:** 14 plan to use both public transport and personal vehicles, with 9 preferring electric cars for sustainability.
- **Sustainable Alternatives:** 5 mention e-bikes or walking, hoping for walkable, bike-friendly cities.

#### Climate Change Solutions

- **Renewable Energy:** 13 emphasize adopting renewable energy sources (e.g., solar panels), advocating for affordability and accessibility.
- **Plastic Reduction and Recycling:** 10 suggest reducing plastic use and boosting recycling efforts to tackle everyday pollution.
- **Eco-Friendly Urban Planning:** 8 advocate for preserving green spaces, avoiding overdevelopment, and creating walkable environments.
- **Public Transport Improvements:** 7 recommend enhancing public transport to reduce car dependency, supporting measures like ULEZ expansion.
- **Pollution Reduction:** 5 propose actions like minimizing plastic waste, addressing light pollution, and collecting rainwater.

#### Summary

Respondents envision living in quiet, character-rich homes that balance modern amenities with nature. They seek creative careers, mostly in architecture and design, while staying open to

various fields. There's a shared commitment to environmental sustainability, with practical climate solutions like renewable energy, waste reduction, and improved public transport. This group aspires to a future where personal lifestyle choices and systemic changes work together for a sustainable world.

Appendix 20 – Social Media advertising: Facebook Post - 22<sup>nd</sup> July 2024



Castle Point Borough Council

Published by Orlo

22 July

The Castle Point Plan will inform planning decisions and guide development in our borough to the year 2050. The more resident feedback we get, the stronger the plan will be.

We want to hear your voice. Get involved at <https://consultation.castlepoint.gov.uk/cpplan/>... See more

GET INVOLVED AND HAVE YOUR SAY  
HELP US PLAN THE FUTURE

THE CASTLE POINT PLAN



Your community. Your views.

Results:


Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
22-Jul	12:00	3,000	13	2	6	30

Facebook - 9<sup>th</sup> August:



Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
09-Aug	08:00	3,200	2	0	10	6



Castle Point Borough Council

Published by Orlo

- 15 August -

...

It's never been more important for you to have your say - attend our interactive engagement workshops for the Issues & Options section of our Castle Point Plan and give us your views. Here is a preview of the remaining sessions for August.

See all sessions: <https://orlo.uk/KQtFc...> See more

Thundersley 'Issues & Options' workshop

From 15 Aug 2024 at 14:00 to 15 Aug 2024 at 15:30

[Add to my Calendar \(.ics\)](#)

[More information](#)

Canvey Island 'Issues & Options' workshop

From 16 Aug 2024 at 19:00 to 16 Aug 2024 at 20:30

[Add to my Calendar \(.ics\)](#)

[More information](#)

Thundersley 'Issues & Options' workshop

From 20 Aug 2024 at 14:00 to 20 Aug 2024 at 15:30

[Add to my Calendar \(.ics\)](#)

[More information](#)

Canvey 'Issues & Options' workshop

From 21 Aug 2024 at 14:00 to 21 Aug 2024 at 15:30

[Add to my Calendar \(.ics\)](#)

[More information](#)

Hadleigh 'Issues & Options' workshop

From 22 Aug 2024 at 19:00 to 22 Aug 2024 at 20:30

[Add to my Calendar \(.ics\)](#)

[More information](#)

Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
15-Aug	10:20	5,000	3	0	5	9

Facebook Post – 15<sup>th</sup> August:



Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
15-Aug	11:55	4,100	10	0	5	9

Facebook Post – 21<sup>st</sup> August:



**Castle Point Borough Council**  
Published by Orlo  
- 21 August · 🌐

Have you seen our communications promoting the Castle Point Plan Issues & Options consultation?

We're committed to ensuring residents are informed and have the chance to get involved and help shape the borough! Thanks to everyone who's contributed already – there's still time to have your say at <https://orlo.uk/vE4aM...> See more



**Boost**


 4

1  6 

Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
21-Aug	10:45	2,600	4	1	7	7

Facebook Post – 25<sup>th</sup> August:



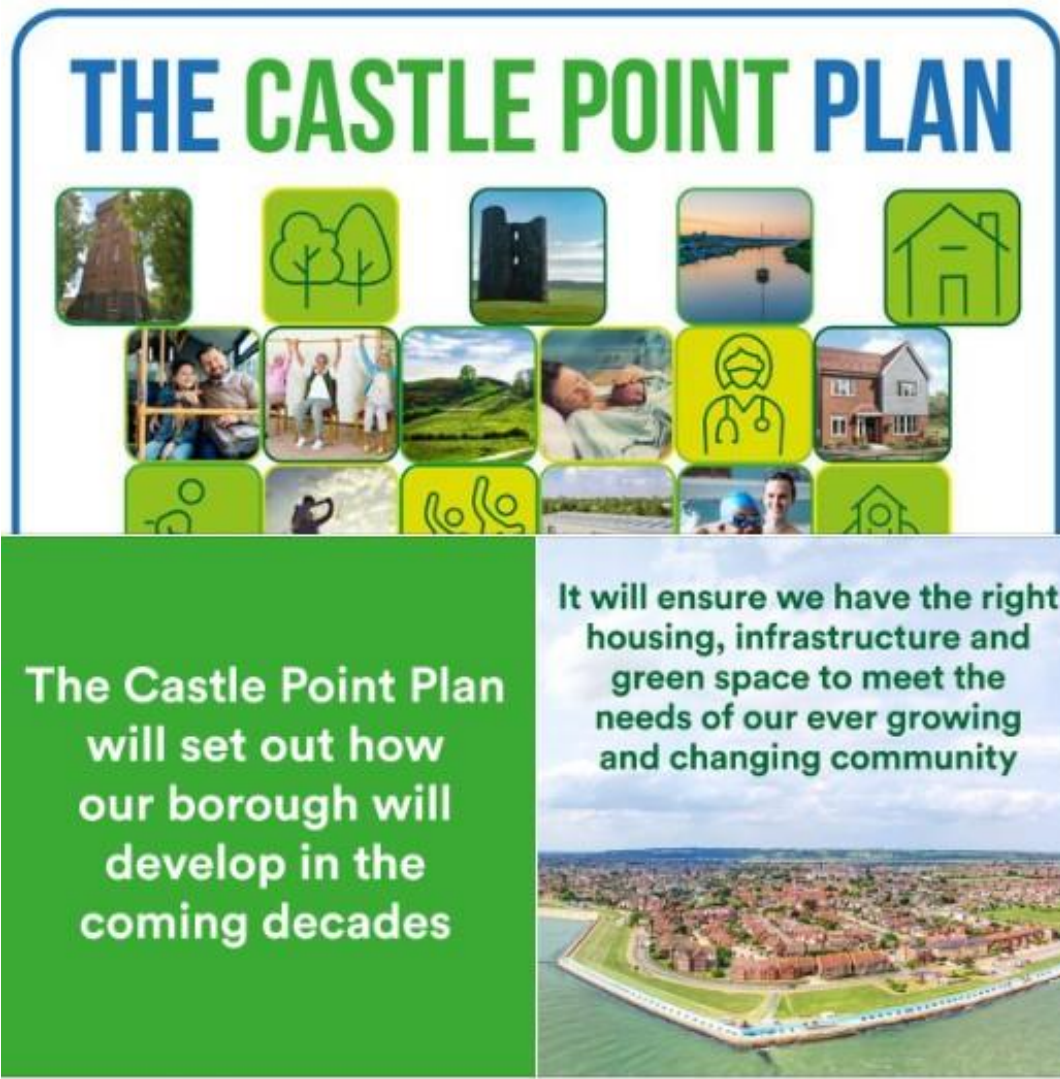
**Castle Point Borough Council**

Published by Orla

· 25 August ·

A big thank you to everyone who's submitted a response to our Issues and Options consultation so far. The deadline for submitting your response is 16 September so make sure you give us your views if you haven't already!

<https://orlo.uk/3hMnu>



**THE CASTLE POINT PLAN**

The Castle Point Plan will set out how our borough will develop in the coming decades

It will ensure we have the right housing, infrastructure and green space to meet the needs of our ever growing and changing community

See insights and ads

Boost post

4

1 comment 3 shares

Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
25-Aug	08:00	1,700	4	1	3	3

Facebook Post – 28<sup>th</sup> August:



**Castle Point Borough Council**  
Published by Orlo  
- 28 August -

We are running two online engagement sessions for the Castle Point Plan, on 3 and 6 September. Find out more and give us your views:  
<https://orlo.uk/rqwVK...> See more

# THE CASTLE POINT PLAN



Your community. Your views.

Residents are invited to help us shape the future of Castle Point from 22 July - 16 Sept. Tell us what you think at:  
[castlepoint.gov.uk/castle-point-plan](https://castlepoint.gov.uk/castle-point-plan)

Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
28-Aug	17:10	3,700	2	0	12	15

Facebook Post – 3<sup>rd</sup> September:

 **Castle Point Borough Council**  
Published by Orlo  
- 3 September · 🌐

We want your views! Join our Castle Point Plan Engagement Session tonight at 7pm - 8:30pm.  
Join here: <https://orlo.uk/7DVMo>

**HOUSING - HERITAGE - WILDLIFE - GREEN SPACES  
BUSINESS - TRANSPORT - HEALTH - COMMUNITY**

**THE CASTLE POINT PLAN**



Your community. Your views.

**HELP SHAPE THE FUTURE FOR CASTLE POINT  
YOUR OPINION IS VALUABLE SO PLEASE GET INVOLVED**

**Boost**

👍 4 1 💬 5 ➦


👍 Like 💬 Comment ➦ Share

Most relevant ▼

Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
03-Sep	16:45	1,400	4	1	5	9

Facebook Post – 4<sup>th</sup> September:



Castle Point Borough Council


Published by Orlo

- 4 September -

...

There's never been a better time to have your say about your local area. Come and join the discussion at Runnymede Hall, Thundersley this evening, 7pm-8:30pm.

<https://orlo.uk/p7K97...> See more



Boost

Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
04-Sep	12:00	2,200	6	1	2	1

Facebook Post - 5<sup>th</sup> September:



Castle Point Borough Council

Published by Orlo

- 5 September -

...

Thank you to everyone that has taken the time to come to our in-person or online engagement sessions for the Castle Point Plan - we really need your views on what's important to you in the Borough.

Another session will take place this afternoon from 2pm , at Daws Heath Social Hall, and another online session will take place tomorrow.

<https://orlo.uk/1xi0C...> See more

Daws Heath 'Issues & Options' workshop

From 5 Sep 2024 at 14:00 to 5 Sep 2024 at 15:30

▶

[More information](#)

Online Workshop

From 6 Sep 2024 at 14:00 to 6 Sep 2024 at 15:30


▶

[More information](#)

Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
05-Sep	12:00	1,100	3	1	1	2


Facebook Post – 12<sup>th</sup> September:




Castle Point Borough Council  
Published by Orlo  
- 12 September -

Four days to go! Don't miss a chance to have your say in our Castle Point Plan consultation - the deadline for responses is Midnight Monday 16 September.  
Give us your views: <https://consultation.castlepoint.gov.uk/.../castle-point...>

We want you to tell us how the plan should meet the needs for development in the local area,




and how this can be best accomodated where you live




It's time to have your say


See insights and ads


Boost post


 4

1 share

 Like

 Comment

 Send

 Share

Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
12-Sep	17:00	914	4	0	1	5

Facebook Post – 16<sup>th</sup> September:



Castle Point Borough Council

Published by Orlo

- 16 September -

Today is the deadline for responses to our Castle Point Plan Consultation (closing at 11:59pm). Don't miss your chance to have your say about your local area!

Submit responses here: <https://orlo.uk/LPv1H...> See more

THE CASTLE POINT PLAN



It's time to have your say

Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
16-Sep	12:00	1,200	4	0	3	4

Facebook Post – 25<sup>th</sup> September:



Castle Point Borough Council

Published by Orio

- 25 September -

...

Councillor Warren Gibson, Deputy Leader and Chair of the Castle Point Plan Board, said:

"The Council would like to thank all those residents that took the time to attend engagement sessions and respond to the Issues and Options consultation for the Castle Point Plan. The response to the consultation was excellent, with over 600 attendees at the engagement sessions and around 1,300 responses to the online Issues and Options consultation.

"It is incredibly important to the ... [See more](#)



Results:

Date posted	Time	Seen by	Likes	Comments	Shares	Link clicks
25-Sep	17:20	4,700	12	1	12	6

# FABBRICA

## Castle Point Borough Council Local Plan Campaign Final Report

22 July 2024 - 16 September 2024

Castle Point Borough Council

<https://castlepoint.gov.uk/castle-point-plan>

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## Key takeaways

**1**

The Meta campaign was the best performing digital media channel with 2.30% CTR (against 1.51% benchmark) with a low £0.15 CPC (against £0.64 CPC benchmark) and 1.02% link CTR and 4,973 clicks through to the website. It allowed precision targeting as well as split targeting across all age groups. We'd recommend continuing to use this media channel in future campaigns.

**2**

The display campaign (which used responsive display, with different versions of the ads appearing according to the user reached) achieved 265,987 impressions with over 3,000 clicks to the website and 1.13% CTR and performed well overall. We would recommend using this channel in future activity.

**3**

Spotify had a comparatively low engagement though there was a 9.5K reach with nearly 55,000 impressions served overall across the campaign. For this reason some budget was diverted away from Spotify and into GDN. We would recommend avoiding this channel in future activity, at least for such tight targeting.

**4**

OOH had a high number of impressions associated with it and for high precision local targeting we would recommend continuing to utilise this media channel, subject to budgets.

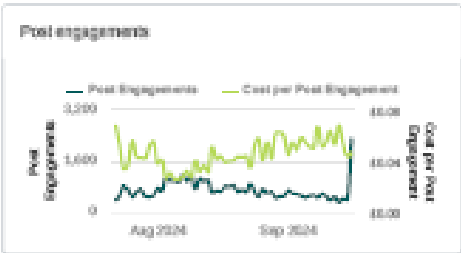
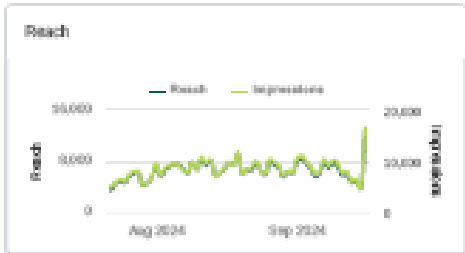
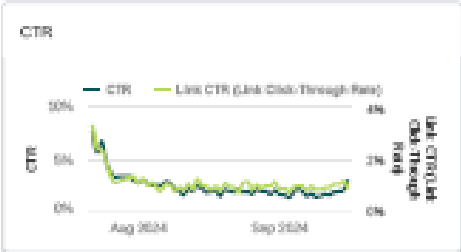
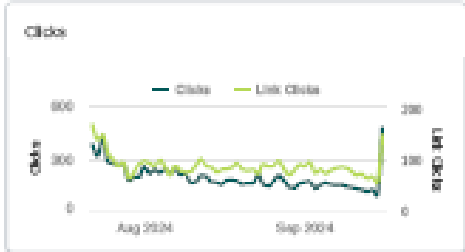
**5**

Overall, females were the most likely to engage with the advertising. We were able to achieve reach across all age groups by utilising different media channels, a strategy we'd recommend continuing with. Meta has a high prevalence of older people whereas Meta and Spotify allowed us to effectively reach, and in the case of GDN, engage with younger people.

Activity comparison

Meta					
Link Clicks	Impressions	Link CTR (Link Click-Through ...	Reach	Average CPC	
4,973	486 K	1.02%	70,101	£0.15	
Spotify					
Clicks	Impressions	CTR	Reach	CPC	
74	54,656	0.14%	24,551	\$2.54	
Google Display Network					
Clicks	Impressions	CTR	Measurable Impressions	Avg CPC	
3,009	266 K	1.13%	236 K	£0.09	
OOH					
Phone Kiosk Impressions	Roadside 6 Sheets Imp...	Bus Streetliners Impress...	Digital Billboard Impress...	46 Sheets Impressions	Total OOH Impressions
430,290	1,280,090	273,000	50,000	195,859	2,229,239
Total					
Clicks (digital only)		Impressions (digital only)		Impressions (digital and OOH)	
8,056		806,715		3,035,954	
				CTR (digital only)	
				1%	

Meta Ads - Campaigns



Commentary

The Meta campaign performed well against Meta benchmarks with 2.30% CTR (against 1.51% benchmark) with a low £0.15 CPC (against £0.64 CPC benchmark) and 1.02% link CTR and 4,973 clicks through to the website.

There was a reach of 70,101 of those people who are resident or recently in Castle Point (Meta targeting limitations).

Overall breakdown

Clicks	Link Clicks	Impressions	Reach	Average CPC	CTR
11,159	4,973	486 K	70,101	£0.15	2.30%
Link CTR (Link Click-Th...	2x Video Views	Video Watches at 25%	Video Watches at 100%	Frequency	Amount Spent
1.02%	34,571	1,988	382	6.93	£1,715.33

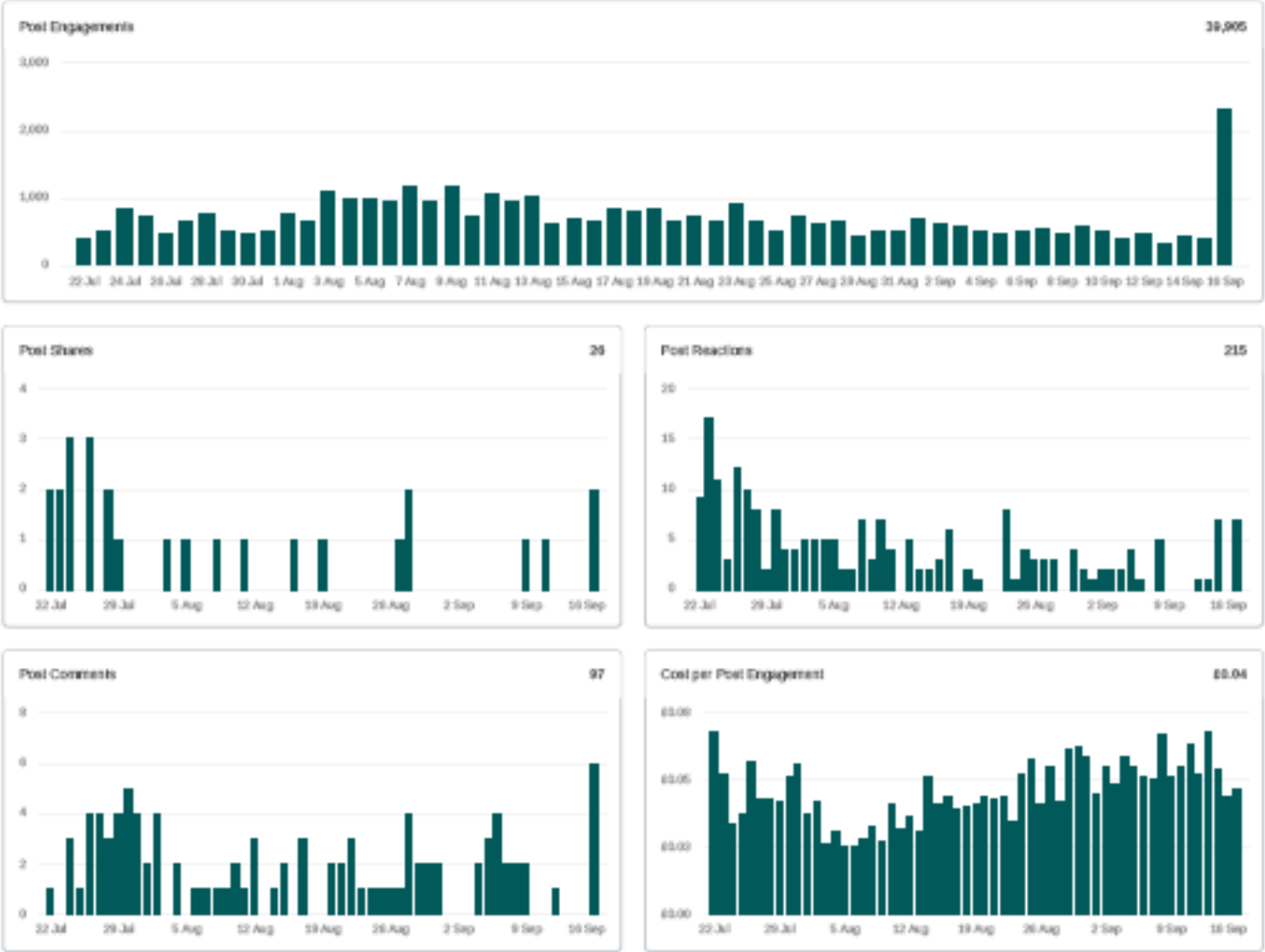
Facebook breakdown

Clicks	Link Clicks	Reach	Average CPC	CTR	Link CTR (Link Click-Th...
10,267	4,281	55,597	£0.14	2.39%	0.99%

Instagram breakdown

Clicks	Link Clicks	Reach	Average CPC	CTR	Link CTR (Link Click-Th...
865	665	18,794	£0.34	1.70%	1.31%

Meta Ads - Ad Engagement



Commentary

There was consistent engagement with the advertising throughout the length of the campaign with a noticeable peak in engagement (that included clicks on the posts, shares, reactions, comments) on the last day of the campaign that coincided with the closing date of the consultation.

Meta Ads - Ad Sets



**Commentary**

At the start of the campaign there was one ad set which targeted people of all ages. We found that the vast majority of people who engaged with the ads were in older age groups so we split this into two ad sets: 18-44 and 45 and over. This improved the number of younger people who were served ads though by comparison to older groups they were less engaged with the advertising. Consistent with the older audiences, there was more activity across Facebook.

Showing 2 of 2 Rows

AD SET	CLICKS	IMPRESSIONS	AVERAGE CPC	CTR	LINK CTR (LINK CLICK-THROUGH RATE)
TOTALS	11,359	495,072	£0.15	2.30%	1.02%
Local Plan 2024 45-55+	6,941	290,207	£0.12	2.08%	1.25%
Local Plan 2024 18-44	2,210	195,865	£0.29	1.11%	0.69%

18-44 yo Ad Set

Facebook breakdown

Clicks	Link Clicks	Reach	Average CPC	CTR	Link CTR (Link Click-Th...
1,894	1,109	26,383	£0.26	1.19%	0.70%

Instagram breakdown

Clicks	Link Clicks	Reach	Average CPC	CTR	Link CTR (Link Click-Th...
320	223	13,483	£0.48	0.92%	0.64%

45-55+ yo Ad Set

Facebook breakdown

Clicks	Link Clicks	Reach	Average CPC	CTR	Link CTR (Link Click-Th...
8,374	3,170	33,189	£0.11	3.09%	1.17%

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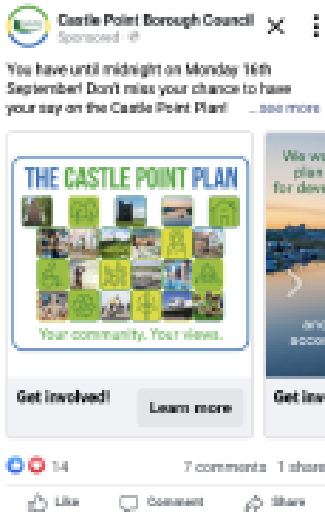
Instagram breakdown

Clicks	Link Clicks	Reach	Average CPC	CTR	Link CTR (Link Click-Th...
544	442	6,263	£0.26	3.41%	2.77%









Meta Ads - Ads

Commentary

The best performing creative was Carousel 4 (please see add to the right) which created the most clicks and the highest link CTR at 1.61%. Though in second place was Video collateral which had a high overall CTR indicating good on-ad engagement, overall the Carousels worked better in terms of link CTR and clicks to the website.



Ad performance all campaign

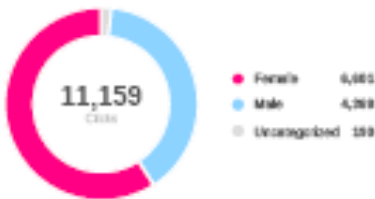
Ad	CLICKS	LINK CLICKS	REACH	AVERAGE CPC	CTR	LINK CTR (LINK CLICKS / REACH)
 Local Plan Carousel 4	1,074	960	50,752	£0.14	2.11%	1.61%
 Local Plan Video 2	396	99	5,305	£0.12	5.79%	1.45%
 Local Plan Carousel 2	1,139	592	54,014	£0.16	2.09%	1.40%
 Local Plan Carousel 1	870	425	32,140	£0.14	2.39%	1.17%
 Local Plan Carousel 3	220	120	5,833	£0.15	1.92%	1.12%
 Local Plan Video 1	4,442	1,424	25,200	£0.10	3.34%	1.07%
 Local Plan Video 1	1,227	625	20,460	£0.24	1.73%	0.80%
 Local Plan Video 2	139	54	5,323	£0.20	1.94%	0.75%

AD	CLICKS	LINK CLICKS	REACH	AVERAGE CPC	CTR	LINK CTR (LINK CLICK-THROUGH RATE)
 <a href="#">Local Plan Carousel 2</a>	353	283	17,854	£0.41	0.70%	0.50%
 <a href="#">Local Plan Carousel 2</a>	89	86	6,526	£0.41	0.90%	0.50%

Meta Ads - Demographics

Overall

Gender



Age



Commentary

Overall, females aged 65+ were the most likely to engage with the advertising. There was a general trend that the older the age group, the more likely it was to engage with the advertising. Following optimisation there was a more even reach across age groups but CTRs were heavily biased towards those older groups.

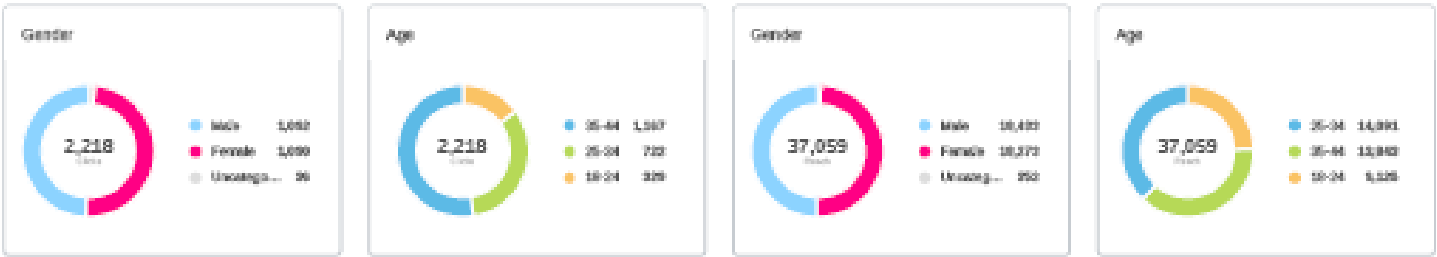
Showing 3 of 3 Rows

GENDER	CLICKS+	IMPRESSIONS	AVERAGE CPC	CTR	LINK CLICKS	LINK CTR (LINK CL...	REACH
female	6,601	257,618	£0.15	2.56%	2,033	1.50%	36,339
male	4,368	221,666	£0.17	1.97%	2,060	0.93%	32,097
unknown	190	6,788	£0.14	2.80%	82	1.21%	854

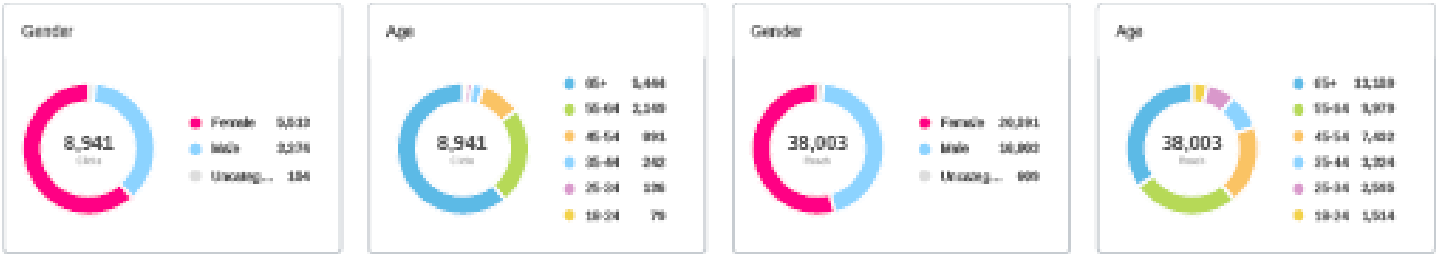
Showing 7 of 7 Rows

AGE	CLICKS+	IMPRESSIONS	AVERAGE CPC	CTR	LINK CLICKS	LINK CTR (LINK CL...	REACH
65+	5,440	161,621	£0.10	3.36%	2,414	1.49%	13,207
55-64	2,146	73,501	£0.11	2.92%	741	1.01%	10,245
35-44	1,413	92,752	£0.23	1.52%	726	0.78%	15,000
45-54	890	35,946	£0.11	2.48%	260	0.83%	7,700
25-34	861	82,166	£0.29	1.05%	546	0.66%	14,400
18-24	409	40,026	£0.20	1.02%	248	0.62%	9,541
Unknown	0	0	—	—	—	—	0

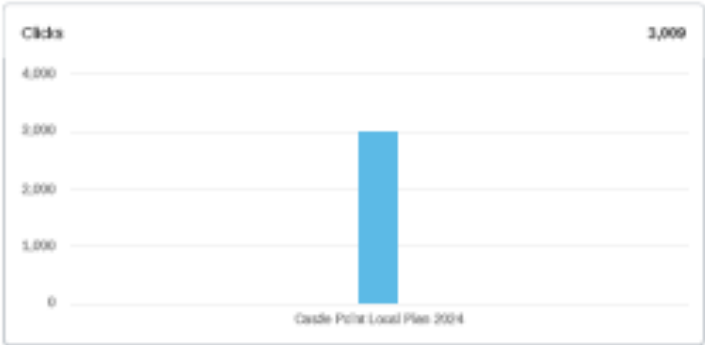
18-44 yo Ad Set



45-55+ yo Ad Set



Google Ads - Campaigns

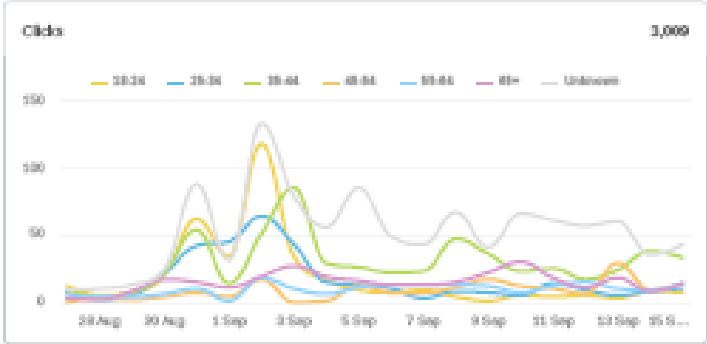
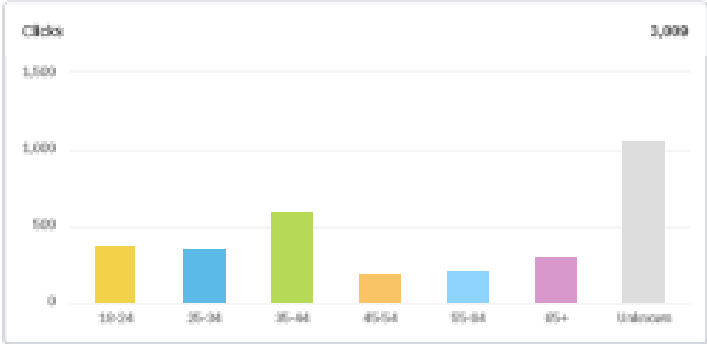


Avg CPC	Clicks	Impressions	Measurable Impressions	CTR
£0.09	3,009	266 K	236 K	1.13%

Commentary

We introduced GDN part way through the campaign to ensure a higher reach against the relative lower performance of Spotify. The display campaign (which used responsive display, with different versions of the ads appearing according to the user reached) achieved 265,987 impressions with over 3,000 clicks to the website and 1.13% CTR which is over benchmark (median 0.97% with range 0.4%-2.33%, source: Varos).

Google Ads - Age



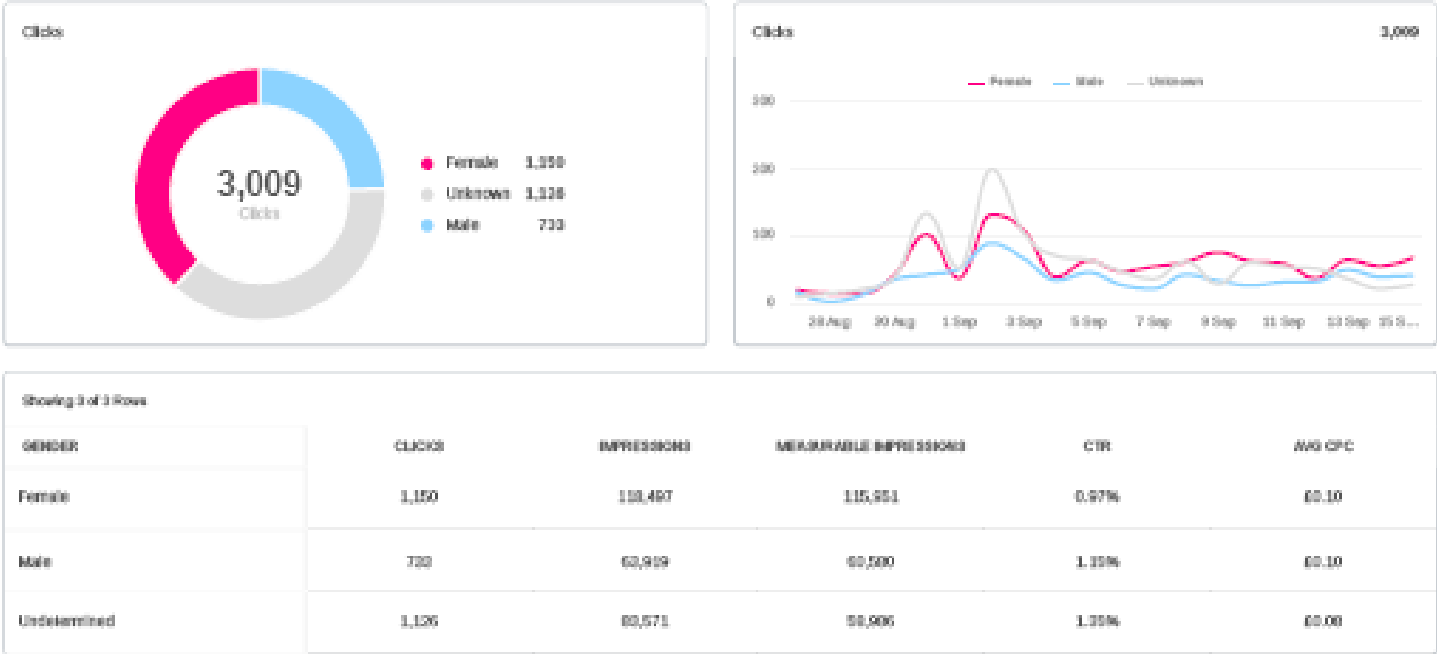
Showing 7 of 7 Rows

AGE+	CLICKS	IMPRESSIONS	MEASURABLE IMPRESSIONS	CTR	WAS CPC
18-24	371	21,370	20,750	1.74%	£0.00
25-34	336	19,977	19,033	1.68%	£0.00
35-44	589	40,376	38,397	1.46%	£0.09
45-54	173	20,287	19,304	0.85%	£0.11
55-64	182	28,214	27,418	0.66%	£0.13
65+	299	41,502	40,761	0.72%	£0.11
undetermined	1,050	94,361	70,016	1.11%	£0.09

Commentary

In contrast to Meta there was more engagement with the advertising from younger age groups than older age groups (who were still served more ads). The highest CTRs were achieved by 18-24 and 25-34 year old at 1.74% and 1.68% CTRs, respectively, though with lower impressions and therefore lower clicks than 35-44 yo - which achieved the most clicks overall.

Google Ads - Gender



Commentary

Like Meta, most clicks came from females, though a large portion of clicks were from an unknown gender (where Google is unable to track demographics). Having said that, CTRs were lower for females - this points to higher reach / more impressions going to female users but males were the most likely to engage when they saw the ad.

Google Ads - Locale



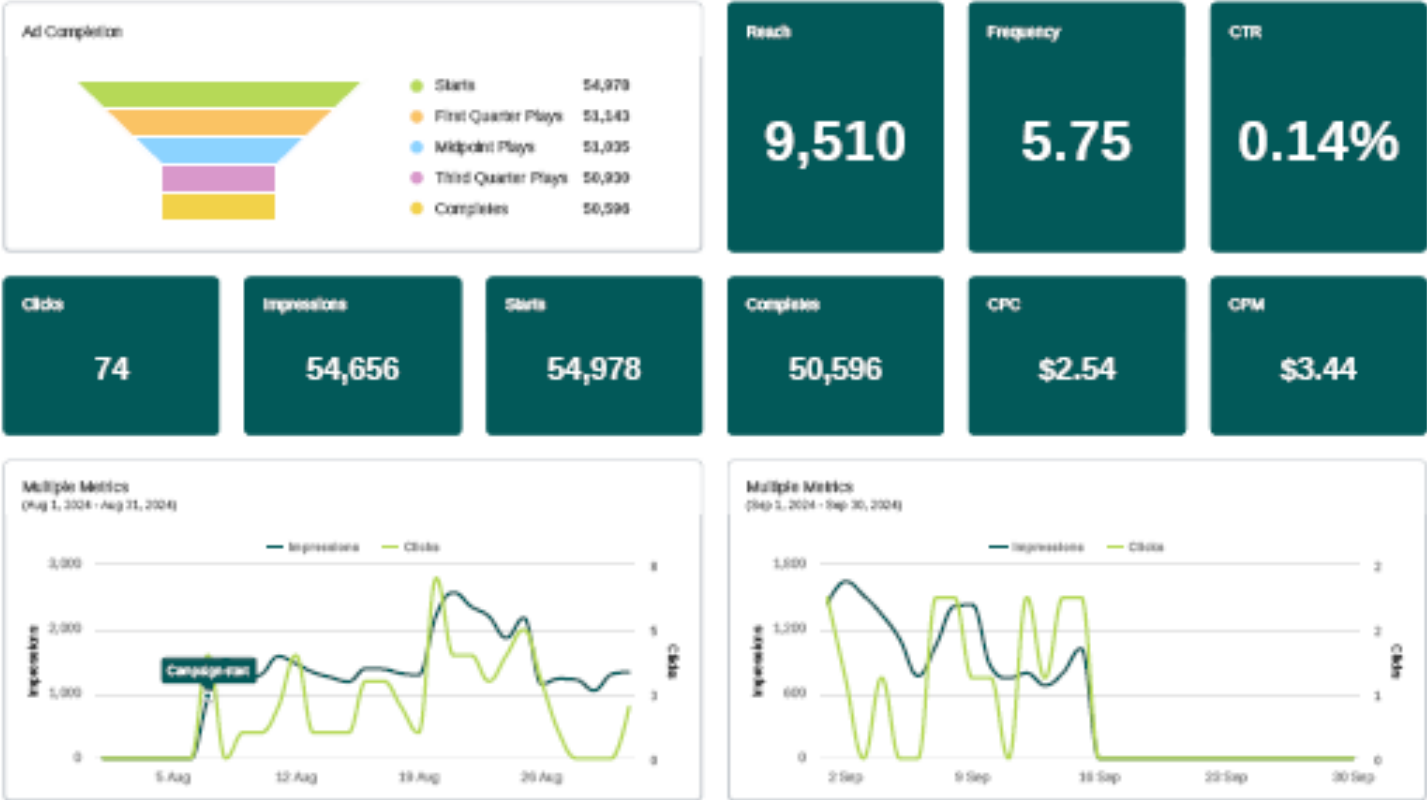
Showing 4 of 4 Rows

CITY	CLICKS	IMPRESSIONS	CTR	Avg CPC	COST
Carvey Island	2,967	261,320	1.14%	£0.09	£213.70
South Benfleet	240	22,430	1.05%	£0.09	£22.51
Hadleigh	94	10,502	0.90%	£0.10	£9.47
Unknown City	33	1,892	1.74%	£0.09	£3.07

Commentary

Carvey Island was the most likely to engage with the advertising overall. Unfortunately, Meta no longer shares town/city level location data on advertising therefore we can't do a comparison here.

Spotify Ads - Summary



Commentary

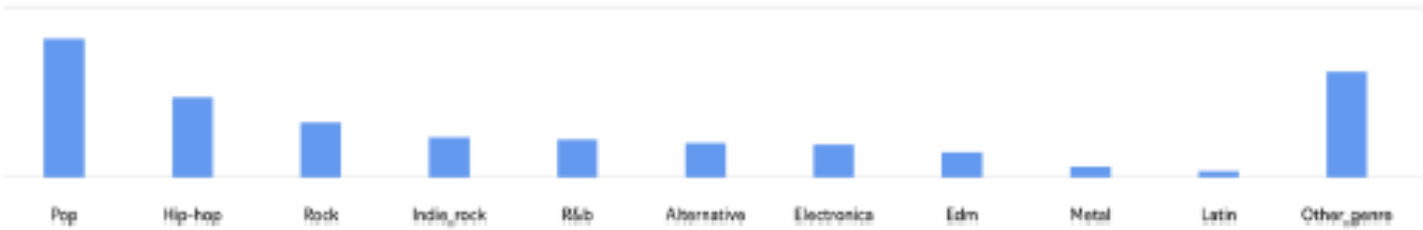
Spotify had a comparatively low engagement though there was a 9.5K reach with nearly 55,000 impressions served overall across the campaign. For this reason some budget was diverted away from Spotify and into GDN.

Spotify Ads - Demographics

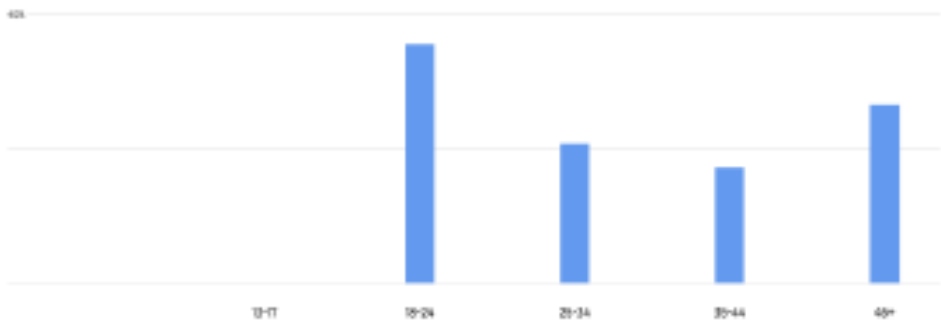
Commentary

Like Google Display, younger audiences were the most reached audiences by the advertising though 45+ was in second place. With the exception of 25-34 yo which had a lower figure, CTRs were reasonably even across age groups at 0.17-0.19%. Women were the most likely to engage with the ad with 0.19% CTR versus 0.12% for men.

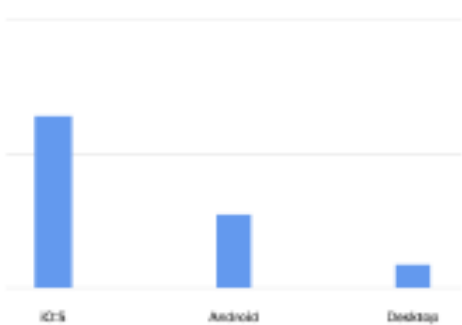
Genre



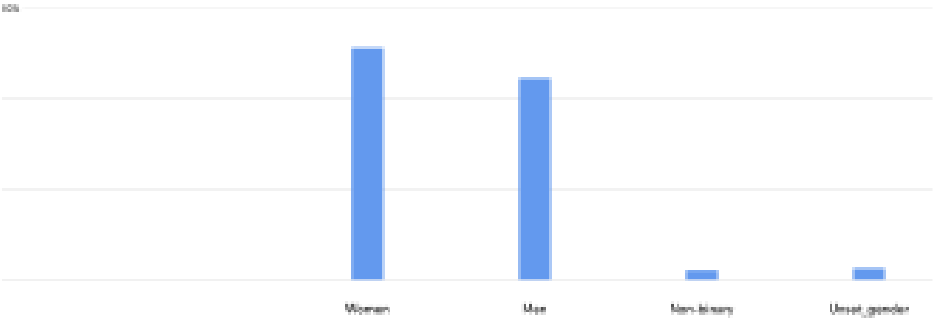
Age



Device



Gender



## OOH

48 sheet - 195,859 impressions



Phone Kiosk - 430,290 impressions



Bus - 273,000 impressions

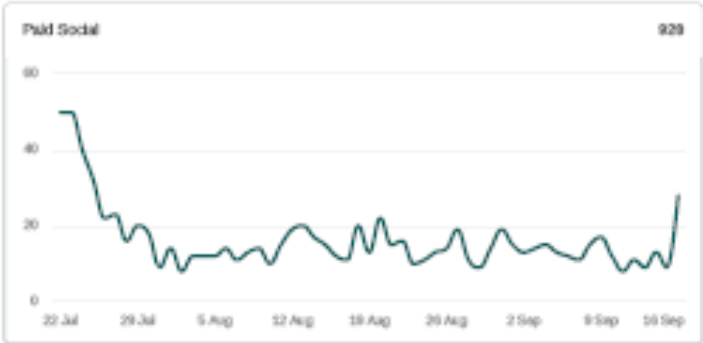


Roadside 6 sheets - 1,280,090 impressions (+ Digital Billboard by Entertainers - 50,000 impressions)



GA4 - All Channels

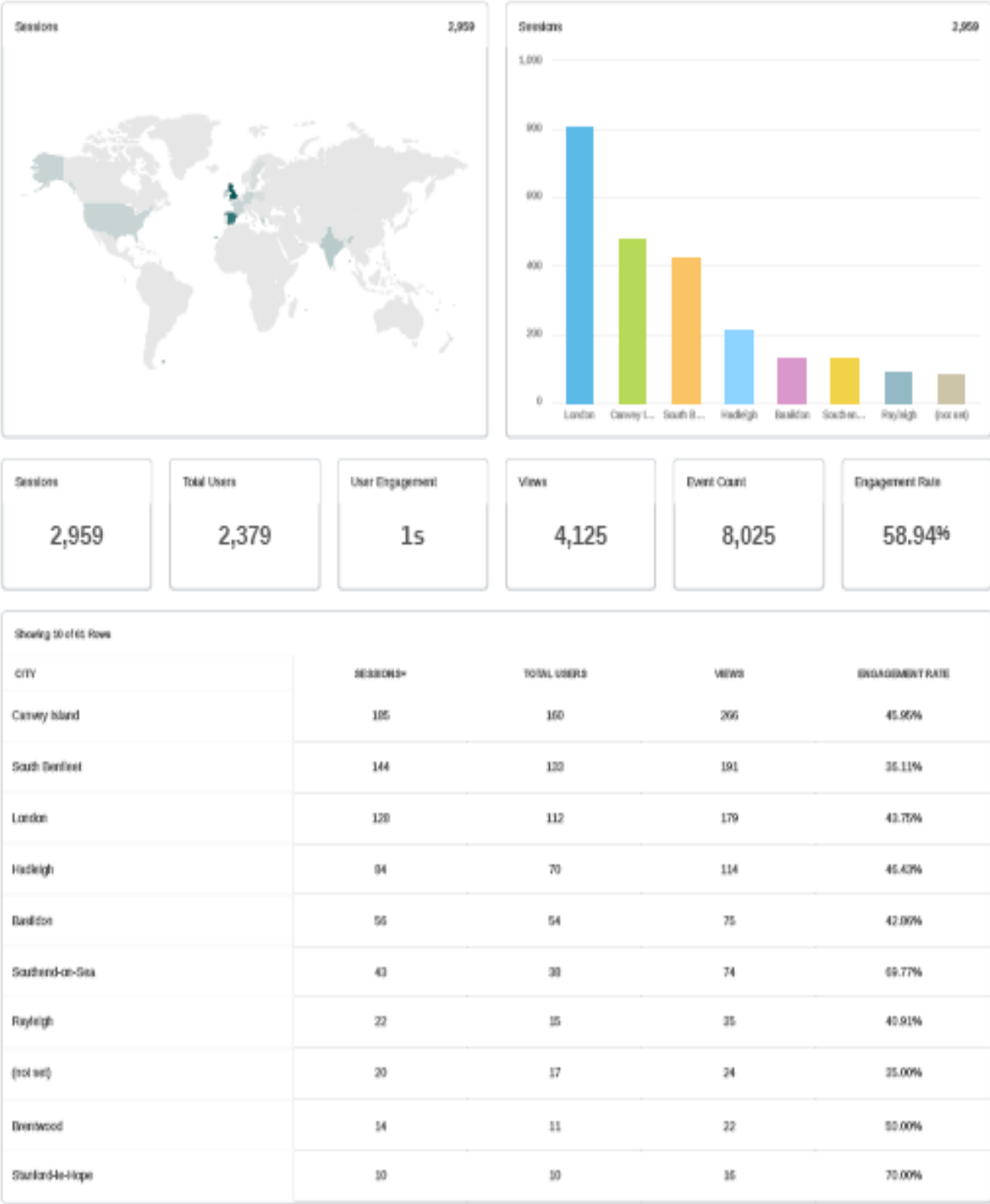
User Acquisition



Sessions	Total Users	User Engagement	Views	Event Count	Engagement Rate
2,959	2,379	1s	4,125	8,025	58.94%

Showing 11 of 11 Rows				
CHANNEL	SESSIONS	TOTAL USERS	VEWS	EVENT COUNT
Direct	1,041	908	1,266	2,776
Paid Social	928	761	1,346	2,853
Organic Search	649	460	905	1,327
Paid Search	157	124	225	492
Organic Social	144	120	187	363
Referral	33	22	43	61
Display	6	3	7	15
Audio	5	5	9	17

GA4 - Landing Page by Location



Sessions2,959

Total Users2,379

User Engagement1s

Views4,125

Event Count8,025

Engagement Rate58.94%

CHANNEL	SESSIONS	TOTAL USERS	VEWS	EVENT COUNT
Email	2	2	3	7
Organic Video	1	1	3	3
Unsigned	1	1	1	1

## Appendix 22 – Digital Billboards:

### Digital Billboard – Canvey Island:



Display 1



Display 2

### Digital Billboard – Hadleigh:



Display 1



Display 2

## Appendix 23: Technical Note on Text Analysis Methodology

### 1. Systematic and Thematic Approach

The consultation responses were analysed using a systematic and thematic method. The process combined automation, thematic coding, and manual refinement to ensure a comprehensive review. Key steps included categorizing responses, identifying recurring themes, and capturing sentiments and specific community concerns. This structured approach ensured the analysis reflected the patterns, priorities, and nuances expressed by respondents.

### 2. Tools and Techniques

To manage the large volume of qualitative data effectively, the following tools and techniques were employed:

#### 2.1. Thematic Coding with Python

Python scripts were used for an initial analysis, identifying recurring keywords and phrases.

Automated coding categorized responses based on common topics, enabling rapid identification of key themes.

This process provided a foundation for quantifying and prioritizing feedback.

#### 2.2. Frequency Analysis with Python

Python's analytical capabilities quantified the frequency of themes.

Themes were ranked based on the volume of mentions, supporting the prioritization of community concerns.

#### 2.3. NVIVO Software for Data Management and Validation

NVIVO was used to systematically organize and manage coded themes.

NVIVO's word frequency tools identified patterns and trends, supporting validation of the automated analysis.

The tool also facilitated the systematic breakdown of themes into sub-themes and tracked sentiments linked to specific feedback.

#### 2.4. Manual Review and Refinement

A manual review ensured accuracy and captured nuanced perspectives.

Themes were refined to account for unique viewpoints and validate the automated results.

This step identified unique or locally specific feedback not captured through automation.

### 3. Analysis Workflow

The workflow consisted of three key stages:

**Preprocessing:** Data was cleaned, standardized, and digitized where necessary. **Analysis:** Initial coding and frequency analysis were conducted using Python and **NVIVO**. **Manual Validation:** Themes were reviewed and refined to ensure depth and accuracy.