

**Castle Point Plan Regulation 19 Draft
Schedule of Proposed Modifications
December 2025**



This schedule contains proposed Main Modifications to the Castle Point Plan Regulation 19 Draft 2026 – 2043 which are considered necessary in order to make the Castle Point Plan sound or to correct factual errors, correct typos/grammar, formatting or styling.

This is a living document that will be updated throughout the progression of the Castle Point Plan from Regulation 19 to and through the Examination process. Please check the Council's website to ensure that you are viewing the most up to date version of this schedule.

Please note that the page numbers and paragraph numbering below refer to the Castle Point Plan as submitted - document dated July 2025.

The Modifications below are expressed in the form of ~~strike through~~ for deletions and **bold** for the additions of text.

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
M1	3	List of Policies	Hadleigh Town Centre	The chapter title refers to Hadleigh Town Centre when it should refer to the entire settlement of Hadleigh
	3	List of Policies	Amend first Chapter title	First chapter title not consistent with Contents (page 2) or main document (page 19)
	11	Chapter 3	Castle Point in 2023 today	Reference to 2023 is now dated
	17	Vision	Addition to Vision third bullet "Natural assets are protected and nature recovery is prioritised. Green spaces in local areas will be pleasant places to rest and play and will be connected into the wider network of	In response to Natural England comments and provisionally agreed in SoCG

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			multi-functional green infrastructure, providing opportunities to connect with nature.	
	19	Chapter 6	Second paragraph is missing numbering	Typographical error
	19	Policy SP1	<u>Modification to Policy SP1</u> <ol style="list-style-type: none"> 1. Protecting the function of the Borough's Green Belt and coastal areas by supporting opportunities to enable improved access, health and wellbeing and leisure infrastructure, for the overall enjoyment of residents, subject to sensitive consideration of environmental assets including internationally important coastal sites and ensuring they are not adversely impacted by recreational pressure. 2. The management of any new and enhanced green infrastructure must be considered as part of the planning process, ensuring it provides long-term benefits for Castle Point. Green infrastructure delivered within (or associated with) major new developments should be managed, 	In response to Natural England comments and provisionally agreed in SoCG

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			maintained and monitored for a minimum of 30 years in accordance with Natural England's GI Strategy Standard.	
	21	Green Infrastructure Map	Colouring of map to be consistent with key	Consistency and clarity to enable the map to be fully understood. Map key for this image requires updating to highlight all the green infrastructure designations shown on the map, some of which appear to be missing from the key. Commented upon by PLA (Rep 323)
	22 - 24	Policy SP2	<u>Modification to Policy SP2</u> 3d. Support integrated access to public open space, and the enhancement of the multi-functional green infrastructure network and biodiversity to offer a range of health, and environmental benefits; <u>Modification to Reasoned Justification</u> 6.30 As the density of the urban areas increases within the Borough, the need to protect and enhance access and existing	In response to Natural England comments and provisionally agreed in SoCG.

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			environmental assets to make the best use of local open spaces and protect urban biodiversity becomes more acute. By opening up access to a wide range of facilities, residents and visitors will have an increased choice about when and how often they use local green assets.	
	25	Policy SP3	Thorney Bay (now Sandy Bay)	Policy SP3 referred to 'Thorney Bay', but paragraph 8.65 refers to Thorney Bay (now Sandy Bay). Minor Modification is to address inconsistency.
	26	Reasoned Justification to Policy SP3 Meeting Development Needs. Para 6.42.	6.42 In addition to this planned supply, consideration has been given to supply already in the pipeline. These are sites that have already been granted planning permission, known as existing commitments. This pipeline of supply forms the starting point for the housing growth that will happen over the Plan period. As of 1st April 2025, development totalling 480 new homes had the benefit of planning permission. Full details of the 480 can be found within the housing trajectory at Appendix 2 of the Housing Topic paper (August 2025).	Clarity in response to objection. Text needs a signpost to where details of the 480 existing commitments can be found
	27	Policy SP3 – Meeting	<u>Modification to Reasoned Justification</u>	In response to Natural England comments and provisionally agreed in SoCG.

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		Development Needs Plus multiple locations throughout the Plan	<p>6.47 A Habitats Regulations Assessment will be required for windfall sites on Canvey Island at application stage in order to and will need to demonstrate no adverse effects on site integrity before development can be granted permission.</p> <p>8.16 A Habitats Regulations Assessment will be required at application stage in order to and will need to demonstrate no adverse effects on site integrity before development can be granted permission.</p> <p>8.26 A Habitats Regulations Assessment will be required at application stage in order to and will need to demonstrate no adverse effects on site integrity before development can be granted permission.</p> <p>8.40 The nature conservation sites at west Canvey are however sensitive to recreational activities and urban development so it is important that the Master Plan deals with this in an appropriate manner. A Habitats Regulations</p>	

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			<p>Assessment will be required of the Master Plan and associated development proposals to avoid any and will need to demonstrate no adverse impacts on the integrity of nearby habitats sites or functionally linked land before development can be granted permission’.</p> <p>8.72A Habitats Regulations Assessment will be required of development proposals to avoid any and will need to demonstrate no adverse effects on the integrity of nearby Habitats sites including from construction impacts as well as occupational impacts, before development can be granted permission.</p> <p>8.78 A Habitats Regulations Assessment will be required of development proposals at C10F: Ozonia Gardens and C10G: Land between Station Road and Seaview Road to avoid any and will need to demonstrate no adverse effect on the integrity of nearby Habitats sites or functionally linked land, before development can be granted permission.</p>	

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			<p>9.23 A Habitats Regulations Assessment will be required of development proposals at B7A: Richmond Avenue Car Park to avoid any and will need to demonstrate no adverse effect on the integrity of nearby Habitats sites or functionally linked land, before development can be granted permission.</p> <p>11.17 A Habitats Regulations Assessment will be required at application stage in order to and will need to demonstrate no adverse effects on sites integrity, before development can be granted permission.</p> <p>13.46 A Habitats Regulations Assessment will be required at application stage in order to and will need to demonstrate no adverse effects on sites integrity before development can be granted permission.</p> <p>14.28 A Habitats Regulations Assessment will be required of any new development at SEL4 (South Canvey Port Facilities), West Canvey</p>	

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			<p>and Canvey Town Centre to avoid any and will need to demonstrate no adverse effects on integrity of nearby Habitats sites or functionally linked land before development can be granted permission.</p> <p>14.49 A Habitats Regulations Assessment will be required of any project aimed at attracting large visitor numbers Centre to avoid any and will need to demonstrate no adverse effects on the integrity of nearby Habitats sites or functionally linked land before development can be granted permission.</p> <p>17.8 A Habitats Regulations Assessment will be required of any substantial new development within 2km of a Habitats site or Holehaven Creek SSSI (as functionally linked land) to avoid any and will need to demonstrate no adverse effect on the integrity of nearby Habitats sites before development can be granted permission.</p>	

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			<p>17.26 A Habitats Regulations Assessment will be required of any substantial new development within 2km of a Habitats site or Holehaven Creek SSSI (as functionally linked land) at application stage, to avoid any and will need to demonstrate no adverse effect on the integrity of nearby Habitats sites before development can be granted permission.</p> <p>18.16 A Habitats Regulations Assessment will be required at application stage in order to demonstrate no adverse effects on site integrity. The Riverside Strategy must be subject to a Habitats Regulations Assessment in order to and will need to demonstrate no adverse effects on site integrity. This will need to take into account the Castle Point Plan when considering in combination effects.</p> <p>19.56 A Habitats Regulations Assessment will be required at application stage for any facility near to Benfleet and Southend Marshes SPA or Holehaven Creek SSSI (as functionally linked land) before development can be</p>	

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			<p>granted permission, in order to and will need to demonstrate no adverse effects on site integrity.</p> <p>20.30Any improvements to the access to Canvey Island must avoid any adverse effects on the integrity of Habitats Sites. A Habitats Regulations Assessment will be required to demonstrate no adverse effects on site integrity before development can be granted permission.</p> <p>20.40 A Habitats Regulations Assessment will be required at application stage in order to and will need to demonstrate no adverse effects on site integrity before development can be granted permission.</p> <p>21.32 All developments on Canvey Island will need to avoid any adverse effects on site integrity. A Habitats Regulations Assessment will be required at application stage to demonstrate no adverse effects on site integrity before development can be granted permission.</p>	

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	29	Strategic Policy SP4 – Development Contributions	Policy Title Strategic Policy SP4 – Development Contributions	Typing error
	30	Strategic Policy SP4 – Development Contributions	New supporting para 6.67 As set out in policy ENV3, developments may also be required to satisfy the requirements of the Habitats Regulations by making contributions as defined in the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) or by the provision of sustainable accessible natural greenspace (SANG) or SANG-like provision.	Responding to RSPB comments
	33	Policy C1 Canvey Town Centre	Regeneration and investment into Canvey Town Centre will be delivered via a new Canvey Town Centre Master Plan within the area identified as a broad location on the Policies Map, which will identify: The masterplan will develop the following principles:	Whilst policy D3 is clear that Master Plans should be approved in advance of planning applications, modifications are necessary to policies C1, C4, Had 1 and B8 to confirm that, in the event of premature proposals, the outlined principles do still apply in advance of masterplan approval.
	33	Policy C1 Canvey Town Centre	<u>Policy C1 - Canvey Town Centre Amendment to Part 11</u> The inclusion of appropriate SuDs to manage surface water flood risk in the	Agreed with Anglian Water in SoCG

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			town, to provide betterment for the community via urban Opportunities for managing flood risk through greening, water capture schemes and the appropriate use of materials to enhance the public realm, health, wellbeing, biodiversity and air quality	
	35	Canvey Town Centre Master Plan Area Map	Key to be updated to include allocations (currently shown in red on map)	Consistency and clarity to enable the map to be fully understood
	38	Policy C3	d. Public access to the coastal path adjacent to the site must be protected and opportunities to enhance access for pedestrians, cyclists and equestrians will be sought when appropriate ;	Responding to objection from Oikos Ltd re: enhancements to access 'will' be sought. Taking a blanket approach to proposals is not considered to be justified or effective and contradicts paragraph 8.30.
	38	Paragraph 8.27	8.27 There are two port facilities located adjacent to each other at south Canvey. These port facilities include the Calor Gas terminal located to the west of Thames Road for the importation and storage of liquefied petroleum gas and the Oikos terminal to the east of Haven Road, which receives and stores oil and a range of hydrocarbon products. Both terminals have close good deep-water accessible jetties with good access to	Response to Port of London Authority comments.

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			<p>shipping lanes that are used to receive fuel imports by ship. These fuels are exported from the terminals by pipelines and by road tanker. The Calor Gas and Oikos terminals are nationally significant, well situated close to the mouth of the Thames estuary and gateway to the Port of London, and have a role to play in ensuring the security of energy supplies in the UK.</p>	
	39	Paragraph 8.32	<p>8.30 The port facilities occupy a substantial frontage of the waterfront at South Canvey. This limits access to a narrow strip of the waterfront in this location, creating an enclosing effect for users. This route, which is part of the English Coast King Charles III England Path, is not bicycle or equestrian friendly.....</p> <p>8.32 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 to 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, and the Port of London</p>	Response to Port of London Authority comments.

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			Authority's River Works Licencing process also forms a requirement as part of any works in, on or over the Tidal Thames.	
	40	Policy C4	Land at West Canvey, as identified on the Policies Map as a broad location, will provide around 2,700 new homes, employment, associated community facilities and open space provision, of which 2,000 will be delivered by 2043. A master planned approach to the regeneration and renewal of west Canvey will be taken to optimise urban land use and improve the quality of the urban environment and public realm. The Master Plan will provide: The masterplan will develop the following principles:	Whilst policy D3 is clear that Master Plans should be approved in advance of planning applications, modifications are necessary to policies C1, C4, Had1 and B8 to confirm that, in the event of premature proposals, the outlined principles do still apply in advance of masterplan approval.
	40	Policy C4	<u>Policy C4 - West Canvey</u> <u>Modification to Policy: New Paragraph</u> 2. A surface water drainage strategy to demonstrate the effective management of surface water flood risk across the site, with the priority for reuse and SuDS in accordance with the drainage hierarchy.	Agreed with Anglian Water in SoCG
	40	Policy C4	<u>Policy C4 - West Canvey</u> <u>Modifications to Policy:</u>	

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			<p>9. Appropriate links into multi-functional green infrastructure to the west of the site whilst avoiding adverse harm to biodiversity through recreational impacts, or other impacts arising from urban development.</p> <p>9) A strategy that minimises impacts upon the SSSI and does not impede LNRS aims of connectivity; via sensitive consideration of siting, buffers, lighting and noise. Residential development should be located with suitable buffers and in less sensitive parts of the site to avoid adverse impacts</p> <p>10) Enhancements that complement the designated features and features of interest of Canvey Wick SSSI. Redevelopment of the adjacent area should factor in features that we will support increased biodiversity, in particular scarce and rare invertebrates, via measures such as green roofs, brownfield habitat, sandy planted areas/sandbanks and use of waste material such as crushed concrete in gabion baskets.</p> <p>11) Well-designed alternative green space or park for dog walking, away from the</p>	

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			SSSI, to help alleviate pressure on the designated site and surrounds;	
	41	Policy C4 Reasoned Justification	<p><u>Modifications to Supporting Text para 8.39 and 8.40</u></p> <p>8.39 To ensure environmental quality, and to reduce the risks of adverse impacts from surface water, hydraulic overloading and pollution, it is expected that the regeneration of west Canvey will include urban greening and the introduction of sustainable drainage. must be supported by a surface water drainage strategy. The Strategy will be fully informed by engagement with key partners including the Environment Agency, Water utilities companies and Essex County Council (as Lead Local Flood Authority) and will prioritise consideration of SuDS and urban greening.</p> <p>8.40 SuDS should be the principal but may not be the only method. SuDs are often most viable when considered early in the design process, so developers are encouraged to engage in pre-application discussions with Essex County</p>	Agreed with Anglian Water in SoCG and also a discrete element in response to Natural England comments and provisionally agreed in SoCG (references to Canvey Wick SSSI).

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			Council (as Lead Local Flood Authority), and refer to ECC's SuDS Design Guide, and any future updates, when preparing applications incorporating SuDS schemes. These are critical to address the impacts of climate change in an urbanised environment and especially in a low-lying area such as Canvey. Furthermore, it is expected that the development will integrate with multi-functional green infrastructure in the area such as Canvey Wick SSSI and west Canvey Marshes to provide recreation and time in nature opportunities for residents, whilst ensuring that there are no harmful impacts on the notified features of Canvey Wick SSSI from new development. Developers should engage with Anglian Water as early in the process as possible, if a connection to the public surface water sewerage system is proposed).	
	42	Policy C5	Policy C5 '2. This will be prepared in collaboration with key partners including ECC, adjoining district and unitary councils, Transport East, National Highways, Natural England, Environment Agency , Government departments such as the DfT, BEIS and	Responding to comments from National Highways, Natural England and the RSPB.

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			<p>MHCLG and relevant agencies as well as engagement with the local community.</p> <p>4. Options in the feasibility study for improvements to access to Canvey Island must seek to minimise environmental impacts and will be subject to Habitats Regulations Assessment that will need to demonstrate to ensure there is no adverse effect on integrity to ensure there is no resulting harm to internationally protected sites’.</p>	
	45	Policy C6	<p>Addition to supporting text</p> <p>8.56 Whilst most forms of development cannot take place in this area due to the constraints around the port facilities, this is an area where further enhancement of ecology through biodiversity net gain or through long term schemes such as Countryside Stewardship would be encouraged by the Council. The Green and Blue Infrastructure Strategy identifies a long-term opportunity to establish a Country Park at the Green Lung and the area also has scope for the creation of a well-designed dog-walking green space in the area.</p>	Addressing comments from the RSPB

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	59-60	Policies B5 and B6	<u>Modification to policies B5 and B6</u> Remove sentence 'The proposal is compliant with all other relevant policies of this Plan'	Agreed in Anglian Water SoCG as unnecessary and inconsistent with other policies. NPPF paragraph 16 states that Plans should avoid unnecessary duplication of policies that apply to a particular area. Policies should not be read in isolation, and the Castle Point Plan is to be read as a whole.
	62	Policy B8	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 for the area identified as a broad location on the Policies Map will deliver: The masterplan will develop the following principles:	Whilst policy D3 is clear that Master Plans should be approved in advance of planning applications, modifications are necessary to policies C1, C4, Had 1 and B8 to confirm that, in the event of premature proposals, the outlined principles do still apply in advance of masterplan approval.
	66	10.2	10.2 Hadleigh Castle (a Scheduled Monument and Grade 1 listed) sits to the south of the town centre and dates to Saxon times. Whilst it is in a ruined state, it is the centrepiece of the Hadleigh Castle Country Park, a major tourist attraction within the Borough which was	Response to Historic England representations.

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			home to the 2012 Olympic Mountain Biking events.	
	67	Policy Had1	Regeneration and investment into Hadleigh Town Centre will be via a new Hadleigh Town Centre Master Plan within the area identified as a Broad Location on the Policies Map. which will identify: The masterplan will develop the following principles:	Whilst policy D3 is clear that Master Plans should be approved in advance of planning applications, modifications are necessary to policies C1, C4, Had 1 and B8 to confirm that, in the event of premature proposals, the outlined principles do still apply in advance of masterplan approval.
	69	Hadleigh Town Centre Map	Key to be updated to include allocations (currently shown in red on map)	Consistency and clarity to enable the map to be fully understood
	70	Policy Had2 – Hadleigh Country Park, Hadleigh Farm and Benfleet and Southend Marshes	Reformat Policy Had2 –as follows: 1. Within the area as identified on the Policies Map, the Council will support the following land uses and proposals for development: a. 4.Proposals related to the improvement of recreational facilities within the Country Park and maintenance of the Country Park where they do not have a significant impact on Hadleigh Castle or its setting , the landscape, environmental assets or the Green	<ol style="list-style-type: none"> 1. Responding to Historic England comments, and 2. Ensuring consistency between paragraph 10.20 and policy text (i.e. para 10.20 also recognises the importance of compatibility with the nature conservation status of the area) 3. Minor mods to correct typographic errors highlighted by rep 272, and 4. Correcting contextual error in paragraph numbering/ordering so it makes grammatical sense

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			<p>Belt, and comply with the requirements of policy ENV4 and other relevant policies of this Plan;</p> <p>b. 2.Proposals related to the development and/or use of the farm for agricultural and/or training purposes in line with the charitable mission of the landowner, where they do not have a significant impact on Hadleigh Castle or its setting, the landscape, environmental assets or the Green Belt, and comply with the requirements of policy ENV4 and other relevant policies of this Plan; or</p> <p>c. 3.Proposals for habitat creation and habitat management and mitigation which are complementary to the habitats which already exist on or near the site, with specific regard to the Southend and Benfleet Marshes SPA and Ramsar site.</p>	in light of the opening paragraph wording

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			<p>2.4.Development proposals must be designed to enable and support the habitat priority measures identified within the Strategic Opportunities set out in the Essex Local Nature Recovery Strategy (LNRS).</p> <p>3.5.Development proposals must ensure areas that are identified as an Area of Particular Importance for Biodiversity (APIBs) within the Essex Local Nature Recovery Strategy (LNRS) are protected and where possible enhanced.</p> <p>Also, paragraph 10.20 of the supporting text says that 'it is therefore critical that any development allowed does not have an impact on the landscape'. Any scheme will have some level of impact on any landscape. This drafting should be revised to read 'any development allowed should not have a significant impact on the landscape'. That would reflect the language used in the main body of the Policy.</p>	
	73	Policy Had4	Remove sentence 'The proposal is compliant with all other relevant policies of this Plan'	Agreed in Anglian Water SoCG as unnecessary and inconsistent with other policies. NPPF paragraph 16 states that Plans should avoid unnecessary duplication

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				<p>of policies that apply to a particular area.</p> <p>Policies should not be read in isolation, and the Castle Point Plan is to be read as a whole.</p>
	73	Paragraph 10.27	The site is approximately 1.5ha 1.15ha in size and is adjacent to the Hadleigh Infant School and is vacant, and surplus to education requirements.	Correct typing error
	76-78	Policies Thun2 and Thun3	<p><u>Modification to policies Thun2 and Thun3</u></p> <p>Remove sentence 'The proposal is compliant with all other relevant policies of this Plan'</p>	<p>Agreed in Anglian Water SoCG as unnecessary and inconsistent with other policies.</p> <p>NPPF paragraph 16 states that Plans should avoid unnecessary duplication of policies that apply to a particular area.</p> <p>Policies should not be read in isolation, and the Castle Point Plan is to be read as a whole.</p>
	82	Policy DH1 criteria 4	The area's recreational role will be protected and enhanced with opportunities for managed passive recreation, focusing on health, wellbeing and education value. Projects improving managed walking, and cycling and	To ensure the horse riding connections are also supported in Daws Heath (British Horse Society rep 0360 - 0009).

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			horse riding connections across the wider area will be supported.	
	86	Policy Hou2 - Securing More Affordable Housing	Additional paragraph 6. Where these requirements cannot be met, a fully transparent viability assessment should be provided in line with Part 6 of policy SP4. The Council reserves the right to seek mitigation through e.g. the use of overage clauses, in the event that viability improves prior to the completion of the development.	In response to comments from McCarthy Stone/Churchill Retirement Living
	88	Policy Hou3 - Housing Mix	Additional sentence To ensure mixed and balanced communities, development will be required to reflect a mix in line with the table above, as far as possible and as an initial benchmark. The needs of specialist housing typologies will differ from generic housing and will be assessed on a case by case basis in line with identified housing need	In response to comments from McCarthy Stone/Churchill Retirement Living
	90	Policy Hou4 – Specialist Housing Requirements	b. Proposals that contribute towards the delivery of 138 139 residential care beds and 139-138 extra care <u>nursing care</u> beds over the Plan period <u>by 2044</u> .	Amend paragraph to take into account Essex Supported and Specialist Housing and Accommodation Need Assessment (August 2025) .
	90	Paragraph 13.34	The Essex Supported and Specialist Housing Needs Assessment (Housing LIN ECC, May	Amend paragraph to take into account Essex Supported and Specialist

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			2025 (approved July 2025; dated 4 August 2025) shows that in Castle Point there is an unmet need for about 130 fully wheelchair-accessible dwellings (M4(3)) at 2024, rising to some 158 households by 2044 (figures are not cumulative).	Housing and Accommodation Need Assessment (August 2025).
	91	Paragraph 13.39	The Essex Supported and Specialist Housing Needs Assessment which identified a need for 1398 residential care beds and 139-138 nursing care home beds by 2044.	Amend paragraph to take into account Essex Supported and Specialist Housing and Accommodation Need Assessment (August 2025).
	92	Policy Hou5 – Park Homes	1. New park homes will only be supported on existing Park Home sites as defined on the Policies Map, and subject to compliance with other plan policies.	The existing wording may be misinterpreted as implying that intensification of Park Homes is automatically acceptable in principle. Noting that park home sites exist within areas of serious constraint such as the consultation zone for hazardous installations (Policy SD8), FZ3, etc.
	92	Paragraph 13.43	13.43 Across the three sites on Canvey (Kings Park, Thorney Bay Village (transitioning to Sandy Bay) , and Holehaven Caravan park) and one site in Benfleet (Kingsleigh Park), there are close to 2,000 park homes in Castle Point, predominantly providing accommodation to older people.	Clarification

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			NOTE: This needs to be confirmed 100% on site. Online research suggests there are 4 sites on Canvey.	
	93	Gypsy and Traveller Housing Sites Map	<p>Boundaries updated to show extent of pitches that have planning permission (not the area that is tolerated)</p> <p>Key to be updated to shown green is Green Belt and red hatching are Orchard Place and Janda Fields, Gypsy and Traveller Housing Sites</p>	<p>To align with the existing planning permissions</p> <p>Consistency and clarity to enable the map to be fully understood</p>
	108	Policy TC5	<p><i>a. It is within a local shopping parade and no more than 15% of the existing units, for no more than one unit in a parade, (whichever is higher) are hot food takeaways or fast food outlets, or</i></p>	Clarification so the intention of the policy is clearer
	112	Policy D1 – Design Objectives	<p><u>Modification to Policy D1</u></p> <p>p. Maximise opportunities for encouraging physical activity.</p>	Responding to Sport England comments

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	112	Policy D1 – Design Objectives	<p>Policy DH1</p> <p>2. The Council will continue to support opportunities for restoration, enhancement and creation of habitats in the area, particularly priority habitats and habitats benefiting protected/priority species including heath fritillary butterflies, badgers and southern wood ants.</p> <p>4. The area's recreational role will be protected and enhanced with opportunities for managed passive recreation, focussing on health, wellbeing and educational value. Projects improving managed walking and cycling connections across the wider area will be supported.</p>	Responding to RSPB comments
	112	Paragraph 16.28	<p>Modification to paragraph 16.28</p> <p>Developments have the potential to improve accessibility and local permeability by making places that connect with each other and are easy to move through. This also encourages the use of active travel and encourages physical activity. Promoting legibility through</p>	Responding to Sport England comments

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			development helps to provide recognisable routes, intersections and landmarks to help people find their way around; and make faster journeys. Sport England have also developed ‘ten principles to inform active design’ which provide guidance on how the design of environments can help people lead more physically active and healthy lives.	
	116	Policy D3 – Master Planning	<p><u>Addition to Policy</u></p> <p>2. In preparing the Master Plan, the Council requires the applicant to demonstrate how they have engaged with and sought the views of relevant landowner(s), key stakeholders, infrastructure providers and the local community.</p> <p><u>Additions to Supporting Text</u></p> <p>16.38 The Council will work with those promoting development, the local communities and infrastructure providers to ensure that Master Plans accurately reflect the vision and the policy requirements in this Plan but also local aspirations and preferences concerning</p>	<p>Policy addition responding to consultation comments of Essex & Suffolk Water and agreed in Statement of Common Ground.</p> <p>Supporting text additions provisionally agreed with Natural England in SoCG, responding to their comments.</p>

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			<p>layout, style, character and relationship to adjoining land uses.</p> <p>16.39 In line with the wider plan vision, the masterplan offers an opportunity to outline how multifunctional green infrastructure has been integrated into a scheme to create high-quality, sustainable places. It will also ensure that GI is considered from the outset as an important piece of infrastructure in new developments</p> <p>Note: subsequent paragraphs in the chapter will need re-numbering as a result of the addition.</p>	
	118	Policy D4 Landscaping	<p><u>New supporting paragraph after 16.48</u></p> <p>16.49 Waterside developments should provide appropriate riparian life-saving and safety equipment) as recommended by the PLA's 'A Safer Riverside Guidance' and the 'Drowning Prevention Strategy' (2019)</p>	Responding to consultation comments of Port of London Authority

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			produced by the Tidal Thames Water Safety Forum.	
	124	Policy D9 – Conserving and Enhancing the Historic Environment	<p><u>Modification to Policy D9 as follows (bold text additions, strike through deletions):</u></p> <p>2. Reference shall be made to the South Benfleet Conservation Area Management Plan and the Florence Gardens Conservation Area Management Plan, as relevant, when determining planning applications in these areas. The South Benfleet Conservation Area Design Code should must be applied when preparing and assessing proposals within the South Benfleet Conservation Area.</p> <p>3. Regard should shall be had to the Historic Environment Record in determining if archaeological remains are present within a proposed development site. Where remains are present, the Council will have regard to the archaeological importance of those remains, the need for the development, the likely extent of any harm, and the likelihood of the proposal successfully preserving the archaeological</p>	Responding to Historic England comments

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			<p>interest of the site when considering proposals effects on archaeology.</p> <p><u>Further Mods: Additional Hyperlinks</u> Add hyperlinks to the following references on the online version of the Plan: Policy D9 part 2 and paragraph 16.72 'South Benfleet Conservation Management Area', 'South Benfleet Conservation Area Design Code' 'Florence Gardens Conservation Area Management Plan' Para 16.75 and 16.76 Essex County Council's Essex Historic Environment Record (EHER) database</p>	
	131	Policy ENV1 - Protecting and Enhancing the Landscape and Landscape Features	<p>Modification to Policy ENV1(2)</p> <p>Policy ENV1(2) Development proposals should seek to protect, and enhance and increase the connectivity of key natural/ semi-natural and historical features including:</p>	Responding to consultation comments of the Woodland Trust
	131	Policy ENV1 - Protecting and Enhancing the Landscape and	<p><u>Modification: New paragraph in Policy ENV1</u></p> <p>4. Development proposals should be designed to reflect character, features and priorities of established Landscape</p>	In response to Natural England comments and provisionally agreed in SoCG.

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
		Landscape Features	<p>Character Areas and landscape assessments</p> <p><u>Modification: New Reasoned Justification Paragraph</u></p> <p>18.6 The Natural England National Landscape Character Areas, as well as local Essex Landscape Character Assessments provide a way of understanding how the landscape and its elements contribute to local character, sense of place, and local distinctiveness can be preserved and enhanced. Canvey and southern areas of the Borough form part of the Thames Estuary Landscape Character Area, while northern parts of the Borough form part of the Northern Thames Basin/South Essex Coastal Towns Landscape Character Area</p>	
	133	Policy ENV2 – Coastal & Riverside Strategy	1. Working with the Environment Agency, ECC Lead Local Flood Authority, neighbouring authorities, the community, the Port of London Authority and other relevant stakeholders the Council will prepare a Riverside Strategy.	Responding to consultation comments of Port of London Authority
	133	Policy ENV2 – Coastal & Riverside Strategy	1 Development proposals must ensure areas that are identified as an Area of Particular Importance for Biodiversity (APIBs) within the Essex Local Nature	Responding to consultation comments of Essex Wildlife Trust and RSPB

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			<p>Recovery Strategy (LNRS), and priority habitats such as coastal floodplain grazing marsh, mudflats and coastal saltmarsh.are protected and where possible enhanced.</p> <p>6. Flood defence improvements should seek to deliver biodiversity benefits alongside flood protection.</p>	
	134	Reasoned Justification for Policy ENV2	<p>18.15 It is important for future generations that new development does not hamper the delivery of the Riverside Strategy, and to this end, it will be a material planning consideration when determining applications within the vicinity of the coast. Coastal and riverside areas are subject to environmental protection under elements 3-6 of policy ENV2, as well as other policies within the plan, which provide assurance of their appropriate consideration and protection the interim period prior to the delivery of the Riverside Strategy.</p>	Responding to consultation comments of Essex Wildlife Trust

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
	135	Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain	<p><u>Modification: Addition to Policy ENV3 paragraph 1a and b</u></p> <p>a. Applying the principles related to the biodiversity mitigation hierarchy, Sites of Special Scientific interests (SSSI) and irreplaceable habitats set out in national planning policy, In Castle Point, including ancient woodlands are considered to constitute irreplaceable habitats</p> <p>b. Where appropriate, large scale residential developments within the Zones of Influence will be required to provide sustainable Suitable Accessible Natural Greenspace (SANG) or SANG-like provision. This should be defined as providing a minimum of 8Ha per 1,000 new population of accessible semi-natural greenspace with a minimum 2.3km circular walk on-site or off-site and making use of the existing Public Rights of Way network.</p> <p><u>Modification: Paragraph 18.23</u></p>	In response to Natural England comments and provisionally agreed in SoCG.

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			<p>18.23 A Recreational dDisturbance Avoidance and Mitigation Strategy (RAMS) has been prepared for the Essex Coast Habitats Sites to address this cooperatively across Essex. This, together with any future updated iterations, sets out a series of actions to be taken to avoid adverse in-combination effects upon Essex Coast Habitats Sites to these habitats. The Strategy identifies a Zone of Influence (ZOI) around each Habitats sites in Essex where recreational disturbance is likely to result from residential development.</p>	
	135	Policy ENV3 – Securing Nature Recovery and Biodiversity Net Gain	<p>3. The sites listed below and identified on the Policies Map are the Council's preferred sites for offsite Biodiversity Net Gain:</p> <ul style="list-style-type: none"> i. Canvey Heights Country Park ii.Hadleigh Castle County Park, Creekside, Benfleet <p>The need for off-site sites will be regularly reviewed and potentially expanded further, based on demand and availability.</p> <p>Sites meeting the following criteria for off-site biodiversity net gain will be prioritised</p>	Responding to consultation comments of Essex Wildlife Trust

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			<p>*Located within Local Nature Recovery Strategy areas and/or contributing effectively to the Local Nature Recovery Strategy objectives.</p> <p>*Capable of supporting and/or enhancing priority habitats and species,</p> <p>*Capable of contributing to landscape-scale nature recovery.</p> <p>*Scope to enhance ecological connectivity.</p>	
	136	Policy ENV3 supporting text	<p>New paragraph</p> <p>18:20 As set out in the NPPF, development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons. In line with the regulations, such irreplaceable habitats are also excluded from biodiversity net gain calculations since it is recognised that loss of irreplaceable habitats always results in net biodiversity loss. Biodiversity net gain should be subject to maintenance and monitoring for at least 30 years.</p>	Responding to comments from the Woodland Trust
	138	Policy ENV4 - Local Wildlife and Geological Sites	<p>ENV4 - Replace paragraph 4 with the following: "Development proposals that would result in the loss of or harm to a Local Wildlife Site, Local Geological Site, or Potential Local</p>	Responding to objection from Essex Wildlife Trust

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			Wildlife Site will not be permitted unless it can be clearly demonstrated that every reasonable effort has been taken to minimise the harm arising through avoidance, and any residual harm arising is fully mitigated. be refused there are exceptional reasons to justify development in that location. Proposals must demonstrate that every reasonable effort has been taken to minimise harm through avoidance, and any residual harm must be fully mitigated."	
	143	Chapter 19	<u>New paragraph 19.13</u> The loss of any community facilities must be fully justified. The Local Planning Authority will require any application involving the loss of a facility to be supported by written evidence and applicants should contact the Local Planning Authority at the earliest stage to discuss the details.	Agreed in Statement of Common Ground with NHS Property
	148	Policy – Infra3	f. Requiring a Health Impact Assessment (HIA) on all development sites delivering: i. 50 or more dwellings or park homes , ii. all development in Use Class C2 (Residential Institutions);	Responding to comments from rep 310

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			iii. all non-residential developments delivering 1,000 square metres or	
	148	Policy – Infra3	<u>Modification to Policy Infra3 (to be inserted as f. and subsequent renumbering)</u> f. Expecting all development proposals to be planned and designed to encourage more active and healthier lifestyles;	Responding to Sport England's comments
	149	Paragraph 19.50	<u>New paragraph to be added to Reasoned Justification</u> Designing developments to promote active and healthier lifestyles is central to creating sustainable communities. Incorporating walking, cycling, green spaces, and accessible sports facilities encourages daily activity, supports wellbeing, and reduces car dependency. Development proposals should have regard to the Sport England Active Design Guidance .	Responding to Sport England's comments
	150	Policy Infra4 Open Spaces	<u>New addition to policy</u> New open spaces will be required for major developments on grey belt sites and greenfield sites in the urban area, according to the Open Space Needs Assessment quantity, access and quality standards. This These will be	In response to Natural England comments

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			<p>required 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. The benchmark scale of development that is normally expected to provide equipped/designated open spaces on site is as follows:</p> <p><u>Modification to supporting text</u></p> <p>19.52 The Castle Point Open Space Needs Assessment recommends standards for ensuring there is an adequate provision of open space across the Borough over the Plan period are set out below. ItThe assessment establishes quality standards for a whole range of different types of open spaces, and quantity and accessibility standards for the most common types of open space.</p>	
	157	Policy T1 - Transport Strategy	<p><u>New paragraph in policy</u></p> <p>9. Supporting the use of the Tidal Thames for both passengers and freight</p>	Responding to consultation comments of Port of London Authority
	159	Paragraph 20.31	<p><u>New supporting text paragraph</u></p>	Responding to consultation comments of Port of London Authority

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			20.31 Supporting the use of the Tidal Thames for both passengers and freight aligns with wider objectives to secure the transport infrastructure needed to support growth, to secure the delivery of net zero development and for a River Thames that is more accessible to be enjoyed by all.	
	160	Policy T2	9. Any improvements to accessing Canvey Island must avoid any adverse effects on the integrity of Habitats sites and minimise impacts on designated sites, priority habitats and species, including functionally linked land and habitat connectivity.	Responding to RSPB comments
	172	Paragraph 21.13	21.13 - The TE2100 Plan, prepared by the Environment Agency and partners, sets out a policy for the maintenance and improvement of the sea defences on Canvey Island in line with climate change projections. Improvements have already been delivered to the Island's southern revetments and will be required over the next 40 years to keep up with climate change. The Council will work with the Environment Agency to ensure that these ongoing improvements are delivered. Any works to retain or enhance sea walls, or within	Modification in response to comments/requests from Natural England on the HRA.

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			the 19m safeguarded buffer zone, should prioritise avoiding the loss of designated habitat or causing adverse effects on site integrity. This will need to be demonstrated through a project level HRA.	
	173	Paragraph 21.17	Paragraph 21.17 currently ends with a sentence ending in a colon. <i>'This has two significant challenges that will require collaborative work to manage.'</i> Paragraphs 21.18 and 21.19 need to be sub-clauses of 21.17 to be clear.	Formatting error.
	173	Paragraph 21.18	Local Plan 21.18 The loss of inter-tidal marshland habitats. The Benfleet and Southend Marshes is designated as a Special Protection Area (SPA) and is recognised for its assemblage of migratory birds under the Ramsar Convention. As a consequence, there is a need to identify compensatory habitat. The TE2100 Plan seeks to identify compensatory provision to account for this loss. Natural England's early input will be sought to ensure that any compensatory measures are sufficient. Habitats created as compensatory measures will require a	Modification in response to comments/requests from Natural England on the HRA.

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			robust long-term monitoring programme to ensure continued functionality. Any development within Hadleigh Marshes should avoid causing adverse effects on sites integrity. This will need to be demonstrated through a project level Habitats Regulations Assessment.	
	177	Policy SD3	Policy SD3(2) 2. All major qualifying development, will be required to submit a drainage strategy to demonstrate that the surface water hierarchy has been followed , how both on and off-site flood risk will be managed and how mitigation measures should will be satisfactorily integrated into the design and layout of the development.	Agreed in the Anglian Water SoCG
	177	Policy SD3	Policy SD3(3) 'Proposals must demonstrate how the SuDS feature(s) reflect and respond to the constraints of the specific geographic location , site circumstances, landscape character and the green-blue infrastructure network, and have regard to Essex County Council's SuDS Design Guide for Essex, the Castle Point Strategic	Several objectors concerned that SuDs need to respond more to the specific constraints and circumstances of Canvey. The SFRA does contain advice on this as well as site-specific recommendations so should also be cross-referenced. Policy should also allow scope for updated and site-specific advice from statutory flood-risk agencies.


Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			Flood Risk Assessment (SFRA) and recommendations/advice from statutory bodies (including EA, Essex LLFA).'	
	177	Policy SD3 Reasoned justification	<u>New paragraph 21:35</u> Qualifying development is major development (as defined in the GPDO) and minor development which seeks to connect to the public sewerage network.	Agreed in the Anglian Water SoCG
	184	Policy SD6 - Reasoned justification	<u>Modification: New paragraph</u> 21.56 Development proposals should be mindful of proximity to wastewater infrastructure facilities such as pumping stations and water recycling centres due to the presence of sensitive receptors and potential loss of amenity due to odour and/or noise arising from the operation of essential infrastructure.	Agreed in the Anglian Water SoCG
	187	Policy SD9	Modification to Policy SD9: 1. All new residential development will be required to achieve a water efficiency standard of 85 90-litres per person per day of mains supplied water/potable water Where it can be demonstrated that this is	Agreed with Essex CC in SoCG process to align with their evidence. (Also copied for consistency to Water Company and Natural England SoCGs).

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			<p>no feasible part G2 and regulation 36(2)(b) of the Building Regulations will apply.</p> <p>2. All non-residential development should achieve full credits for Wat 01 of BREEAM.</p> <p>New, extended or redeveloped non-household ('non-household' means all development except residential dwellings.) buildings aim to achieve full credits within the 4 water categories (WAT01, WAT02, WAT03, and WAT04) for BREAAAM standard within a minimum score of 3 credits within WAT01 Water Consumption issue category, or an equivalent standard set out in any future update to BREAAAM. The applicant will be required to justify and evidence why full credits is not possible/viable for the development.</p> <p>A new paragraph to be added to the reasoned justification:</p> <p>The <u>Shared Standards in Water Efficiency for Local Plans</u> (June 2025) are developed by Natural England, the Environment Agency, and water companies endorsed by Water Resources East to provide advice and evidence to Local Planning Authorities</p>	

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
			(LPAs) on how they can secure higher water efficiency standards for new homes and commercial developments.	
	192	Monitoring Framework – Objective 12	B1 – South Benfleet Town Centre Ensuring the Vitality of Town Centres and Supporting Local Retail Centres Services (Policies TC1 to TC5)	To include correct policy references
	192	Monitoring Framework Objective 13 and 15	Ensuring the Vitality of Town Centres and Supporting Local Retail Centres Services (Policies TC1 to TC5)	To include correct policy references
	192	Monitoring Framework Objective 16 and 18	SP3 – Meeting Development Needs Hou1 – Housing Supply Hou32 – Securing More Affordable Housing Hou54 – Specialist Housing Requirements Hou76 – Gypsy and Traveller Provision	To include correct policy references
	193	Monitoring Framework Objective 20	Infra 5 – Indoor Leisure and Sports Sports Provision	To include correct policy references
	206/207	Appendix F – Town Centre and Primary	Each map to include a key to shown purple area are the town centres and blue dashed lines are shopping parades.	Consistency and clarity to enable the map to be fully understood

Ref	Page of submitted Castle Point Plan	Policy/ Paragraph	Main Modification	Reason/Justification
		Shopping Areas Maps (Policy TC1)		
	208	Appendix G – Local Shopping Parades List (Policy TC2)	<p>Update to amend inconsistencies with Policies Map</p> <ul style="list-style-type: none"> • Benfleet 1: Remove '312-', so it simply says '322 London Road (Evens)' • Canvey Parade 4: Remove reference to 3 Denham Road • Canvey 6: Should say 6-12, rather than 8-12 • Canvey 7a: Remove reference to 270-276 (even numbers) • Canvey 7b: Add 270-272 (Even numbers) to description • Thundersley 1: Amend 61-83 to say 61-85 • Add Canvey Island Parade 10 'Canvey Esplanade' 1-37 Eastern Esplanade 	<p>To more accurately align with policies map and Policy TC2.</p> <p>Policy TC2 mentioned 21 parades and Canvey 10 was on the policies map. There are now 21 parades in the Appendix now that missing Canvey 10 is restored.</p>
	209	Appendix H – Heritage Assets List (Policy D9)	<p>The tables below identifies identify the designated and non-designated heritage assets as set out in Policy D9 as of July 2025. Note that this list may change over time as new non-designated heritage assets are identified or as designations are updated.</p>	Responding to Historic England comments
	Back cover	Back cover	Add Ordnance Survey accreditation for all maps within the Castle Point Plan, alongside existing credits.	Omitted in error.

Policies Map

Ref	Policy	Main Modification	Reason/Justification
	General	Add a north arrow, scale bar and OS copyright to the Policies Map	Omitted in error
	C6	<p>Modification: Green Lung boundary to be reduced in accordance with Anglian Water operational land/land ownership mapping, as illustrated below:</p> 	Agreed with Anglian Water in SoCG
	C7	Add 'Canvey Lake' to Policies Map	Omitted in error
	Had2	<p>Hadleigh Estate</p> <ul style="list-style-type: none"> The location of the listed, and locally listed buildings are not accurate. 	Alleged errors from rep 272

Ref	Policy	Main Modification	Reason/Justification
		<ul style="list-style-type: none"> The key is not accurate for the Hadleigh Country Park, Hadleigh Farm, and Benfleet Southend Marches. Diagonal on the key but hatched on the plan. Scheduled ancient monument key does not match the colour on the plan. Beige on key, and red on plan. 	
	Hou6	Update extent of Janda Fields and Orchard Place Gypsy and Traveller Sites to align with planning permission and not the area that is tolerated	Factual correction to align with existing planning permissions
	TC2	<p>Update “Shopping Parades” as shown on Policies Map to amend inconsistencies with Appendix G.</p> <ul style="list-style-type: none"> Canvey Parade 4 Denham Parade: 174-176 Long Road (Ladbroke’s) and Wong Hing Chinese Takeaway need to be added (include car parking). Also, 2 Denham Road (MSB House) is misdrawn and needs correcting, it is missing ADB Accountancy and only includes the western half of the building). Hadleigh Parade 1 Woodfield Road: Remove numbers 85-91 from the Parade, which are residential addresses. Benfleet Parade 1 London Road j/w Kents Hill Road: Sections south of the junction 322 London Road needs to be added. Thundersley Centre: Remove pavement frontage of Aston Place <p>Several minor drawing issues, e.g. need for snapped boundaries and consistency around amenity areas.</p>	<p>Factual corrections</p> <p>Minor issues drawing issues in second bullet list: Factual updates to correctly align with base-map.</p>

Ref	Policy	Main Modification	Reason/Justification
		<ul style="list-style-type: none"> • Benfleet Parade4: 42 High Street drawn inaccurately. Needs redoing • Canvey Parade 4: 2 Craven Avenue is drawn quite inaccurately and needs redoing • Canvey 7b, 8 and 9 all drawn inaccurately • Thundersley 2: Needs presenting as a single area shape, rather than the two cojoined shapes at present • Thundersley 3: Drawn quite inconsistently and ideally needs redoing with a snapped boundary and consistency on inclusion of adjacent pavements and amenity areas (adjacent pavements and grassed verge fronting Kiln Road should be included) 	
	E1	Add "Rayleigh Employment Designation" to Policies Map	Factual correction