



Notice of the adoption of South Benfleet Conservation Area Appraisal and Management Plan and Design Code - Supplementary Planning Guidance

In accordance with

The Planning and Compulsory Purchase Act 2004 (as amended)

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

Planning (Listed Building and Conservation Areas) Act 1990

Notice is hereby given that (in accordance with above-mentioned legislation) Castle Point Borough Council formally adopted the South Benfleet Conservation Area Appraisal and Management Plan and Design Code as Supplementary Planning Guidance on 8th October 2025 and revoked the South Benfleet Conservation Area Appraisal and Management Plan 2006.

The Conservation Area Appraisal and Management Plan (CAAMP) provides a baseline of the unique character of the conservation area and considers how it has evolved over time. The CAAMP and Design Code will be used to inform the future design of development proposals in the local area.

The CAAMP makes recommendations as to how the character of the conservation area could be improved. These address matters such as

- Access and integration
- Car parking
- Inappropriate and unsympathetic alterations
- Unsympathetic boundary treatments
- Shopfronts and Advertisements
- Maintenance
- Building enhancements
- Public realm including street furniture, hard landscaping, open spaces and tree planting

The separate Design Code details how existing buildings and future developments should be designed or could be redeveloped to contribute to the character of the conservation area. The Design Code covers four broad types of development. These are:

- Infill developments and the redevelopment of opportunity sites
- Alterations and extensions to existing buildings
- Shop fronts and signage
- Public open spaces and street furniture

For each broad type of the development, the Design Code sets out the design parameters to be considered in proposals. Due to the different nature of the broad types of development, the design parameters vary. This can include building form and scale, materials, windows and doors, sustainability, front gardens and boundary treatment.

The CAAMP and Design Code were published for consultation on 22nd July to 16th September 2024 in accordance with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). Modifications have been made to the CAAMP and Design Code in response to the consultation.

The key changes made include:

- Retaining the existing boundary of the conservation area
- Renaming of Character Area Three to “Open Space”
- Update to the street furniture section, to include reference to the opportunity to update “the Terrace” road name sign
- Addition of “Hard Landscaping” sub section within Public Realm considerations
- More specific guidance has been included within the Design Code, divided into three levels of “must, should and can” for each design theme

Any person with sufficient interest in the decision to adopt the South Benfleet Conservation Area Appraisal and Management Plan and Design Code may apply to the High Court for permission to apply for judicial review of that decision. Any such application to the High Court must be made no later than 3 months after the date of which the South Benfleet Conservation Area Appraisal and Management Plan and Design Code was adopted [i.e. 3 months from 9th October 2025 – being the day after adoption]. In accordance with Regulation 14 of the 2012 Regulations, the South Benfleet Conservation Area Appraisal and Management Plan and Design Code and this Adoption Statement have been made available to view on the Council's website - <https://www.castlepoint.gov.uk/> and at the Council Offices, Kiln Road.

For further information please refer to the Council's website or contact the Planning Policy Team by e-mailing PlanningPolicy@castlepoint.gov.uk