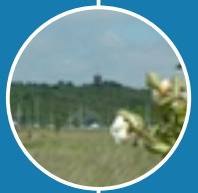
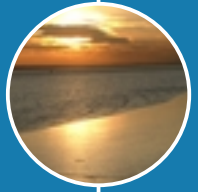
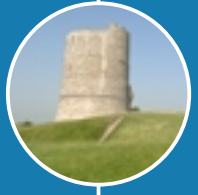


core strategy proposed publication document



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Castle Point is a great place to live but we need to recognise the challenges that the future holds, such as ensuring that as our children grow up they have the opportunity to live and work in the Borough, and we need to plan for those changes. We need to provide affordable homes, create social housing and regenerate our town centres.

The needs of the Borough have been carefully assessed, and along with all Councils in the East of England, Castle Point is developing a plan to enable us to respond to the challenges it faces such as the requirement to deliver 5,000 new homes and 2,500 new jobs by 2026.

We have drafted a plan to do this called the **Core Strategy**. The Core Strategy, sets out our views on where to deliver new homes and jobs, along with the roads and new facilities needed to reduce congestion and ensure that the needs of residents in Castle Point continue to be met into the future.

The Core Strategy has been developed over three years using evidence collected through studies and through consultation with the public and other stakeholders. We have now prepared a proposed publication draft of the Core Strategy that we would like to submit to the Government for examination.

Before we submit the document however, we want to make sure that it responds as best as possible to the needs and concerns of local residents, businesses, other service providers and those with special interests such as wildlife and heritage.

We have therefore published the proposed publication draft of the Core Strategy for consultation from the 9th January – 20th March 2009. All representations made during this period will be given full consideration.

The representations will be analysed and reported to the elected members of the Council in the summer of 2009 to make a decision on how to progress with Core Strategy.

The decisions that need to be made in respect of the Core Strategy are difficult and therefore your views are important. I would therefore like to thank you for taking your time to read this document.

If you would like to make a representation on the Core Strategy, please complete the form available from the Council Offices, Community Information Points in local libraries or online at

<http://castlepoint.limehouse.co.uk/portal/>



1 core strategy

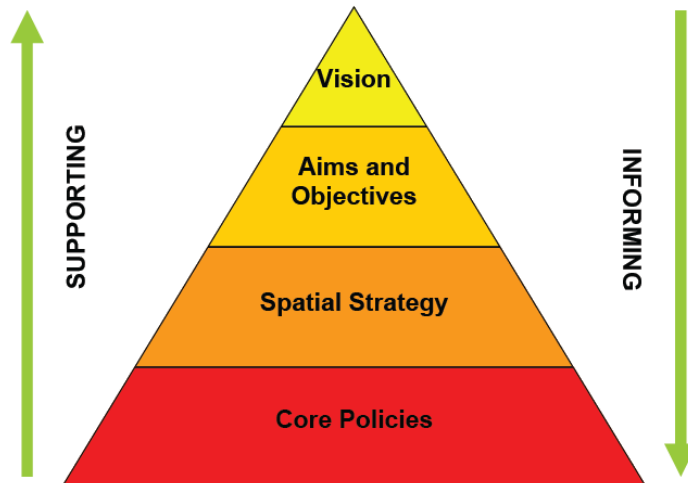
1.1 The Core Strategy

1.1 The Core Strategy is the main overarching document of the Castle Point Local Development Framework. It sets out the overall strategy for development in the Borough up until 2026. It also puts mechanisms in place to ensure the long-term sustainability of new buildings and the communities that use them.

1.2 The Core Strategy is made up of:

1. A **Spatial Vision** setting out what Castle Point will look like and how it will function in 2026;
2. **Strategic aims and objectives** for the Core Strategy that will help to ensure that the vision for Castle Point is delivered;
3. A **spatial strategy** setting out the overall pattern for future development in Castle Point; and
4. **Core policies** based around key issues for the Borough that will help deliver specific areas of the vision.

The Structure of the Core Strategy



1.3 Monitoring and Implementation policies have also been included in order to ensure the Core Strategy is delivered in a timely and efficient manner.

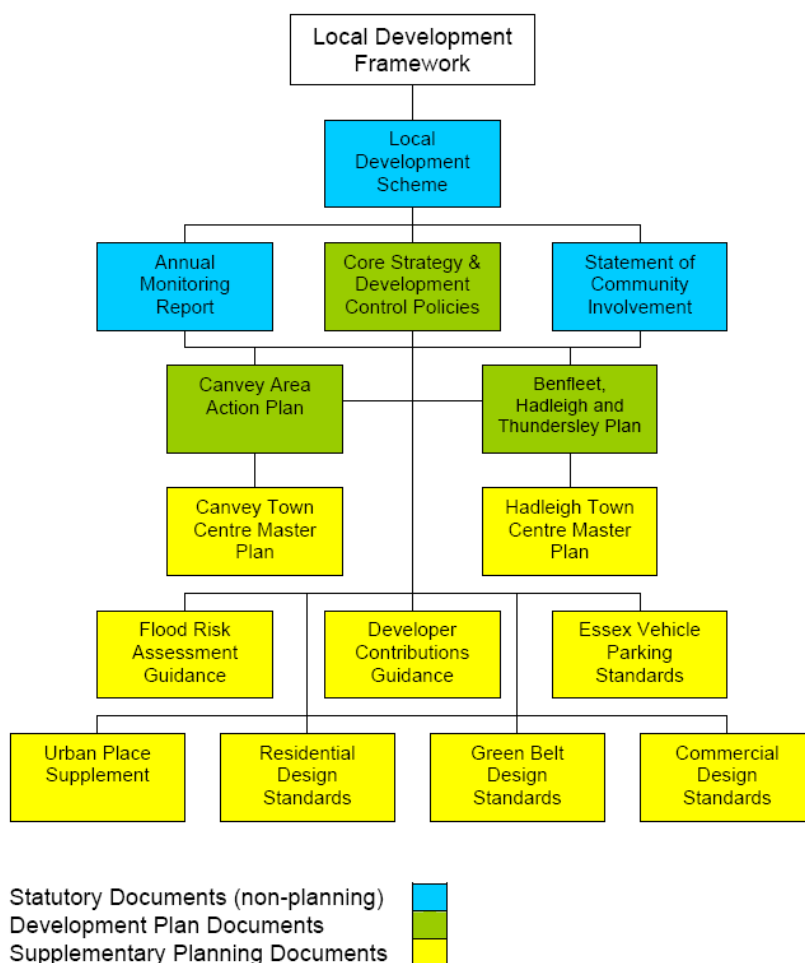
1.4 At the end of the Core Strategy, the Council has included a suite of development control policies that will help ensure that individual developments contribute towards delivering the spatial vision.

1.2 The Local Development Framework

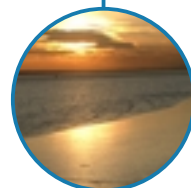
1.5 The Local Development Framework is a new way of planning how the spaces and places around us will look and operate in the future. It replaces the existing local plan, but rather than being one big bulky document, it will comprise of a number of smaller documents that are more focused and easier to keep up to date.

1.6 The documents that the Council is planning to prepare and their relationships with one another are shown below. The [Local Development Scheme](#) contains the programme for preparing each of the documents.

Structure of the Local Development Framework



1.7 Documents in the Local Development Framework have to be in general conformity with the [East of England Plan](#). The East of England Plan provides planning policy for the whole of the region. All other documents within the Local Development Framework also have to be in conformity with the Core Strategy.



2 influences on the core strategy

2.1 National Policy Context

2.1 National policy for the preparation of Local Development Documents, including Core Strategies, is set out in the new PPS12. This document seeks for local planning policies to be locally distinctive and responsive, delivering a spatial planning approach to addressing local issues and the ambitions of the Community Strategy. Policies set out in the Core Strategy should underpin the Regional Spatial Strategy, and deliver those locally specific aspects of other national planning policy documents.

2.2 There is a whole suite of national planning documents, known as Planning Policy Statements and Planning Policy Guidance Notes. Whilst most of these will be of some relevance to Castle Point, some are particularly important in establishing the context for spatial planning in the Borough. Due to the extent of the natural environment in Castle Point, and the protection afforded to it by the Green Belt, PPG2: Green Belt and PPS9: Biological and Geological Diversity are both highly relevant in Castle Point and have a significant role to play in identifying the direction of future growth in the Borough.

2.3 PPS25: Development and Flood Risk is also relevant in identifying locations for future growth and change due to the low lying nature of a significant proportion of the Borough.

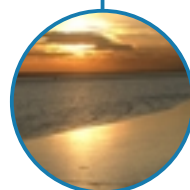
2.4 National policy documents aimed at the socio-economic features of development including matters to do with social inclusion identified in PPS1: Sustainable Development and PPS3: Housing, and matters associated with local economic growth and service provision identified in PPG/PPS4: Sustainable Economic Growth and PPS6: Town Centre Development are also important in Castle Point due to its location in the nationally important Thames Gateway Growth Area.

2.2 Regional Policy Context

2.5 The Regional Spatial Strategy of relevance to Castle Point is the East of England Plan, adopted in May 2008. It establishes targets for Castle Point in terms of housing and employment growth with 4,000 homes and 2,000 new jobs expected to be delivered in the Borough between 2001 and 2021. This equates to 200 new homes and 100 new jobs per annum. The Core Strategy roles these annual requirements forward 5 years to 2026 at the same rate.

2.6 In addition to this, the Plan establishes policies related to transport and infrastructure delivery, environmental protection and enhancement and the spatial relationships between different areas within the sub-region. The overarching policy in the strategy is SS1: Achieving Sustainable Development. It is therefore important that if Castle Point's Core Strategy is to be in conformity with the East of England Plan it needs to embed sustainability at its heart. Within Policy SS1, it is clear that sustainability includes the creation of Sustainable Communities, which embraces not only environmental aspects of the principle, but also socio-economic aspects such as inclusion, accessibility and stronger, more active communities.

2 influences on the core strategy



2.7 Within the East of England Plan, there are sub-regional policies. Of relevance to Castle Point are sub-regional policies on the Essex Thames Gateway, in which Castle Point is located.

2.3 Sub-Region Policy Context

2.8 Essex Thames Gateway comprises the Essex part of the Thames Gateway Growth Area, a regional and national priority for urban regeneration under the Sustainable Communities Plan which extends into London and the South East (Kent Thames Gateway). It is the largest corridor of urban development in the East of England. It broadly encompasses the areas south of the A13 in Thurrock and A127 in Basildon together with the Boroughs of Castle Point and Southend-on-Sea and London Southend Airport in Rochford District.

2.9 Separate policies are provided in the East of England Plan for the three key centres for development and change – Thurrock, Basildon and Southend. Castle Point does not contain any settlements of comparable size to these key regional centres, but is considered to include areas of challenge and the potential to contribute to regeneration. Planning of Castle Point is not subject to significant direction by the East of England Plan, although it is important to recognise the benefits of being located close to three key centres for development and change.

2.10 Policy ETG6: Transport Infrastructure recognises the importance of delivering transport infrastructure in the sub-region as set out in the Business Plan for Transport. This is particularly relevant to Castle Point as several key schemes are within the Borough or affect the local road network including junction improvements at Sadlers Farm as an example.

2.11 There are a number of non-planning documents related to the Essex Thames Gateway that are also of relevance to the Castle Point Core Strategy. In particular these are the Green Grid Strategy, which seeks to emphasise the positive aspects of the natural environment and create a green network of natural and open spaces threading through the sub-region. The Waterfront Strategy is also important because it seeks to recognise the potential offered by the sub-regions waterfront location. Both of these features are strong in the Borough's environment and therefore these are important policy considerations.

2.4 Local Policy Context

The Local Strategic Partnership

2.12 The Local Strategic Partnership brings together public, private and voluntary sector organisations operational in Castle Point to establish a vision for the Borough and work towards actions that will help deliver the vision. The Local Strategic Partnership has prepared the Sustainable Community Strategy, which overarches all other policies and strategies in the Borough, including the Core Strategy. The vision, ambitions and targets of the Sustainable Community Strategy have been influential in determining the context of the Core Strategy.

2 influences on the core strategy

The Castle Point Regeneration Partnership

2.13 The Castle Point Regeneration Partnership is an umbrella organisation that brings together stakeholders from national, regional, sub-regional and local organisations in order to deliver regeneration in the Borough. The partnership is currently engaged in a number of projects in the Borough, mainly focused on Canvey Island, including regeneration of the seafront, regeneration of the town centre, delivery of more employment land, delivery of Building Schools for the Future, delivery of a Vocational Centre and transport infrastructure improvements. The Partnership has prepared a Regeneration Framework to direct its work.

Other Council Policies and Strategies

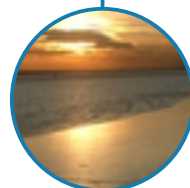
2.14 The Council is responsible for directing change in several aspects of local life. Some of the strategies it has prepared to accomplish this are of particular significance to the Core Strategy. The Leisure Strategy has been prepared to establish a sustainable future for leisure service provision in Castle Point. The Open Space Strategy provides an action plan for delivering improvements to open spaces and the open space network in the Borough. The Sub-Regional and Local Housing Strategy seek to respond to specific housing needs in the Borough and neighbouring districts. The Council has also agreed a Homelessness Strategy and an Affordable Housing Strategy for the Borough. The Core Strategy and LDF process is seen as a mechanism by which aspects of these strategies can be delivered.

2.15 In addition to this, the Council has recently prepared a Sustainability Strategy. This Strategy seeks to reduce the Borough's carbon footprint through a range of methods. The Core Strategy has a role to play in establishing the Council as a leader of sustainable practice by being able to require in some instances, and promote in others more sustainable forms of development.

Other Partners Policies and Strategies

2.16 Other organisations are responsible for delivering services in Castle Point, some of which are looking to improve the quality of the services they provide. Of particular relevance is the Primary Care Trust who have a programme in place to provide three new primary care centres in the Borough. The Council has agreed to sign up to Level 2 of the Strategic Partnership Agreement with NHS South East Essex. The County Schools Service are looking to renewal school provision in the Borough via the Building Schools for the Future programme. These programmes have implications in terms of land use and spatial planning.

2 influences on the core strategy



2.5 Community Involvement

2.17 The Core Strategy was evolved through a comprehensive programme of consultation and engagement.

Table 1 Public Involvement in the Core Strategy

| Consultation Phase | Date |
|--|---------------------|
| <u>First Consultation</u> | February 2006 |
| <u>Second Consultation</u> | September 2006 |
| <u>Castle Point Core Strategy Issues and Options Report</u> | March 2007 |
| Castle Point Core Strategy Preferred Options Report | August 2007 |
| <u>Castle Point Core Strategy Residents Survey</u> | March 2008 |
| <u>Castle Point Core Strategy Meetings with Developers</u> | March 2008 |
| <u>Castle Point Core Strategy Further Preferred Options Consultation</u> | June 2008 |
| Castle Point Core Strategy Proposed Publication DPD | January 2009 |

2.18 Consultation periods lasted at least 6 weeks in each case and were widely publicised.

2.19 The Council is confident that all consultation has been carried out in accordance with the adopted Statement of Community Involvement.

2.6 Diversity Impact Assessment

2.20 In order to ensure that the Core Strategy is not likely to have an adverse impact on equality and diversity strands, a Diversity Impact Assessment has been prepared to accompany the Core Strategy. This was prepared in-house using the Council's Diversity Impact Assessment Toolkit.

2.7 Sustainability Appraisal and Strategic Environmental Assessment

2.21 An independent Sustainability Appraisal has been prepared by Baker Associates to accompany the Core Strategy. This Appraisal incorporates the requirements for Strategic Environmental Assessment. The Sustainability Assessment has had an important role to play in the iterative development of a sustainable Core Strategy that has attempted to incorporate the recommendations of the independent Sustainability Appraisal consultants at each stage in its development.

2.22 The Council is confident that the Core Strategy is sustainable, and fulfills the sustainability objectives for Castle Point as identified by the Sustainability Appraisal.

2 influences on the core strategy

2.8 Habitats Regulations Assessment and Appropriate Assessment

2.23 A Habitats Regulations Assessment and Appropriate Assessment have been prepared to accompany the Core Strategy. This assessment has been subject to specific consultation with Natural England, the RSPB and Essex Wildlife Trust.

2.24 The assessment considered the potential impact of the Core Strategy on the Benfleet and Southend Marshes SPA, the Thames Estuary SPA and the Crouch and Roach Estuaries SPA. The findings of the assessment are that these European Sites of Nature Conservation will not be directly effected by the policies set out in this document. Amendments to the wording of certain policies have been made to ensure that indirect effects are prevented or minimised.

2.25 The Council is committed to further assessment of detailed policies set out in the Canvey Area Action Plan and the Benfleet, Hadleigh and Thundersley Plan against the Habitat Regulations, in order to ensure that individual site allocations will not have a significant adverse impact on European Sites of Nature Conservation.

2.9 Self Assessment Against the Tests of Soundness

2.26 The Core Strategy is accompanied by a Self Assessment, checking the Core Strategy's conformity against the Tests of Soundness for DPDs set out in PPS12. The Council had this work carried out independently by consultants JWPC in order to ensure it was robust and identified any outstanding issues. Having carried out additional work as a result of initial findings the Council is confident the submission Core Strategy is sound.

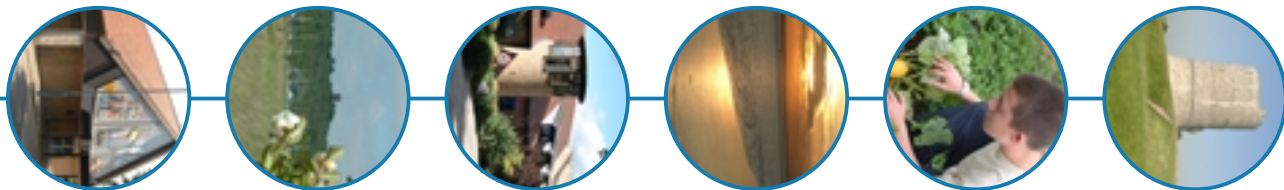
2.10 A Robust Evidence Base

2.27 Before and during the preparation of the Core Strategy, the Council has accumulated an evidence base to help inform and develop robust policies. A full list of documents and other evidence used to inform the Core Strategy is set out in Appendix C.

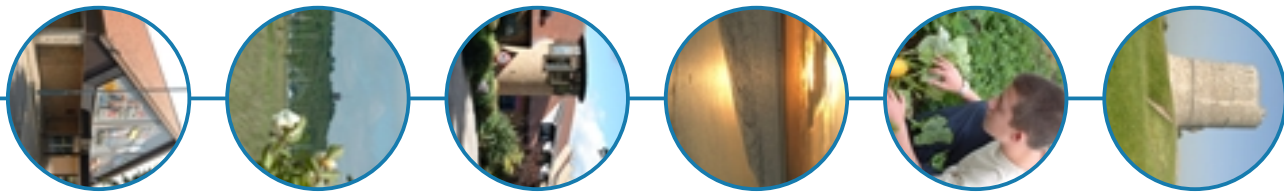
3.1 The following portrait of Castle Point identifies key characteristics of the Borough and those issues arising that currently limit its potential as a sustainable community. The portrait also identifies the evidence base supporting the characterisation and existing and potential partnership arrangements and projects to address the issues identified.

Table 2 A Portrait of Castle Point

| Feature | Characteristic | Evidence and Policies | Partners and Projects |
|-------------------------|---|--|---|
| Local Governance | Castle Point is covered by two tiers of Local Government. Essex County Council is responsible for transport/highways, minerals and waste planning. Castle Point Borough Council is responsible for Planning, housing and streetscene matters. There is a Town Council on Canvey Island. | <ul style="list-style-type: none"> • Sustainable Community Strategy • Castle Point Corporate Plan | Each of the Local Authorities prepares their own Corporate Plan establishing their priorities. These build upon the Sustainable Community Strategy and seek to deliver the ambitions of this document. |
| Local Area | Castle Point is a distinctive Borough characterised by its contrasting features. Castle Point comprises of two urban areas of Canvey Island and the mainland towns of Benfleet, Hadleigh and Thundersley . These towns have distinctively different landscapes, built and historic environments and social conditions, with Canvey Island suffering from issues associated with accessibility and deprivation (particularly in relation to education). | <ul style="list-style-type: none"> • Essex Landscape Character Assessment; • Thames Gateway South Essex Historic Environment Assessment; • Thames Gateway South Essex Strategic Housing Market Assessment; • Indices of Multiple Deprivation | <p>The Thames Gateway South Essex Partnership and the Castle Point Regeneration Partnership have an important role to play in directing resources towards addressing deprivation issues, particularly on Canvey Island.</p> <p>The Castle Point Regeneration Framework will provide policy guidance in this regard.</p> |
| Local People | <p>Castle Point has a population of around 87,000 residents. 40% of the population live on Canvey Island, 60% live in the mainland towns.</p> <p>The population of the Borough is ageing with the proportion of people over the age of 65 expected to increase to 28% by 2021. Despite this increase, young people (under 20 years) will continue to make up over 20% of the population.</p> | <ul style="list-style-type: none"> • Census 2001 • Sub National Population Projections 2004/2006 • East of England Plan Household Projections 2004 | Partners in the Local Strategic Partnership will help to ensure that issues surrounding an ageing population and the needs of young people are addressed. |



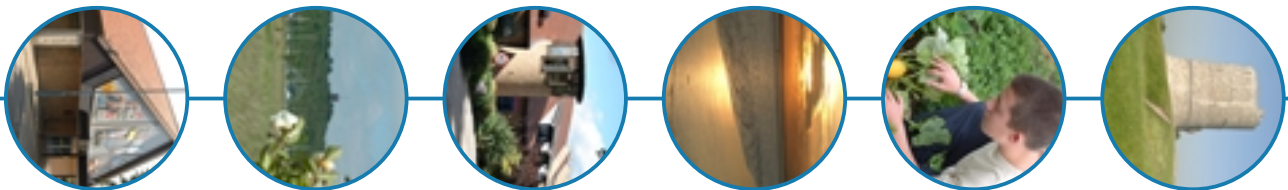
3 spatial portrait of castle point

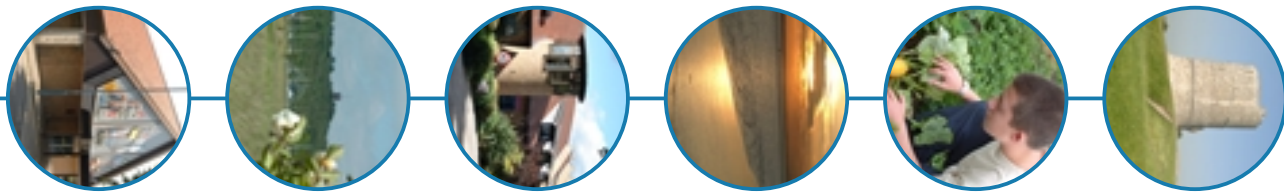


| Feature | Characteristic | Evidence and Policies | Partners and Projects |
|---------------------------------------|---|--|--|
| Role in the sub-region | <p>Castle Point is located within the Thames Gateway South Essex sub-region within the East of England.</p> <p>Basildon to the west and Southend to the east are regional centres. Castle Point has a complimentary role to play by supporting these centres in two respects:</p> <ul style="list-style-type: none"> As a residential area; As a green area forming a central location in the sub-regional network of green spaces. <p>In addition to this Canvey Island provides opportunities for regeneration and the creation of sustainable communities.</p> | <ul style="list-style-type: none"> East of England Plan Thames Gateway Business Plan Thames Gateway South Essex Green Grid Strategy Canvey Island Sustainable Regeneration Report | <p>The Thames Gateway Business Plan provides opportunities for the sub-region to secure funding for infrastructure and significant projects that will deliver sustainable regeneration and economic growth.</p> <p>Through this process Castle Point has already received over £2m worth of funding for infrastructure and feasibility assessment work.</p> |
| Natural Environment | <p>Castle Point's urban area is tightly bound by the Thames Estuary and the Metropolitan Green Belt. As a result the Borough benefits from a diverse natural environment including six SSSIs, a Special Protection Area and a migratory bird site (Ramsar). These sites are thread together by a network of local wildlife sites that are distinctive to the varied landscape and include marshland, grassland and ancient woodland. The natural environment is reflective of the Borough's history and in contrast to the urbanised TGSE sub-region.</p> | <ul style="list-style-type: none"> English Nature SSSI Condition Statements; Castle Point Wildlife Site Review 2002; Castle Point Wildlife Site Review 2007; Thames Gateway South Essex Green Grid Strategy; Essex Thames Gateway Parkland Business Plan 2008; UK Biodiversity Action Plan; Essex Biodiversity Action Plan. | <p>The Green Grid Strategy is a sub-regional strategy that aims to enhance the role of green spaces in regeneration, improving linkages between green spaces and the built environment, and encouraging better use of green spaces by local residents and visitors. This will enable green spaces such as Canvey Heights, Canvey Lake, Canvey Marshes, Canvey Wick, Hadleigh Castle Country Park, the seafront and the Borough's network of woodlands to be enhanced to meet their full potential.</p> |
| Built and Historic Environment | <p>There are two conservation areas in Castle Point at South Benfleet, and at Florence Gardens in Hadleigh. In addition to this there are over 40 listed buildings and a number of archaeological sites.</p> | <ul style="list-style-type: none"> South Benfleet Conservation Area Appraisal Florence Gardens Conservation Area Appraisal Castle Point Retail Needs Assessment | <p>Improvement of the quality of South Benfleet Conservation Area is being led by private development interests. Florence Gardens is in the ownership of the Salvation Army.</p> |

3 spatial portrait of castle point

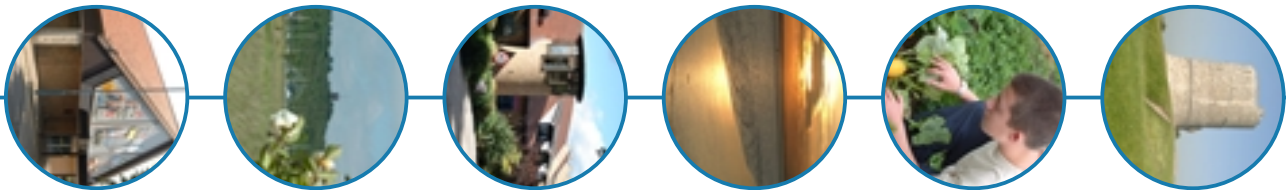
| Feature | Characteristic | Evidence and Policies | Partners and Projects |
|----------------|---|---|--|
| | <p>The urban area of Castle Point is largely residential. Typically homes are low density, on reasonable sized plots with front gardens and garden to the rear. On Canvey Island there is generally less space around buildings. In town centres densities are higher, although buildings are typically constrained to three storeys. The environmental quality of these centres is poor and dominated by motor vehicles.</p> <p>Employment areas are located on the edge of the urban area and are generally of a poor environmental quality.</p> <p>There are some buildings in the Green Belt. Whilst some of these are of a good quality, there are some that detract from the openness and quality of the countryside.</p> | <ul style="list-style-type: none"> • Castle Point Employment Study • Thames Gateway South Essex Historic Characterisation Assessment • Thames Gateway Design Pact. | <p>The Council will be looking to prepare design guidance for residential areas, green belt extensions/replacements and employment areas reflective of local characteristics. The Thames Gateway Design Pact will be used to develop these guidance documents.</p> <p>The Council is adopting the Essex Design Guide Urban Place Supplement to improve the quality of the built environment in town centres.</p> |
| Economy | <p>There are approximately 21,000 jobs currently provided in Castle Point.</p> <p>Jobs are provided in the town centres and in three main employment areas – Charfleets Industrial Estate, Manor Trading Estate and Rayleigh Weir Industrial Estate. The employment areas are well occupied but suffer from poor environmental quality and decay.</p> <p>8ha of additional employment land is vacant south of Northwick Road, Canvey Island. The extension of Roscommon Way will provide access to land south of Charfleets Industrial Estate (previously allocated for long-term employment)</p> <p>Local jobs in Castle Point are typically low skilled and are provided by small businesses that are less able to invest in high quality premises or training and development of their</p> | <ul style="list-style-type: none"> • Castle Point Employment Study 2006 • Castle Point Retail Needs Assessment 2007 • Annual Business Inquiry Data • Charfleets Industrial Estate Feasibility Assessment 2007 • Northwick Road Demands and Needs Analysis and Options Appraisal 2007 | <p>The Regeneration Partnership have prepared assessments of the potential for Regenerating Charfleets Industrial Estate and providing employment development on Land South of Northwick Road, currently owned by EEDA.</p> <p>Revitalisation at the Rayleigh Weir has been lead by the retail sector also located in this area. Further growth is possible in this location due to its proximity to the A127. The Council need to work with private developers and the business sector to secure this.</p> <p>Manor Trading Estate despite being of a particularly poor quality is well occupied. It will be necessary for the Council, the</p> |

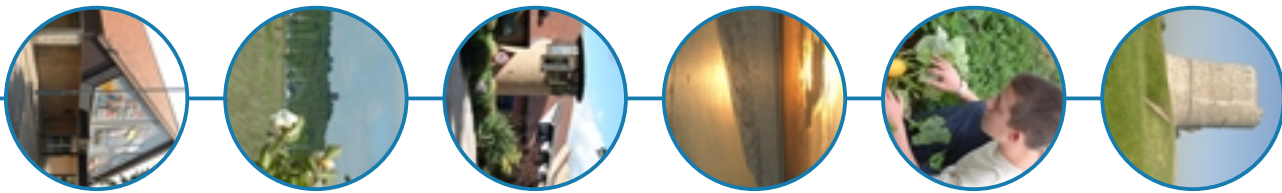




| Feature | Characteristic | Evidence and Policies | Partners and Projects |
|---------------------|---|--|---|
| | staff. As a result, local jobs typically pay on average a third less than jobs occupied by commuting residents of the Borough. | | Regeneration Partnership and the business sector to identify a programme of improvements for the estate. |
| Town Centres | There are four local town centres in Castle Point. The East of England Plan has categorised these as a tier 3 town centre: Canvey Town Centre, and three tier 4 district centres at Hadleigh , South Benfleet and Tarpots . These centres lose a substantial proportion of the residential spend to regional centres including Basildon, Southend, Lakeside and Bluewater. As a result the town centres in Castle Point are of a poor environmental quality and suffer from under investment. | <ul style="list-style-type: none"> • Castle Point Retail Needs Assessment; • Canvey Island Sustainable Regeneration Report; • Hadleigh Town Centre Capacity Study. | <p>A master plan has been prepared for Hadleigh Town Centre by Castle Point Borough Council as part of a public/private sector.</p> <p>A master plan is being commissioned by the Regeneration Partnership for Canvey Town Centre.</p> |
| Transport | <p>Castle Point is bound to the west by the A130 and the north by the A127. The A13 and the Fenchurch Street-Southend rail-line pass through the Borough from east to west.</p> <p>With the exception of the A127 and limited stretches of other roads the majority of the road network in the Borough is single carriageway. This limits the capacity of the road network and creates bottlenecks at peak times, particularly at key junctions such as Sadlers Farm. This is exacerbated on Canvey Island where all car movements on and off the island converge at one roundabout – Waterside Farm. Movement east-west on the Island is also constrained.</p> <p>Castle Point has the 3rd highest level of out-commuting in the East of England with 62% of economically active residents working outside the Borough. Commuters tend to travel to London (8,500), Southend (5,500) and Basildon (6,000) for work. Whilst commuters to London typically travel by train, those travelling to Basildon and Southend rely on</p> | <ul style="list-style-type: none"> • Castle Point Employment Study • Essex Local Transport Plan • Thames gateway South Essex Business Plan for Transport • LOTS Study 2004 • SEMS Study 2001 • Census 2001 | <p>A majority of improvements to the local and strategic road network in Castle Point will be delivered by Essex Council through the implementation of the Local Transport Plan. This includes junction improvements at Sadlers Farm, the delivery of a rapid transport system called SERT and local road and bicycle network improvements. However, this requires resources to be in place.</p> <p>The Thames Gateway Partnership and the Regeneration Partnership have an important role in securing such resources from external funding streams.</p> <p>The Council can meanwhile work to ensure that developer contributions are secured towards transport schemes. Essex County Council have prepared a Developer Contributions Guidance document in this regard.</p> |

| Feature | Characteristic | Evidence and Policies | Partners and Projects |
|------------------------------|--|---|--|
| | their cars. Provision of bus services into the evening is limited, which may prevent such services meeting needs of local commuters. | | |
| Healthcare Facilities | Currently primary healthcare facilities in the Borough are not fit for purpose . Pressure on these facilities is likely to increase as the population ages. The Primary Care Trust seek to resolve this situation by bringing all primary care services together into three new, purpose built centres . | South Essex Primary Care Trust. | The Primary Care Trust have established a LIFT Project to deliver the Primary Healthcare Centres in Castle Point. A site has been made available at the Paddocks for the first centre. The Council will negotiate with landowners to secure two further sites for new Healthcare Centres in the Borough, one to the west of Canvey Island and one in the Thundersley/Hadleigh area . |
| Education Facilities | <p>There is an education and skills gap in the Borough with 12% fewer school leavers on Canvey Island attaining 5 GCSEs (A* to C) in their GCSEs compared to the Essex Average. In addition to this, there is an over provision of school places on Canvey Island. To this end the County Council is due to close Furtherwick Park School in 2009, and redevelop the site to accommodate the Castle View School. This will leave the Castle View site vacant.</p> <p>There is also a high proportion of the adult population who do not have any formal qualifications. This is exacerbated on Canvey Island where there are no facilities for Further/Adult education. SEEVIC and King John School Sixth Form provide further education opportunities in Benfleet.</p> | <p>Essex Schools Organisation Plan</p> <p>Building Schools for the Future Programme</p> | <p>The Building Schools for the Future Programme has identified four schools for partial or total redevelopment in Castle Point: Furtherwick Park/Castle View, Cornelius Vermuyden, Deanes and Glenwood Special School.</p> <p>The Learning and Skills Council have commissioned a feasibility assessment for a Vocational Centre on Canvey Island. The Regeneration Partnership are assisting with this process.</p> <p>SEEVIC are seeking to improve their provision of further education at their campus in Benfleet.</p> |

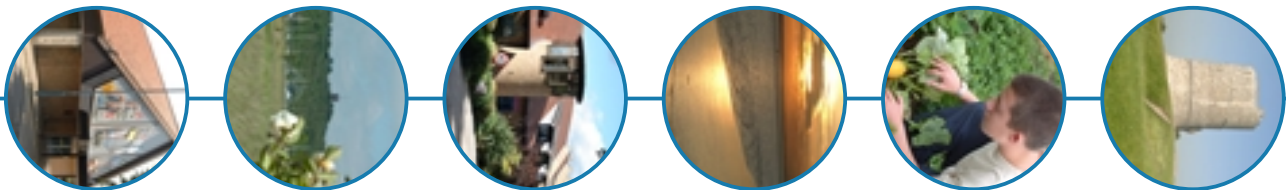




| Feature | Characteristic | Evidence and Policies | Partners and Projects |
|--|--|--|--|
| Leisure and Recreation | <p>Leisure provision in Castle Point is mainly through the schools, the Virgin Active Centre and the two Council owned leisure facilities – Waterside and Runnymede and community halls at the Paddocks and Runnymede. These facilities have a key role to play in supporting local needs however; they are all in need of renewal.</p> <p>There are also deficiencies in open space provision in Castle Point. The number of formal parks needs to be increased; the quality of play equipment for children and young people needs improving; access for people with disabilities needs improvement; the quality of spaces and the provision of park furniture needs to be improved; and connectivity between open spaces needs improvement.</p> <p>The borough has a number of natural open spaces including two existing country parks. Hadleigh Castle Country Park is the venue for the mountain biking for the 2012 Olympics, and will become world renowned during the plan period.</p> <p>The RSPB have put proposals in place to create a third country park in the Borough covering West Canvey Marshes. This is adjacent to Canvey Wick SSSI, which will also be opened up for informal recreation by the Land Reclamation Trust.</p> | <ul style="list-style-type: none"> • Castle Point Open Space Appraisal; • Castle Point Leisure Strategy; • Castle Point Playground Renewal Programme. • Parklands Business Plan. | <p>Castle Point Borough Council has prepared a Leisure Strategy and Playground Renewal Programme to address deficiencies in the provision of these facilities. Partnership working is required to secure their delivery.</p> <p>Castle Point Borough Council is currently preparing an Open Spaces Strategy. This will require the support of partners including Allotment Associations and Wildlife Groups to help manage semi-natural open spaces.</p> <p>A Local Liaison Group for the 2012 mountain biking event is due to be established and a long term vision for the location to be agreed.</p> <p>Partner organisations including the RSPB, land reclamation trust and wildlife interest groups have worked together to successfully bid for resources to deliver more country park facilities in Castle Point.</p> |
| Flood Management and the Waterfront | <p>Canvey Island and parts of South Benfleet are located in Flood Risk Zone 3 and/or 2, however, the resident population is substantially protected from the risk of flooding by some of the best flood defences in the Country. These defences are in good condition with maintenance programmed until 2030. They offer 1 in 1000 year protection from tidal flooding.</p> | <ul style="list-style-type: none"> • Thames Gateway South Essex Strategic Flood Risk Assessment • Thames Estuary 2100 Project • Thames Gateway South Essex Waterfront Strategy | <p>Castle Point Borough Council, the Environment Agency, Emergency Planners from Essex County Council and the Emergency Services are working together to address issues surrounding flood risk in Castle Point. This will culminate in advice for developers.</p> |

3 spatial portrait of castle point

| Feature | Characteristic | Evidence and Policies | Partners and Projects |
|---------------------|--|--|--|
| | <p>However, in the event that a flood occurs a significant proportion of the Borough would be inundated, this raises issues about safe access and egress from Canvey Island.</p> <p>The flood defences that protect Canvey Island from flooding do however have the effect of isolating the Borough from the Thames and opportunities it presents. The sea defences are ugly and imposing and limit vistas and access to the foreshore.</p> <p>Access to the foreshore is further limited by the Hazardous Installations located to the south of Canvey Island, which additionally pose a safety risk to the residents of the Island. The Health and Safety Executive were unable to support Calor Gas in a recent application to change the use of and expand one of these installations.</p> | <ul style="list-style-type: none"> • Canvey Island Seafront Improvement Programme • Application for the Calor Gas Site | <p>The Thames Estuary 2100 project will in the meantime be addressing strategic flood management issues for the whole estuary to ensure that there is a planned, coordinated and sustainable response to flood risk during the next Century.</p> <p>The Regeneration Partnership are currently working on a Seafront Improvement Programme for Canvey Island which has seen a first phase delivered. Funding is required for a second phase of delivery.</p> <p>The Council and the Regeneration Partnership need to engage with the landowners of the Hazardous Installations to identify a long-term strategy for the location.</p> |
| <p>Homes</p> | <p>At 91% Castle Point has the highest level of home ownership in the Country. The vast majority of these homes have 3+ bedrooms and are detached, semi-detached or bungalows. Property prices have consistently increased over the last 20 years making it difficult for first time buyers and locally employed people to enter the housing market.</p> <p>Castle Point is required to provide at least 4,000 new homes by 2021 by the East of England Plan. This is similar to the projected increase in the number households within the borough during the same period. Additionally, a further 1,000 new homes are required between 2021 and 2026.</p> | <ul style="list-style-type: none"> • Castle Point Housing Needs Study 2002 • Castle Point Housing Needs Study Update 2004 • Thames Gateway South Essex Strategic Housing Market Assessment 2008 • Strategic Housing Land Availability Assessment 2008 • East of England Plan Household Projections 2004 | <p>Castle Point Borough Council will need to identify sufficient land to meet the housing provision requirement set out in the East of England Plan. It will be necessary to work closely with landowners and developers to achieve this.</p> <p>It will also be necessary to work closely with Registered Social Landlords to deliver more affordable housing by providing 100% schemes themselves and by taking forward homes provided as part of developer contributions.</p> |



3 spatial portrait of castle point



| Feature | Characteristic | Evidence and Policies | Partners and Projects |
|---------|--|--|-----------------------|
| | <p>The Strategic Housing Market Assessment seeks affordable housing provision at 73% of total provision. This finding is supported by a growing housing register that in March 2008 exceed 1,500 households. There is therefore a need to deliver more affordable homes.</p> <p>There is a need for a more diverse mix of housing types, including smaller properties, properties for older people and properties for people with special needs. In 2002 there were 7,000 households in Castle Point containing a person with special needs. This is projected to increase.</p> <p>The housing market in Castle Point falls into two sub-market areas Benfleet, Hadleigh and Thundersley are a sub-market in the Southend market. Meanwhile Canvey is a sub-market within the Basildon market..</p> | <ul style="list-style-type: none"> • Homelessness Strategy • Affordable Housing Strategy | |

4 vision, aims and objectives

4.1 The Spatial Vision

4.1 The Sustainable Community Strategy sets out a strategic vision for the future of the Borough. This vision is:

"A COMMUNITY WHERE EVERYONE CAN PROSPER, BE SAFE AND LIVE IN A HIGH QUALITY ENVIRONMENT."

4.2 This strategic vision underpins the Core Strategy, however, it is not spatially specific and does not provide a clear vision of what Castle point will look like in 2026, how it will function and what changes will take place in order to get to that point.

4.3 This vision is a starting point for the entire Core Strategy document and is a statement of where the Council, its partners, stakeholder and residents would like to be in 2026.

Our spatial vision for Castle Point is that by 2026 the Borough will have:

"A vibrant local economy providing more skilled and higher-paying jobs suited to the skills and aspirations of local people. Out-commuting will be reduced and undertaken by more sustainable travel modes. Employment areas on Canvey and in Benfleet will have been regenerated to provide for business excellence supported by improved infrastructure, skills, training, and high standards of local educational attainment. The town centres in Canvey, and Hadleigh will have been regenerated to provide a greater range and quality of retailing and local services, with high quality built environments, so that they are more attractive to local residents. The evening/leisure economy in the Canvey Island Seafront entertainment area will be strengthened.

The local housing stock will provide for a much greater choice of dwelling types, sizes, tenures, and kinds of accommodation in both Benfleet and on Canvey. In particular, greater provision will have been made for the housing needs of the elderly, young people and those with special needs (including smaller properties at affordable prices, and more social rented and intermediate housing). New housing will have been provided in sustainable locations including town centres, existing residential areas, the seafront and urban peripheral locations. All new homes will have good access to public transport, retailing, and local services.



4 vision, aims and objectives

The Metropolitan Green Belt will continue to separate existing settlements, support an open and attractive green environment, and provide opportunities for outdoor recreation, nature conservation, and woodland.

There will be greater access to recreational opportunities in the natural environment. Hadleigh Castle Country Park will become a first class Olympic mountain biking venue and Canvey Marshes, Canvey Wick and Canvey Lake will become popular local visitor destinations. A Green Grid structure will link together urban and rural areas, and connect a more diverse pattern of open spaces. Formal space will have good quality, well designed and distinctive furniture and playgrounds. The natural environment will be well managed and support a range of biodiversity. SSSIs and wildlife sites will be in a favourable condition.

Residents, workers, and visitors will have access to a first class range of community services including three new primary healthcare centres, 21st Century Schools, training opportunities including a new vocational college on Canvey Island, and renewed leisure provision at Waterside and Runnymede. Points of access into the Borough and local road infrastructure will be improved. There will be greater access to more sustainable methods of transport. There will be an improved bus network serving residential areas, the town centres and employment areas throughout the daytime and evening as appropriate. This will be integrated with South Essex Rapid Transit (SERT) serving our Town Centres, providing sustainable and rapid public transport connections with job, training and retail opportunities elsewhere in South Essex. A comprehensive network of cycle routes and footpaths will enable people to access local jobs, services and commuter hubs with greater ease.

In recognition of the substantial risks posed to Castle Point by the hazardous installations currently located on Canvey Island, the opportunity will be sought to relocate the current uses and secure the sites for safe and sustainable redevelopment for new uses. If this cannot be achieved further expansion of hazardous uses in this location will be resisted. Additionally, the risks posed by climate change and flood risk will be managed by improving local resilience to flooding and ensuring that all new building are designed in a manner that is sustainable. Carbon emissions from energy consumption and transport use will be reduced, more waste will be reused or recycled, resources such as water and building materials will be used more sparingly and buildings will be made more tolerant to weather events. The Council and public sector partners will play a lead role in promoting and implementing these changes.”

4 vision, aims and objectives

4.2 Aims and Objectives

4.4 The aims and objectives of the Core Strategy will seek to deliver the Spatial Vision and the ambitions of the Community Strategy.

4.5 The Community Strategy for Castle Point has nine ambitions around which its actions and targets are focused. These ambitions are embedded in the principles of sustainability and equality, and build on the local distinctiveness of the Borough and the issues that need to be addressed. The nine ambitions of the community strategy are:

- Learning for all;
- Making our environment greener and cleaner;
- Regenerating our local economy and places;
- Having fun;
- Becoming healthier;
- Feeling safer;
- Getting around;
- Developing stronger and more engaged communities; and
- Meeting housing needs.

4.6 In order for the Core Strategy to help deliver these ambitions, specific aims have been developed for the Core Strategy. For each aim there are strategic objectives that the Council will seek to meet during the plan period.

Table 3 Core Strategy Aims and Objectives

| Aim | Objective | Associated Community Strategy Ambition |
|---|---|--|
| Deliver sustainable patterns and forms of development in Castle Point that reduce the Boroughs impact on global climate change. | Make the best use of previously developed land in the existing urban area. | Making our environment greener and cleaner |
| | Secure a better mix of uses in Town Centres in Castle Point to reduce the need to travel. | Regenerating our local economy and places |
| | Secure improved access to public transport provision throughout the Borough. | Getting around |
| | Ensure that new development makes prudent and efficient use of natural resources. | Making our environment greener and cleaner |
| Conserving and enhancing the unique natural environment in Castle Point. | Protect the Green Belt from unnecessary and inappropriate development. | Making our environment greener and cleaner |
| | Conserve and enhance local landscape character and biodiversity assets. | Making our environment greener and cleaner |
| | Increase opportunities for recreation in the natural environment. | Having fun |



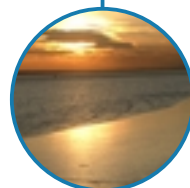
4 vision, aims and objectives



| Aim | Objective | Associated Community Strategy Ambition |
|--|---|---|
| | Improve the quality of formal open spaces. | Having fun |
| Improve the quality of the built environment. | Secure high quality design in all new development. | Regenerating our local economy and places |
| | Secure the redevelopment of vacant and/or derelict previously developed land. | Regenerating our local economy and places |
| | Improve the quality of the historic environment in Castle Point. | Regenerating our local economy and places |
| Deliver 2,500 better quality jobs. | Deliver at least 18ha of additional employment development. | Regenerating our local economy and places |
| | Improve the environmental quality of existing employment areas. | Regenerating our local economy and places |
| | Deliver 3,000 m2 of new retail floorspace. | Regenerating our local economy and places |
| | Deliver first class education facilities in Castle Point. | Learning for all |
| Make Castle Point a safer, healthier place to live. | Maintain flood defences and improve local resilience to flood risk. | Feeling safer |
| | Seek the removal of hazardous uses from the Borough. | Feeling safer |
| | Deliver first class healthcare facilities in Castle Point. | Becoming healthier |
| Deliver 5,000 new homes in Castle Point that meet local needs. | Identify sufficient land for the timely delivery of new homes. | Meeting housing needs |
| | Deliver affordable housing for local people who do not have access to market value homes. | Meeting housing needs |
| | Deliver homes specialist accommodation for older people and people with special needs. | Meeting housing needs |

4.7 These aims and objectives will be delivered through the implementation of the policies in the Core Strategy including the development control policies.

5 the spatial strategy for castle point



5.1 The Spatial Strategy for Castle Point provides a clear indication of how regeneration and growth will be distributed within the Borough. The Strategy set out below is considered to be the most appropriate and effective, within the context of national and regional policy, to successfully deliver growth, regeneration and infrastructure improvements in a sustainable manner.

5.2 Castle Point is required to deliver at least 5,000 homes and 2,500 jobs between 2001 and 2026. In addition to this it is required to identify any Green Belt requirements that are likely to emerge up until 2031.

5.3 In drawing up an appropriate strategy for the delivery of regeneration and growth in Castle Point, regard has been given to three key areas of consideration:

- The local distribution of need;
- Sustainability; and
- Deliverability.

Identifying the Spatial Strategy for Castle Point

Local Distribution of Need

Key drivers of housing growth in Castle Point have been identified as being demographic change, household structure change, economic growth and regeneration ⁽¹⁾. The distribution of homes between main settlements reflects the demographic and household characteristics of the Borough. The significant focus of regeneration and employment growth efforts on Canvey Island supports a proportional distribution which would contribute towards the creation of more sustainable communities and a mix of development consistent with the requirements of PPG13. Housing will therefore be distributed broadly equally between Canvey and Benfleet, Hadleigh and Thundersley.

In order to ensure that new jobs are provided where there is the greatest potential for increased economic activity and where travel obstacles to other employment centres are greatest, it is necessary to locate a greater proportion on Canvey Island. There is higher unemployment and higher levels of potential economic activity on Canvey Island compared to the mainland towns where economic inactivity is expected to increase as a result of demographic change ⁽²⁾. New employment provision will be distributed as follows:

- Around 60% on Canvey Island;
- Around 40% in the mainland towns of Benfleet, Hadleigh and Thundersley.

Infrastructure will be distributed according to current provision and projected need.

1 Thames Gateway Essex Strategic Housing Market Assessments 2008
2 Castle Point Employment Study 2006

5 the spatial strategy for castle point

Sustainability

In order to ensure that the Spatial Strategy is sustainable the following principles have been applied:

1. In accordance with PPS3, priority has been given to locations in the existing urban area. A significant potential for further development and regeneration within the existing urban areas has been identified ⁽⁹⁾. This will help to ensure that the Countryside is protected from unnecessary encroachment.
2. It is not possible to meet the entire housing and employment requirement in the existing urban area. It was therefore necessary to identify locations on the Urban Periphery that could meet the residual need (approximately 300-500 dwelling units to 2026). The urban areas of Castle Point are tightly bound by the metropolitan green belt. Locations have been identified that have limited impact on the openness and function of the Green Belt as set out in PPG2.
3. The following Sustainability Criteria were used to identify the most appropriate Green Belt sites to accommodate growth on the urban periphery.
 - a. Contributes towards sustainable economic growth and regeneration
 - b. Makes the best use of previously developed land within the existing urban area and protects open land from development;
 - c. Makes the best use of existing infrastructure and community facilities.
 - d. Contributes towards improvements in infrastructure and community facility provision in the wider area for the wider community, where appropriate;
 - e. Reduces the need to travel, particularly by private vehicle and promote sustainable forms of transport such as the bicycle and walking;
 - f. Supports the vitality and viability of local town centres;
 - g. Does not have an adverse impact on wildlife, habitats or landscape character, having regard to the significance of any designations;
 - h. Improves the quality of the built environment and conserves the historic environment.
 - i. Avoids, reduces and/or manages flood risk and the risks posed by climate change; and
 - j. Encourages the creation of mixed and sustainable communities that benefit from social cohesion and inclusion.

With regard to criterion (i) locations on Canvey Island were scored negatively due to the Island's location in flood risk zone 3, however, some of these locations score positively overall in terms of the contribution they would make to other criteria.

3 Castle Point Strategic Housing Land Availability Assessment 2008

5 the spatial strategy for castle point

Deliverability

In order to ensure that the Spatial Strategy is deliverable, the following matters have been addressed.

1. **A sufficient supply of land:** Land on the urban periphery has been identified in the spatial strategy to ensure there is a sufficient supply of housing and employment land to meet local needs;
2. **Deliverable Locations:** Locations have been assessed to ensure that they are not constrained or subject to landownership issues that would prevent their delivery.
3. **Wider Community Deliverables:** Locations were also assessed in terms of their potential to have a wider positive impact for the local community.



The Spatial Strategy for Castle Point: Creating Sustainable Communities

5.4 The Borough of Castle Point will contribute to the sustainable social and economic regeneration of the Thames Gateway sub-region by:

- Delivering employment growth and regeneration in our town centres, employment areas and leisure locations to provide at least 2,500 additional jobs in Castle Point between 2001 and 2026.
- Delivering housing growth that supports community development and the provision of community services by providing 5,000 new homes in Castle Point between 2001 and 2026 that are well integrated with community service locations.
- Ensuring that land is available to meet emerging employment and housing needs beyond 2026.
- Ensuring sustainable growth that achieves at least 70% of new homes on previously developed land and safeguards the stated purpose of the Metropolitan Green Belt until 2031.
- Ensuring environmental conservation that protects the natural environment, including the coastline and coastal habitats from development and the effects of climate change.
- Delivering the infrastructure needed to support growth in a timely manner that ensures sustainable development and environmental conservation.

5.5 The existing settlement structure will be maintained by concentrating development within existing settlements with limited peripheral development. Key delivery points for each of the settlements are as follows:

5 the spatial strategy for castle point

Table 4 Spatial Distribution of Regeneration and Growth

| | Canvey Island | Benfleet, Hadleigh and Thundersley |
|---|--|---|
| Employment Growth and Regeneration | <ul style="list-style-type: none"> Canvey Town Centre will be regenerated in order to improve environmental quality, increase the provision of a broad mix of retail, leisure and community services and provide 400 homes. South West Canvey will become a key economic centre with enhanced employment opportunities through the regeneration of the existing Charfleets Industrial Estate and adjacent delivery of a further 18ha of land for business uses. Canvey seafront will be regenerated to become a focal point for leisure and visitor activity and provide 150 homes. | <ul style="list-style-type: none"> Hadleigh Town Centre will be regenerated in order to improve environmental quality, increase the provision of a broad mix of retail, leisure and community services and provide 500 homes. Manor Trading Estate will be improved by redeveloping the frontage of the estate for 200 homes, improving access to the remaining employment area and redeveloping the scrap yard and about 4.0ha of vacant land to the east of the estate (as required) for clean employment uses. Rayleigh Weir will continue as a key economic hub, with about 3.0ha⁽⁴⁾ of additional land allocated for employment purposes to the south of Stadium Way to facilitate regeneration and employment growth. |
| Housing Growth and Community Development | <ul style="list-style-type: none"> The Paddocks will be developed as a community hub providing a range of community and leisure services. The Point Industrial Estate will be redeveloped for 175 new homes, with industry relocating to new employment land at South West Canvey. Land to the East of Canvey Road will be developed to provide a community hub providing a range of community and leisure services for the west of the Island and up to 400 homes. Previously developed land fronting the west of Canvey Road will be redeveloped for 50 units of specialist housing provision for older people in the period beyond 2021. Land currently in use by the Castle View School will be redeveloped to provide educational facilities, a children’s play area and up to 50 homes in the period beyond 2021. | <ul style="list-style-type: none"> A community hub will be developed on public land and adjacent vacant land to the North of Kiln Road to deliver a range of community and leisure services. Land to the north of Kiln Road will be developed to provide about 310 new homes. |
| Sustainable Growth and Environmental Conservation | <ul style="list-style-type: none"> Development will make the best use of previously developed land with about 650 new homes being secured within the urban area of Canvey Island between 2008 and 2026 through the | <ul style="list-style-type: none"> Development will make the best use of previously developed land with about 800 new homes being secured within the urban area of Benfleet, Hadleigh and |

4 This includes the Fire Station, Car Showroom and land fronting Stadium Way.



5 the spatial strategy for castle point

| Canvey Island | Benfleet, Hadleigh and Thundersley |
|--|--|
| <p>reuse of sites beyond those areas identified specifically.</p> <ul style="list-style-type: none"> Beyond those locations identified, the extent of the Green Belt will be maintained and protected. In order to balance the loss of Green Belt land for housing development to the East of Canvey Road, at least 10ha of ecologically sensitive land at South West Canvey will be included within the Green Belt in order to assist in the protection of the countryside and biodiversity. The area of public open space will be increased through the creation of country park land to the west of Canvey Island through the Parkland Project. | <p>Thundersley between 2008 and 2026 through the reuse of sites beyond those areas identified specifically.</p> <ul style="list-style-type: none"> Beyond those locations identified, the extent of the Green Belt will be maintained and protected. Sites of ecological importance will be protected and enhanced and opportunities for outdoor recreation will be encouraged, particularly in relation to the legacy that will be created surrounding the Olympic Mountain Biking Event at Hadleigh Castle. |

5.6 The Council and its partners will use the powers available to them to ensure a sufficient supply of land to meet housing, employment and community needs and secure new infrastructure provision.



6 core policies

6.1 Community Infrastructure

6.1 The term “community infrastructure” embraces a wide number facilities/services in Castle Point including education, learning and childcare; healthcare and social care services; leisure facilities; community safety and policing; and meeting places and places of worship. It is important to ensure that key community facilities and services are delivered and that further provision is tailored to the needs of local communities, including disadvantaged groups.

6.2 Much of the Community Infrastructure required to make a community sustainable is normally provided by the public sector organisations such as the Borough Council, the Primary Care Trust and the County Council. In some instances these organisations are able to attract funding for the provision of new infrastructure, however in many instances development will place additional pressure on existing resources, for which there is no funding to improve. As a result, developer contributions will have an important role to play in ensuring that community infrastructure is of a quality, quantity and accessibility supportive of sustainable communities.

6.3 Community facilities should be located in town centres or other accessible locations to maximise community access and build a sense of local community identity. The development of three community hubs in Castle Point at the Paddock near Canvey Town Centre, at West Canvey and in Thundersley is supported. The co-location of community facilities will help to improve accessibility to services and reduce the need for multiple journeys.

6.4 The retention and enhancement of existing community facilities is also supported, as are shared use schemes, used where appropriate to improve the viability of infrastructure and make the best use of land and property.

6.5 Table 5 sets out the key community facilities to be delivered in Castle Point during the plan period. This does not exclude other facilities from also being delivered as part of new developments and to meet changing needs and existing deficiencies.

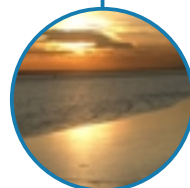


Table 5 Key Community Infrastructure

| Plan Area | Infrastructure Project |
|------------------------------------|---|
| Canvey Island | BSF - Castle View School Redevelopment BSF - Cornelius Vermuyden School Renewal LSC - Canvey Island Vocational Centre PCT/LIFT - Primary Care Centre at the Paddocks PCT/LIFT - Primary Care Centre at West Canvey CPBC - Replacement of Waterside Farm Sports Centre CPBC - Renewal of the Paddocks Community Centre |
| Benfleet, Hadleigh and Thundersley | BSF - Glenwood Special School Redevelopment BSF - Deanes School Renewal LSC/SEEVIC - Renewal of SEEVIC PCT/LIFT - Primary Care Centre at Kiln Road, Thundersley CPBC - Modernisation of Runnymede Pool and Hall |

6.6 There are also initial aspirations for a "one-stop shop", renewal of library services, provision of Children's Centres and provision of youth facilities. The provision of these schemes is supported, in appropriate locations.

Policy CP 1

Delivering Community Infrastructure

The following key community infrastructure projects will be delivered during the plan period, with an emphasis on early delivery.

Canvey Island:

- Building Schools for the Future - Castle View School Redevelopment by 2011;
- Building Schools for the Future - Cornelius Vermuyden Renewal by 2011;
- Canvey Island Vocational Centre by 2013;
- PCT Primary Healthcare Centre at the Paddocks by 2009;
- PCT Primary Healthcare Centre at West Canvey by 2012;
- Replacement of Waterside Farm Sports Centre by 2012; and
- Renewal of the Paddocks by 2016.

Benfleet, Hadleigh and Thundersley:

- Building Schools for the Future - Deanes School Renewal by 2016;
- Building Schools for the Future - Glenwood Special School by 2016;
- Renewal of SEEVIC by 2013;
- PCT Primary Healthcare Centre at Kiln Road by 2014; and
- Modernisation of Runnymede Pool and Hall by 2014.

6 core policies

Further provision of new community facilities and renewal of existing facilities will also be supported in order to meet the needs of new developments and to address existing deficiencies. In particular regard will be had to:

- The assessed capacity of schools, childcare facilities and early year provision, and the need for new integrated childrens' centres;
- The need to provide adult education and library services in Castle Point that are responsive to local needs now and in the future;
- The need for the social services and the hospital to provide services in Castle Point to meet the needs of an ageing population; and
- The need to support partners in delivering services and facilities for young people.

The following principles will be applied in delivering community infrastructure:

- When providing new community infrastructure preference will be given to accessible locations and locations that can accommodate a mix of services. Shared-use schemes are supported;
- Community infrastructure will be protected from redevelopment for non-community uses unless it is part of a strategic programme of infrastructure replacement; and
- New and replacement community infrastructure should be an exemplar of high quality sustainable design in order to ensure its longevity. There will be a particular emphasis on designing out crime and making community facilities feel safe and inclusive.



6.2 Green Infrastructure

6.7 Green infrastructure comprises the natural environment of Castle Point and the network of green spaces within the urban area such as playing fields, parks, allotments and landscaped areas of developments. In some places these spaces are joined together by green corridors alongside roads, rivers, railways and footpaths. These routes can be quiet and scenic, and form part of the green infrastructure.

6.8 The policy on Green Infrastructure recognises both the constraints placed on development by unique elements of the natural environment and the opportunities that such infrastructure presents to development and the community in terms of economic growth, health, social interaction and making the Borough much greener and cleaner.

Conserving the Natural Environment

6.9 The Core Strategy will aim to maintain, enhance, restore or add to biodiversity and geological conservation interests, in particular identifying any areas or sites for the restoration or creation of new priority habitats. Developments that would result in significant harm to biodiversity and geological interests will not be permitted unless no alternative sites are available and mitigation measures can be satisfactorily put in place. Sites of significant biodiversity interest are afforded additional protection under national, European and international legislation.

6.10 Castle Point benefits from a number of sites with European and International designation, connected in a network with local wildlife sites and other habitats. Care should be taken to avoid development that may harm the ancient woodlands in Daws Heath and Thundersley, the grassland habitats across the Borough, and the marshland habitats on Canvey and to the south of Hadleigh and Benfleet.

Opportunities in the Natural Environment

6.11 The Thames Gateway South Essex Partnership prepared the Green Grid Strategy to guide improvements to the natural environment. The Green Grid Strategy has a vision which is *“a living system threading through the urban and rural landscape, connecting places that are attractive to people, wildlife and business, and providing clean air, food, water, energy, minerals and materials.”*

6.12 The Green Grid Strategy and further work on the natural environment has identified a range of strategic green infrastructure opportunities for Castle Point. These are set out in table 6.

Public Open Spaces

6.13 Open spaces are considered to have a vital role to play in a healthy and active community by providing opportunities for exercise, socialising and mental stimulation, however, recreation in the natural environment can harm biodiversity. Therefore, the Core Strategy seeks to ensure that the network of formal public open spaces supports natural open spaces and provides a good alternative for recreation.



6 core policies

6.14 To achieve this there is a need to improve the quality of formal open spaces ⁽⁵⁾. As a result, the Council has prepared a Playground Renewal Programme and is currently preparing an Open Space Strategy. In addition to this the Regeneration Partnership is carrying out a programme of works to improve the seafront area using funding secured from partner organisations.

6.15 Some parts of the Borough have limited access to formal recreation facilities including children's play space. There is therefore a need for new provision of children's playspace to be included in new developments in these areas. There is also a need for sites to be permeable and provide improved access to open spaces and the natural environment by foot and cycle for all residents living in and nearby the development.

Table 6 Green Infrastructure Projects

| Plan Area | Green Infrastructure Project |
|------------------------------------|---|
| Canvey Island | <ul style="list-style-type: none"> • Environmental Enhancements at Canvey Seafront • Environmental Enhancements at Canvey Lake • Further Development of Canvey Heights Country Park • Development of a sub-regional park covering West Canvey Marshes • Development of informal recreation and education opportunities at Canvey Wick SSSI |
| Benfleet, Hadleigh and Thundersley | <ul style="list-style-type: none"> • Development of Hadleigh Castle Country Park as an Olympic Mountain Biking Venue • Development and enhancement of the network of woodlands in Thundersley and Daws Heath |
| Whole Borough | <ul style="list-style-type: none"> • Open Spaces Strategy • Playground Renewal Programme • Benfleet/Canvey Link Environmental Regeneration |

5 Castle Point Open Space Appraisal 2006

Policy CP 2

Protecting and Enhancing Green Infrastructure

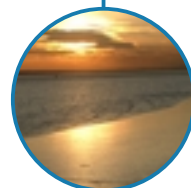
In order to provide an enhanced network of green infrastructure in Castle Point that enhances opportunities for recreation whilst protecting the integrity of biodiversity interests the following key projects will be delivered:

- Environmental Enhancement at Canvey Seafront;
- Environmental Enhancements at Canvey Lake;
- Further development of Canvey Heights Country Park;
- Further development of a sub-regional park covering West Canvey Marshes;
- Further development of informal recreation and education opportunities at Canvey Wick SSSI;
- Development of Hadleigh Castle Country Park as an Olympic mountain biking venue with a recreation legacy;
- The playground renewal programme and open space strategy, securing high quality multifunctional open space provision that meets Green Flag Standards. Where appropriate this may include new open space provision;
- Further development and enhancement of the network of woodlands in Thundersley and Daws Heath; and
- Environmental Regeneration of the Benfleet/Canvey Link.

In addition to delivering these key projects, partner organisations will:

- Work together to conserve and enhance nature conservation, geological and landscape assets to ensure targets for SSSI condition, biodiversity protection and landscape enhancement are achieved; and
- Work together to enhance connectivity between the the natural environment and open spaces by delivering a network of greenways and strategic rights of way, as identified in the Thames Gateway South Essex Green Grid Strategy.

Developers and landowners will be expected to contribute towards the protection and enhancement of Green Infrastructure by contributing towards key projects and other schemes, and by incorporating landscape and biodiversity into the design of development.



6 core policies

6.3 Transport Infrastructure

6.16 The policy on transport infrastructure has three purposes:

- To overcome existing deficiencies in the current transport network.** Castle Point suffers from severe congestion at peak times due to a high level of out-commuting combined with a constrained road network. The high levels of congestion can have adverse effects on the health and the quality of life of local people by increasing air pollution, increasing journey times and causing stress and reckless driving that puts other road users at risk.
- To support growth and regeneration** by ensuring that new development can be accessed by a range of different modes of transport. Ensuring good accessibility, particularly by alternative forms of transport, will reduce the need to travel by private vehicle and limit the impact of new growth on the existing transport infrastructure.
- To promote more sustainable forms of transport** including the use of public transport, cycling and walking. This will have positive benefits locally in terms of health, road safety and improved streetscene by reducing the dominance of the private vehicle. It will also contribute towards a reduction in CO2 emissions from the Borough, which is important in terms of local air quality and global climate change effects.

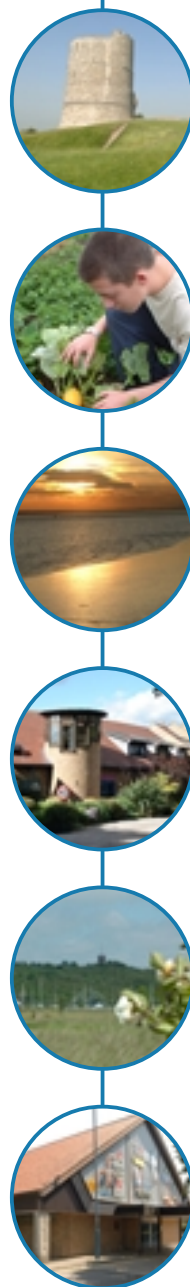
6.17 The purposes of this policy are consistent with national policy in PPG13 which seeks the integration of land-use planning and transport in order to improve infrastructure, utilisation and reduce the need to travel.

6.18 Table 7 sets out a number of transport improvements proposed for Castle Point in the Essex Local Transport Plan. In addition to this, the growth and regeneration locations identified in the Spatial Strategy require some specific improvements to make them acceptable in terms of accessibility.

Table 7 Transport Infrastructure Projects

| Project | Address Deficiencies | Support Growth | Improve Sustainability |
|--|----------------------|--|------------------------|
| A13 Passenger Transport Corridor: Improved waiting facilities and bus priority measures put in place along the A13 to improve bus journey times. | Yes | Yes - Hadleigh Town Centre | Yes |
| South Essex Rapid Transit (SERT): A bus-based rapid transit system for South Essex to provide rapid and reliable connections between residential areas and employment opportunities. | Yes | Potentially - depends on the routes in relation to growth locations. | Yes |

6 core policies



| Project | Address Deficiencies | Support Growth | Improve Sustainability |
|---|--|--|---|
| Improved network of pathways and cycleways, including greenways identified in the Green Grid Strategy. | Yes | Potentially - depends on the routes in relation to growth locations. | Yes |
| Junction Improvements at Sadlers Farm | Yes | Yes - aids movement on and off of Canvey Island. | Partially - reduce local air quality issues |
| Route Management Improvements on the A127 and A13 | Yes | Yes - supports strategic growth | Partially - reduce local air quality issues |
| Capacity Improvements between Sadlers Farm and Tarpots Corner | Yes | Potentially - growth locations are not directly served by this junction but it does back up. | Partially - reduce local air quality issues |
| Capacity Improvements along Somnes Avenue between Waterside Farm and Elsinor Avenue | Yes | Yes - supports growth on Canvey Island. | Partially - reduce local air quality issues |
| Junction Improvements at Waterside Farm | Yes | Yes - supports growth on Canvey Island. | Partially - reduce local air quality issues |
| Junction Improvements along the Rayleigh Road between the Woodman Arms junction and the Rayleigh Weir junction. | Yes | Yes - supports growth at the Rayleigh Weir and North of Daws Heath Road. | Partially - reduce local air quality issues |
| The extension of Roscommon Way from Northwick Road to Haven Road | Potentially - additional east-west route on Canvey | Yes - supports employment growth in and adjacent to Charfleets. | Partially - reduce local air quality issues |
| The extension of Roscommon Way from Haven Road to Western Esplanade | Potentially - additional east-west route on Canvey | Potentially - dependent on land use changes at South Canvey | Partially - reduce local air quality issues |
| A new or improved access onto Canvey Island | Yes | Yes - particularly if opportunities become available at South Canvey | Partially - reduce local air quality issues |

6.19 Developer and landowners will be expected to contribute towards the delivery of improved transport infrastructure in Castle Point by making contributions towards relevant schemes as set out in table 6, and by making land available within their sites for the provision of new, integrated high quality transport infrastructure.

6 core policies

Policy CP 3

Delivering Sustainable Transport Infrastructure

The following transport infrastructure will be delivered with the aim of reducing transport deficiencies, accommodating growth and improving sustainability in Castle Point by 2021, whilst ensuring the integrity of the natural environment:

1. Improvements to public transport provision in Castle Point including:
 - Delivery of the A13 Passenger Transport corridor through Castle Point by 2011;
 - Extension of similar Passenger Transport corridor features from the A13 to Canvey Island by 2016;
 - The delivery of the South Essex Rapid Transit project with connections to the Borough by 2021.
2. Improvements to opportunities for walking and cycling in Castle Point including:
 - Delivery of Greenway Routes identified in the Thames Gateway South Essex Green Grid Strategy; and
 - Work with ECC to identify and deliver, or improve existing footpaths and cycle routes, and make roads safer for pedestrians and cyclists.
3. Improvements to the strategic road network in Castle Point including:
 - Junction improvements at Sadlers Farm by 2011;
 - Route Management improvements on A127 and A13 by 2011;
 - Capacity improvements between Sadlers Farm and Tarpots Corner by 2011;
 - Capacity improvements along Somnes Avenue between Waterside Farm and Elsinor Avenue by 2011;
 - Junction improvements at Waterside Farm, in association with development on Canvey;
 - Junction improvements along the Rayleigh Road between the Rayleigh Weir and Woodman Arms junctions, in association with development to the east of Rayleigh Road;
 - The extension of Roscommon Way from Northwick Road to Haven Road, with access into the South of Charfleets Industrial Estate by 2011;
 - The further extension of Roscommon Way from Haven Road to Western Esplanade by 2021; and
 - A new or improved access onto Canvey Island by 2021.

New developments will be expected to make contributions directly towards the schemes set out above or wider improvements to the local highways network, as appropriate to the size and location of the development proposed.

6 core policies

6.20 New developments will also be subject to the effective implementation of development control policies in order to reduce their impact on the road network and the natural and built environments through the use of private vehicles.



6 core policies

6.4 Creating Sustainable and Inclusive Communities

6.21 National Planning Policy in relation to sustainable development is set out in PPS1 and its supplement, although its principles - established at an international level - permeate most national planning policy documents and related policy areas.

6.22 Sustainable development is related to climate change and its widely considered cause - Carbon Dioxide produced through the combustion of fossil fuels for energy. Climate change has implications for Castle Point in terms of the potential effect extreme weather events may have on the health of residents and the natural environment. This is particularly in relation to potential alterations to the watercycle in terms of rainfall, water availability and tide levels. To this end it is important that new developments reduce their impact on climate change now and in the future by reducing the amount of energy they consume from fossil fuel combustion. It is also important that they are more efficient in the amount of water they consume and how waste water is managed, as it is not possible to reverse some of the effects that past activities have already had on the climate.

6.23 Given the pressures that climate change will place on the natural environment, it is important that there is sufficient space for habitats to shift, expand and change. This is particularly relevant in Castle Point with its diverse mix of sites of biological significance. It is important that development in Castle Point seeks to avoid harm to the natural environment by reusing previously developed land and making efficient use of land generally in order to prevent unnecessary encroachment into the natural environment. Ensuring that more waste is recycled can contribute towards this by preventing the use of land for landfill.

6.24 It is important for long-term sustainability that resources are used with care in order that the communities we develop now have sufficient resources to continue into the future. Inter-generation equity is a key principle of sustainable development and relevant to the success of communities in Castle Point. Therefore, it is important to ensure that resources are used efficiently in the design and construction of new developments.

6.25 Intra-generational equity is also a principle of sustainable development. Within Castle Point there are variations in the quality of life experienced by individuals. There are also people who are at risk of exclusion from the community as a result of their age or disability for example. These people have specific needs that should be addressed in an integrated manner.

6.26 The design of a building or place can effect the way people interact with each other and with the built environment. Good quality design ensures attractive and functional places, which can have substantial benefits for the community. Meanwhile, poorly designed developments create unattractive buildings and places. They can reduce the perception of safety, discourage recycling, increase energy consumption and promote unsustainable travel. As a result, developments of a poor quality design will not be accepted in Castle Point.

6.27 Involvement of local people in the design of projects in their local community, particularly those related to regeneration, public art and open space will help to embody local support and distinctiveness in the place making process. To this end developers are encouraged to actively engage local people in such projects.

Policy CP 4

Creating Sustainable and Inclusive Local Communities

Development proposals will be expected to contribute towards the creation of sustainable and inclusive local communities by:

1. Achieving exemplar sustainable design that is carbon and water neutral, and resilient to the risks of flooding and climate change ⁽⁶⁾;
2. Protecting the unique countryside by making the most efficient use of land and ensuring the prudent use of natural resources in the design and construction of new developments;
3. Enhancing neighbourhoods by employing a high standard of design and investing in the public realm;
4. Ensuring a mix of development that reduces the need to travel by private vehicle and provides inclusive access to facilities and services;
5. Involving the local community in the development of regeneration, open space and public art projects in order to enhance local distinctiveness and cultural understanding in the community; and
6. Providing opportunities within development proposals to meet the needs of vulnerable groups and improve social inclusion in social and economic activities.



6 Specific targets are set out within the Development Control Policies.

6 core policies

6.5 Managing Local Flood Risk

6.28 Flood risk is a strategic issue for Castle Point as the whole of Canvey Island and parts of South Benfleet are located within Flood Risk Zone 3.

6.29 PPS25 sets out a sequential test that seeks to deliver development in areas at least risk of flooding. It does however recognise that there are exceptional circumstances when this is not achievable. PPS25 therefore sets out an exception test also. These tests are applied in Castle Point.

6.30 The consequence of applying the PPS25 sequential test without considering the local context in Castle Point is a moratorium on development on Canvey Island. This is not acceptable as Canvey Island is a distinctive community with identified needs in terms of social, economic and physical regeneration. Development that would meet these needs and support regeneration will therefore be permitted, provided that it is of a flood resistant or flood resilient design. Preference will be given to locations that would offer safe access and egress to and from the Island (or an identified safe point of refuge) in the event of a flood.

6.31 Permitting further development on Canvey Island is only possible due to the presence of substantial sea defences. PPS25 requires these to be maintained for the lifetime of the development. Developments in Flood Risk Zones 2 and 3 will therefore be expected to contribute towards the ongoing maintenance of flood defences.

6.32 Climate Change is expected to increase the risk of flooding in Castle Point by causing sea levels to rise. This has implications for flood risk in the future, and for the levels of sea defence that are provided. The Thames Estuary 2100 project is seeking to ensure that measures are put in place to manage this risk into the future. This has implications for biodiversity, as increased use of flood defences will result in coastal squeeze. To this end, a range of flood risk management options should be employed to prevent coastal squeeze in locations that do not require such substantial protection, for example close to Benfleet and Southend Marshes SPA.

6.33 In addition to tidal flooding, the increased occurrence of extreme rainfall events as a result of climate change has the effect of causing localised surface water flooding across the Borough due to the limited capacity of local drainage systems. As a result, the Council will expect all new residential and commercial developments to incorporate "sustainable urban drainage systems" into their design, having regard to the scale and location of the development.

Policy CP 5

Managing Local Flood Risk

In applying the sequential and exception tests set out in PPS25 for proposals on Canvey Island, consideration will be given to:

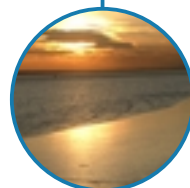
- a. The need for social, economic and physical regeneration;
- b. Flood resistant and flood resilient design; and
- c. Arrangements for safe access and egress.

All new developments benefiting from existing flood defences will be expected to contribute towards ongoing maintenance and improvements to flood defences and other types of sustainable flood management as appropriate for the lifetime of the development.

All new developments in all flood risk zones will be expected to manage surface water run off by incorporating appropriate Sustainable Urban Drainage Systems.

Guidance on preparing Flood Risk Assessments, including flood resilient design and Sustainable Urban Drainage Systems is set out in the Council's Flood Risk Assessment Guidance SPD.

Guidance on calculating contributions towards flood defence maintenance is set out in the Council's Developer Contributions Guidance SPD.



6 core policies

6.6 Creating Employment Opportunities

6.34 Castle Point needs to deliver at least 2,500 jobs between 2001 and 2026. This will help to address issues of deprivation and reduce out-commuting, improving the quality of life for local people. The Annual Business Inquiry 2006 indicated that 1,000 new jobs had been provided in the Borough between 2001 and 2006, indicating good progress towards this target.

Employment Growth Sectors

6.35 The Employment Study considered growth requirements between 2001 and 2021. It found that employment growth in Castle Point will be achieved by focusing on growth sectors. The growth sectors for Castle Point are:

- Construction - 400 jobs;
- Retail Trade - 300 jobs;
- Hotels and Restaurants - 100 jobs;
- Transport, storage and communications - 200 jobs;
- Business activities - 500 jobs;
- Health and social work - 200 jobs; and
- Others inc. sport, leisure and recreation - 300 jobs ⁽⁷⁾.

6.36 There are no sectors in Castle Point that are expected to decline. Manufacturing activities in Castle Point are largely isolated from the global market, and as a result not likely to be affected by globalisation. It is therefore necessary to ensure non-growth sectors remain unchanged to prevent these sectors resulting in employment loss.

Employment Growth Opportunities

6.37 Retail, hotel, restaurant and some business and leisure growth should be located in town centres ⁽⁸⁾. Regeneration of Canvey Town Centre and Hadleigh town centre provide the opportunity for growth in these sectors to be accommodated in these town centres. Environmental enhancements at Tarpots and South Benfleet also have the potential to facilitate retail based employment growth.

6.38 The Spatial Strategy identifies the potential to accommodate up to 18ha of employment at South West Canvey. This land is undeveloped and therefore provides space for the development of the business, transport, storage and communications sectors. Environmental enhancements of the existing Charfleets Industrial Estate in this location will bolster growth in these sectors by improving the ability of the area to attract inward investment.

7 Castle Point Employment Study 2006

8 PPS6

6 core policies

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6.39 Employment land at South West Canvey is adjacent to high value nature conservation areas. This provides an opportunity for the area to exemplar business growth that promotes environmental sustainability and environmental technologies.

6.40 The Rayleigh Weir Employment Area has been the focus of developer led commercial regeneration benefiting from its location on the A127. In order to facilitate regeneration of the urban area and enable growth in this location the Spatial Strategy has identified the potential for a further 6ha of employment land to be provided adjacent to this area. This will provide the opportunity for growth in the transport, storage and communication sector, and the business sector.

6.41 Canvey Seafront has been identified as a regeneration location with substantial public sector investment already occurring in the public realm. Further regeneration of the built environment is now being planned to revitalise the area and provide employment opportunities in the hotel and restaurant, and leisure and recreation sectors.

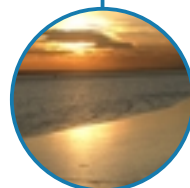
6.42 The Green Grid Strategy proposes increased opportunities for recreation in the natural environment. The delivery of this strategy will therefore result in growth in employment in the leisure and recreation sector. Funding has recently been achieved for two recreation based schemes at West Canvey. The mountain biking event for the 2012 Olympics at Hadleigh Castle Country Park will create additional jobs related to leisure and recreation in Hadleigh.

Environmental Quality and Infrastructure Requirements

6.43 Manor Trading Estate does not present itself as a growth location due to the quality of access and close proximity to residential areas. This employment area presents itself as an opportunity for regeneration to provide 200 new homes along the frontage with renewed employment provision supported by a 2ha extension to the east of the employment area. A programme of access improvements and environmental enhancements will be necessary to ensure that there is better integration between employment activities in this location and the amenity of existing and future residents.

6.44 In order to improve the built environment in employment locations improved accessibility needs to be secured, particularly by public transport, bicycle and walking. It is also important that high quality design is applied to improve the quality of employment properties. The availability of small but flexible start up units will facilitate increased activity in the small business sector and enable entrepreneurial activity. The Core Strategy should therefore seek to deliver such units.

6.45 It is important that regeneration and growth is supported by appropriate skills training and business support in order to ensure that growth is sustainable. It is important that good linkages between employers and training providers are facilitated in this regard.



6 core policies

Policy CP 6

Creating Employment Opportunities

At least 2,500 new jobs will be provided in Castle Point between 2001 and 2026, raising the quality of life for local people and reduce the need to commute.

In order to achieve this the following employment growth opportunities will be delivered:

1. Retail and office growth in town centres;
2. Business development at South West Canvey with a focus on environmental technologies;
3. Environmental and access improvements to Charfleets Industrial Estate;
4. Promotion and growth of business activity, transport, storage and communications at Rayleigh Weir Industrial Estate;
5. Regeneration, renewal and improvements to local environmental quality in and adjacent to Manor Trading Estate; and
6. Enhancement of Canvey Seafront, having regard to its cultural distinctiveness, and
7. Implementation of the Green Grid Strategy to provide job opportunities in leisure, recreation and tourism.

In order to deliver these opportunities the Council will set out appropriate allocations and actions in the Canvey Areas Action Plan and the Benfleet, Hadleigh and Thundersley Plan.

Economic conditions in Castle Point will be improved for new and existing businesses by:

- a. Ensuring that land allocated for employment purposes is protect from other development pressures or replaced nearby;
- b. Obtaining improved access to employment locations by public transport, foot and bicycle;
- c. Ensuring new employment buildings are fit for purpose and flexible in the design and construction;
- d. Encouraging the provision of managed workspace for start-up businesses and small enterprises; and
- e. Supporting and facilitating strong relationships between local employers and local training providers.

6.7 Improving the Vitality of Town Centres

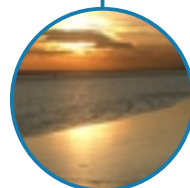
6.46 Town centres in Castle Point form part of the retail town centre hierarchy in South Essex which has Basildon, Southend and Thurrock Lakeside as key regional centres. Due to the insular nature of Canvey Island, Canvey Town Centre is considered to be a third tier town centre. The three town centres of South Benfleet, Tarpots and Hadleigh share catchments and are less well developed as individual town centres. These are considered to be fourth tier town centres, known as district centres. The role of third and fourth tier centres is to meet local needs and to support connections to higher tier centres.

6.47 Within the Spatial Strategy, Canvey Town Centre and Hadleigh Town Centres are identified as locations for growth of both housing and employment. This is consistent with national and regional planning policy which sees town centres as nodal points for a range of infrastructure, services and activities that contribute towards the creation of sustainable communities.

6.48 Canvey Town Centre and Hadleigh Town Centre are considered to have the greatest potential to meet local needs compared to other centres in the Borough⁽⁹⁾, hence the focus on regeneration of these centres. The regeneration programme for each centre will include a requirement for increased retail floorspace to provide employment opportunities. The Retail Needs Assessment identified a requirement for between 9,000m² and 10,000m² of additional retail floorspace between 2007 and 2027. It is strongly recommended that the majority of this requirement should be met in these two town centres.

6.49 The opportunity to improve the quality of town centre environments through plan led regeneration has been identified for both Canvey and Hadleigh due to the changes in the economy and strategically located buildings/opportunities within these centres. However, the centres of South Benfleet and Tarpots are fragmented and do not offer themselves as potential planned regeneration locations. In these centres change is expected to be gradual through a process of incremental redevelopment of underused and decaying buildings and the implementation of environmental improvements. These changes are necessary to improve the position of the town centres of Castle Point within the retail hierarchy by helping to ensure that sales associated with local need do not leak out to larger centres unnecessarily. Additionally, they will help to make the communities in Castle Point more sustainable by improving the catchment for services and making better use of space in these locations. The economic role of the retail industry and improvements to the vitality and viability of town centres are important for achieving sustainable growth and regeneration objectives.

6.50 Focusing future retail development in town centre locations is consistent with the sequential test established in PPS6. This has implications for the two edge of town centre retail areas at Rayleigh Weir and Northwick Road. These out of centre locations are successful retailing areas that provide local jobs and help retain both



9 Retail Needs Assessment 2006

6 core policies

convenience spending and some comparison spending within the Borough. These shopping areas are close to strategic housing growth locations and will continue to have an important role to play in the Borough's future. They will therefore be retained as shopping areas during the plan period.

6.51 There is however concern that floorspace in these out of centre shopping areas will undermine the regeneration programmes for Canvey Town Centre and Hadleigh Town Centre. To this end future retail development at Rayleigh Weir and Northwick Road will be restricted to providing space for bulky goods retail, requiring car borne journeys only.

6.52 In all locations, the safety of shoppers and the quality of the shopping experience is affected by transport movements and parking. Opportunities to reduce transport movements, improve public transport access and make parking less dominant in the streetscene should therefore be pursued as part of all retail related developments.

Policy CP 7

Improving the Vitality of Town Centres

Having regard to the hierarchy of town centres in South Essex the vitality of town centres in Castle Point will be improved, and more local spending will be retained by:

1. Preparing and implementing master plans for Hadleigh and Canvey Town Centre that:
 - a. Review the extent of the town centres to ensure that the range of activities and services are compact and connected;
 - b. Promote the redevelopment of underused and decaying buildings in order to provide additional retail floorspace and improved frontages;
 - c. Promote residential accommodation at first floor level and above in order to increase the catchment population for shops and services;
 - d. Promote a range of cultural and leisure services and facilities in the town centres in order to improve their weekend and evening economies; and
 - e. Improve the quality and provision of street furniture and public art, utilising funding opportunities and developer contributions.
2. Preparing and implementing streetscene improvement plans for South Benfleet and Tarpots Town Centres that:
 - a. Improve the quality of advertising;

6 core policies

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- b. Improve the quality and provision of street furniture and public art, utilising funding opportunities and developer contributions; and
 - c. Promote the redevelopment of underused and decaying buildings in order to provide additional retail floorspace and improved frontages.
3. Retaining existing shopping areas at the Rayleigh Weir and Northwick Road to ensure that the existing convenience floorspace provision is maintained, and enable the provision of retail developments that provide opportunities for bulky good comparison retailers to locate in the Borough.
4. Make all town centres and shopping areas safer and more accessible by:
- a. Reducing the dominance of car movements in town centres and retail developments;
 - b. Improving bus waiting facilities, public transport connections and pedestrian and cycling facilities within the town centres and shopping areas; and
 - c. Reducing the dominance of on-street parking by planning for alternative provision and adjusting parking enforcement areas.



6 core policies

6.8 Meeting Housing Needs

6.53 The Council is required to provide 5,000 new homes in the Borough between 2001 and 2026. Up to 31st March 2008 around 1,228 of these homes had been delivered leaving a requirement for just under 3,800 homes. This policy will set out requirements in terms of the types, tenures and size of homes that the Council seeks to encourage. Additionally, the needs of specialist groups, which are not always catered for, are addressed through this policy. This is consistent with Planning Policy Statement 3: Housing.

Housing Mix

6.54 The Council will seek a mix of homes that is responsive to local needs in terms of the size, type and tenure of new properties delivered in Castle Point.

Small Homes

6.55 There is a demonstrated demand from one and two bedroom properties in Castle Point, particularly from concealed households e.g. Young adults living with their parents. This demand is in excess of 2,000 homes⁽¹⁰⁾. However, given the turnover of such properties due to lifestyle changes, it is reasonable to seek to deliver approximately half this requirement. To this end small homes should account for around 25% of the remaining housing requirement.

Homes for Older People

6.56 Castle Point has an ageing population. This creates demand for sheltered accommodation in the order of approximately 1,000 units⁽¹¹⁾. Given that people are living longer, and the population of older people is expected to increase beyond 2026, it is appropriate to deliver a substantial proportion of this requirement. Homes for older people will therefore account for around 25% of the remaining housing requirement.

6.57 Not all older people would seek to move into a flatted development of sheltered housing and therefore the mix of units aimed at older people should also include bungalows designed for older people.

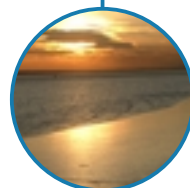
Homes for People with Special Needs

6.58 Approximately 5% of residents in Castle Point receive disability living allowance⁽¹²⁾. Disabilities are wide ranging and include not only physical disabilities, which may or may not require support, but also learning disabilities, mental illnesses, blindness, deafness and acquired disabilities. Support levels vary in all cases. Around 230 units

10 Castle Point Housing Needs Study 2002 and 2004, Essex Thames Gateway Strategic Housing Market Assessment 2008 and Housing Register at September 2008

11 Castle Point Housing Needs Study 2002 and 2004, Essex Thames Gateway Strategic Housing Market Assessment 2008 and Housing Register at September 2008

12 Data from the Department of Work and Pensions 2002-2007



of accommodation are required to meet the need of people with special needs ⁽¹³⁾. This represents approximately 6% of the remaining housing requirement. It is important that these homes are integrated into the community in order to ensure inclusion and accessibility.

Family Sized Homes

6.59 There is a substantial demand for family sized housing in the Borough with demand arising from existing households and from elsewhere in the Thames Gateway ⁽¹⁴⁾.

6.60 It is therefore important to provide a range of family homes in new residential developments and through the continued renewal of the existing housing stock to provide good quality family accommodation. To this end the remaining proportion of the housing requirement - approximately 44% should comprise of family sized accommodation.

Gypsy and Traveller Accommodation

6.61 The emerging regional policy on the provision of Gypsy and Traveller accommodation establishes a target of 15 pitches in Castle Point by 2011 followed by on-going provision of 3% per annum. This will result in a total requirement during the plan period of 22 pitches.

6.62 In allocating sites for gypsy and traveller pitches, criteria set out in Circular 1/2006 will be applied. This circular is clear that gypsy and traveller accommodation needs should not be met in Flood Risk Zones 2 or 3. There is no demonstrated need for provision specifically on Canvey Island. It would not therefore be justified to allocate land on Canvey Island for Gypsy and Traveller Accommodation. Allocations will therefore be made as part of the Benfleet, Hadleigh and Thundersley Plan.

Housing Affordability

6.63 There is a demand for affordable housing arising from existing households falling into need and newly formed households (e.g. Young people living with parents and families separating into two units). 209 affordable housing units are required each year. This accounts for over 100% of the overall housing requirement ⁽¹⁵⁾.

6.64 The Council is not a significant landowner in the Borough and therefore housing supply is heavily reliant on private landowners. 100% affordable housing provision is not therefore achievable as it would make development economically un-viable and affect delivery of the overall housing requirement.

13 Housing Needs Survey 2004

14 Strategic Housing Market Assessment 2008

15 Thames Gateway Essex Strategic Housing Market Assessment 2008

6 core policies

6.65 The East of England Plan sets an affordable housing requirement of at least 35%. This is considered to be more viable and will form the bases of affordable housing requirements in Castle Point. This is consistent with recommendations to the Council ⁽¹⁶⁾ and represents a significant step-change in local policy.

6.66 Affordable housing can take two forms: housing available for social rent, and intermediate housing. Socially rented properties are low rent properties aimed at those who have very low incomes or no income. The waiting list for such properties is in the region of 1,400 households ⁽¹⁷⁾.

6.67 Intermediate housing is aimed at people who can afford social rent prices, but that cannot afford lower quartile house prices. 36.4% of working households in Castle Point are in this position ⁽¹⁸⁾. Intermediate housing can comprise of below market value rented accommodation, or shared ownership accommodation. Intermediate schemes are typically managed by Registered Social Landlords.

6.68 Given the need arising for each type of affordable housing, a 50:50 split between social and intermediate housing will be sought from development proposals.

6.69 A mix of small units, units for older people, units for people with special needs and family sized accommodation should make up the social housing element of development proposals.

6.70 Intermediate housing supply should comprise of small units, some units for older people and some family accommodation.

6.71 Castle Point believes it is justified to seek affordable housing on all development sites where there is a net increase in housing, subject to economic viability considerations.

6.72 Castle Point is characterised by fragmented land ownership and small development sites. Only 75% of housing provision in Castle Point is secured on sites of 10 or more dwellings. Exclusion of sites of between 10 units and 14 units in size would severely limit the ability of the Borough to meet local housing needs. To this end all developments of 10 or more units will be expected to make on-site provision of affordable housing in Castle Point.

6.73 25% of homes are provided on sites of less than 10 dwelling units. Again the complete exclusion of these sites will limit the ability of the Borough to meet local housing needs. In addition to this the application of a threshold would see developers limiting provision of homes to avoid making a contribution. To this end, development sites for less than 10 dwelling units will also be expected to contribute towards affordable housing, although economic viability and the practicality of on-site provision will be taken into account during negotiations. It is accepted that in certain instances financial contributions in lieu of on-site provision may be necessary.

16 Castle Point Housing Needs Study 2004

17 TGSE Strategic Housing Market Assessment 2008

18 TGSE Strategic Housing Market Assessment 2008

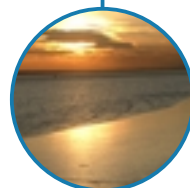
6.74 Having taken account of delivery to date, outstanding consents and projected delivery levels, it is anticipated that the above level of provision will deliver a total of 1,100 affordable housing units in Castle Point between 2007 and 2026. This is 29% of the housing requirement for this period. This is below the affordable housing target in the East of England Plan, but considered realistic based on the local context. 100% schemes delivered by Housing Associations will help to increase this delivery where possible.

Overarching Principles of Housing Design

6.75 New homes should be accessible and enable inclusive local communities to be established. To this end development sites should provide an appropriate mix of new homes having regard to the requirements set out for the housing mix. This is consistent with PPS3.

6.76 In addition to this, the design of housing should not differentiate between tenures types. Affordable housing should be designed to the same standards as market housing. Affordable homes should be distributed throughout housing schemes to enable integration, although it is recognised that the management arrangements of some Registered Social Landlord may favour small cluster distribution over pure pepper-potting.

6.77 When designing new homes, developers should recognise the need to create sustainable communities by providing homes that people can stay in for longer, or that people with limited mobility can live in successfully. To this end a proportion of the homes provided in any scheme should be designed to the lifetime homes standard. The Local Area Agreement for Essex seeks at least 3% of new homes to meet this standard. This is supported in Castle Point and developers will be expected to contribute towards this target.



6 core policies

Policy CP 8

Meeting Housing Needs

In order to deliver at least 3,800 homes in Castle Point during the period 2008-2026 that meet local needs the Council will:

1. Seek the following mix of homes:
 - Around 25% small homes (1 or 2 bedroom);
 - Around 25% sheltered homes and bungalows for those over 55 years of age;
 - Around 6% homes for people with special needs;
 - Around 44% family homes; and
 - Gypsy and Traveller pitch provision in line with requirements set out in the East of England Plan.

This mix will be delivered by:

- a. Encouraging higher density development in town centres in order to encourage the provision of small homes and sheltered accommodation in these sustainable locations;
 - b. Work proactively with Housing Associations to secure the delivery of accommodation for those people with special needs in Castle Point;
 - c. Encourage the high quality renewal of housing stock in residential areas in order to secure the delivery of new family homes and bungalows;
 - d. In making site allocations, suggest the mix of housing types that the Council would like to see delivered on each site in order to guide negotiations with developers; and
 - e. Identify sustainable locations for the provision of Gypsy and Traveller pitches in Castle Point as part of the Benfleet, Hadleigh and Thundersley Plan.
2. Seek the following tenure mix and affordability provision in new developments:
 - At least 550 new affordable homes provided for social rent between 2008 and 2026; and
 - At least 550 new affordable homes provided for intermediate housing between 2008 and 2026.

This mix will be delivered by:

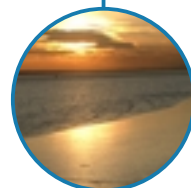
- a. Requiring developers to negotiate with the Council regarding the contribution of affordable housing on-site and in kind for all housing developments that result in a net gain in dwelling units. Contributions

of at least 35% will be expected from all housing developments although the Council will have regard to the economic viability of the development in negotiations.

- b. Working with Housing Associations to secure the delivery of a mix of general and specialist accommodation available for social rent and intermediate housing;
- c. In making site allocations, suggest the affordable housing requirements and mix of tenures that the Council would like to see delivered on each site in order to guide negotiations with developers.

3. Ensure that affordable homes meet local need by:

- a. Negotiating with developers and working with Housing Associations to ensure the delivery of a mix of affordable homes that is proportional to the targets set out in part 1 of this policy.
- b. Negotiating with developers to ensure that affordable homes are distributed in small clusters throughout larger developments and designed to the same standard as market housing.
- c. Negotiating with developers and Housing Associations to build at least 3% of homes upon development sites to meet the lifetime home standard, in order that they are sufficiently flexible in meeting the changing needs of occupants.



6 core policies

6.9 South Canvey - A long-term strategic location

6.78 The vision seeks to make Castle Point a safer place to live by promoting the removal of Hazardous Installations from land to the South of Canvey Island. It is however recognised that such a change of use requires considerable time to be achieved, particularly as the landowners are still committed to the Hazardous uses that take place in this location.

6.79 As a result of the uncertainty surrounding the timescales for delivering regeneration in this location it is not possible to identify its capacity for development in the spatial strategy. However, given the public safety and wider socio-economic and environmental benefits of regeneration in this location for alternative uses, it is appropriate to put policies in place that facilitate change during the plan period and beyond.

6.80 Hazardous Installations by their nature pose a risk to nearby properties and people. It is therefore paramount that their location and use is carefully controlled to manage that risk. However, a legacy of previous development patterns has resulted in two large hazardous installations (Calor Gas and Oikos) being located in relatively close proximity to residential homes and community uses on Canvey Island. These uses appear to be going through a period of change where the operators have considered alternative hazardous uses. The Council, has successfully resisted these changes, believing the continuation of hazardous uses in this location is inappropriate. The Council has now established an aspiration to see these uses removed in order to improve public safety on the Island.

6.81 A key element of the development legacy is the position of Thorney Bay Caravan Site adjacent to the Calor Gas Installation. Alternative development of the Thorney Bay Caravan Site would be desirable as caravans are particularly vulnerable to the effects of incidents on the hazardous installation site. However, the continued presence of the hazardous installations prevents this redevelopment occurring, and as a result, regeneration of the Hazardous Installations is intrinsically linked to redevelopment and safety improvements of the Thorney Bay Site.

6.82 The regeneration of land to the South of Canvey for alternative purposes has benefits in terms of both public safety and socio-economic development on the Island. The land is capable of supporting an increased population generating a larger catchment population and potential developer contributions towards improved services and infrastructure. It also has the potential of increasing the employment potential of the land, as the hazardous installations currently employ relatively few people in comparison to the area of land that they occupy.

6.83 In order to provide the impetus for redevelopment of these hazardous sites, it is appropriate to provide a long-term plan that indicates the Council's detailed aspirations for the south of Canvey Island. Given the potential size of the sites under consideration, it is important that the Sustainability Criteria are carefully applied when considering the redevelopment potential in this location. In particular it is important

that the impacts that such redevelopment might have on nature conservation are considered given the proximity of this location to sites of European Importance for biodiversity.

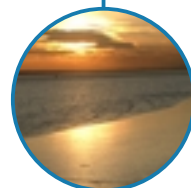
6.84 Given the need to have regard to flood risk when considering development in this location, there is the potential to achieve environmental benefits through the creation of open space, enabling water storage in the event of flooding. There is also the opportunity to create exemplar development incorporating flood mitigation and sustainable design. The removal of hazardous uses also provides an opportunity to reduce risks they pose to the natural environment including European Sites and Sites of Special Scientific Interest.

Policy CP 9

South Canvey - A Strategic Long-Term Location

The Council seeks to ensure the safety of the community of Castle Point now and beyond 2026 by securing the redevelopment of hazardous installations located on the south of Canvey Island for safer uses. In order to achieve this the Council will:

1. Resist further expansion and growth of hazardous installations on the South of Canvey Island, or significant change in the materials stored at these locations, having regard to the long-term safety of the existing residents of the Borough;
2. Identify a long-term plan for the redevelopment of the Hazardous Installations and the sustainable regeneration of these sites and related land for a more sustainable mixed use development; and
3. Limit development within the sensitivity zone of the hazardous installations whilst they remain operational.



7 key diagram

7.1 See separate attachment.



8 monitoring and implementation

8.1 Monitoring and Implementation Policies

Monitoring and Performance Management

8.1 In order to ensure that the different policies of the plan are being delivered, contributing towards achieving the spatial vision of the Core Strategy, it is necessary to put in place measures to monitor:

- a. The implementation of actions set out in the Implementation Framework; and
- b. The outcomes of these actions on the Community by considering indicators for change as set out in the Monitoring Framework.

Policy MI 1

Monitoring and Performance Management

The Council will monitor those actions and indicators set out in the Implementation and Monitoring Frameworks in order to ensure that the policies are achieving their desired outcomes. The outcomes of this monitoring will be reported in the Council's Annual Monitoring Report. This report will be integrated into the Council's business planning cycle in order to ensure that necessary actions can be taken to improve performance management associated with the delivery of the Core Strategy.

Partnership Working

8.2 Working with other service providers and developers will help to ensure that the outcomes of plans, programmes and individual developments contribute better to the needs of local people by having a greater regard to the local distinctiveness of Castle Point. This will ensure that the vision of the Core Strategy is achieved in a more effective and efficient manner.

Policy MI 2

Implementation and Partnership Working

The Council will work in partnership with other service providers and where appropriate landowners and developers in order to ensure the delivery of the Spatial Vision in a coordinated, effective and efficient manner. Regular discussions, consultations and with regards to developers pre-application meetings will form a substantial part of this partnership working process.



8 monitoring and implementation

Developer Contributions

8.3 Developer contributions are sought in order to make an unacceptable development acceptable through the provision of infrastructure, services, facilities or other improvements that do not form part of the initial development proposal. This may include any number of matters including but not limited to affordable housing, transport and highways infrastructure, community infrastructure such as schools and improvements to the public realm such as public art or street furniture.

8.4 In seeking developer contributions, the Council refers to Circular 05/2005 which states that the need for developer contributions should be assessed on a site by site basis and should only be obtained where the contribution would be:

- i. relevant to planning;
- ii. necessary to make the proposed development acceptable in planning terms;
- iii. directly related to the proposed development
- iv. fairly and reasonably related in scale and kind to the proposed development; and
- v. reasonable in all other respects.

8.5 As a result of this, it is necessary to identify the developer contributions required from an individual development. For large sites identified in either the Canvey Area Action Plan or the Benfleet, Hadleigh and Thundersley Plan, these requirements will be set out in the development statement for the site. However, for smaller sites and windfall sites, the contribution required will vary depending on the location, size and type of development proposed. In recognition of the variety of contributions that may be sought, the Council has prepared an SPD on developer contributions to guide developers.

8.6 PPS3 is clear that contributions may affect the economic viability of development. It is therefore necessary to identify how the Council will address economic viability in seeking developer contributions. Economic viability will be assessed against the net residual value of land following the application of developer contributions. Where necessary, the Council will require information submitted regarding economic viability to be independently verified at the cost of the developer.

Policy MI 3

Developer Contributions

The Council will seek to deliver sustainable development by ensuring that new development contributes towards providing new or improved service and infrastructure provision, as related to the development under consideration. Contributions will be sought with regard to:

- Affordable Housing;

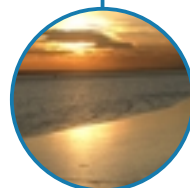
8 monitoring and implementation

- Transport;
- Open Space, Sport and Recreational Facilities;
- Education;
- Libraries;
- Public Realm, Public Art and Community Safety;
- Waste Management and Recycling;
- Healthcare;
- Adult Social Care and Day Care provision for Adults;
- Community Facilities;
- Flood Risk Management;
- Landscaping, biodiversity and Ecology;
- Archaeology; and
- Fire and Rescue.

Site specific contributions will be identified in the following ways:

1. By identifying specific developer contribution requirements for large sites as part of the Canvey Area Action Plan, and the Benfleet, Hadleigh and Thundersley Plan in order to provide certainty to developers and the community, and guide negotiations;
2. By applying formulae and guidance set out in the developer contributions SPD to secure developer contributions towards affordable housing, infrastructure, facilities and services from developments on smaller sites and windfall sites, when negotiating with the developer.

Economic viability will be a consideration in determining the level of contribution sought, however, the applicant must submit financial information for independent assessment to support their position.



8.7 In order to prevent developers from making applications for small parts of larger sites to avoid making contributions, the Council will apply policy DC3: Optimising Land Use strictly, having regard to the context appraisal in the design and access statement.

8 monitoring and implementation

8.2 Monitoring Framework for the Core Strategy

8.8 The Monitoring Framework sets out how the Core Strategy will be measured in terms of delivery against its aims and objectives.

Table 8 Monitoring Framework for Measurable Aims

| Measurable Aim | Monitoring Indicator | Data Source | Target |
|--|---|---|---------------|
| Deliver 5,000 new homes in Castle Point that meet local needs. | NI154: Net additional homes provided | Castle Point BC - Planning and Building Control Records | 200 per annum |
| Deliver 2,500 better quality jobs. | Net additional jobs created. | Annual Business Inquiry | 100 per annum |

Table 9 Monitoring Framework for Strategic Objectives

| Objective | Monitoring Indicator | Data Source | Target |
|---|--|---|--|
| Make the best use of previously developed land in the existing urban area. | Net additional homes provided on previously developed land | CPBC Planning and Building Regulation Records | At least 70% between 2001 and 2026 |
| Secure a better mix of uses in Town Centres in Castle Point to reduce the need to travel. | % Retention of local spending | Castle Point Retail Needs Assessment | 9% by 2026 |
| Secure improved access to public transport provision throughout the Borough. | NI175: Access to services and facilities by public transport, walking and cycling | DfT data reported by Essex County Council | Baseline to be established |
| Ensure that new development makes prudent and efficient use of natural resources. | NI186: Per Capita reduction in CO2 emissions in the LA area | DEFRA - Annual Statistics | 4.1% by 2010/11 |
| | NI192: % of household waste sent for reuse, recycling and composting | Castle Point BC - WasteDataFlow | 40% by 2010/11 |
| Protect the Green Belt from unnecessary and inappropriate development. | % change in Green Belt area. | CPBC Planning and Building Regulation Records | At least 98% retained between 2001 and 2026. |
| Conserve and enhance local landscape character and biodiversity assets. | NI197: Improved local biodiversity | Castle Point BC and Essex Wildlife Trust | 47% by 2010/11 |
| | % of SSSIs in a favourable or recovering condition | English Nature - Annual Condition Surveys | 95% by 2010/11 |
| Increase opportunities for recreation in the natural environment. | Area of land open for public recreation | Castle Point Planning Records | Increase by 50ha by 2026 |

8 monitoring and implementation



| Objective | Monitoring Indicator | Data Source | Target |
|---|--|--|--|
| Improve the quality of formal open spaces. | NI18: Adult Participation in sport and active recreation | Sport England - Active Place Survey | 23.5% by 2010/11 |
| | NI199: Children and young people's satisfaction with parks and play areas. | Schools - TellUs Survey - reported by Ofsted | Baseline to be established |
| Secure high quality design in all new development. | Number of developments receiving awards for good quality design. | Castle Point BC | 2 developments per annum by 2011 and ongoing |
| Secure the redevelopment of vacant and/or derelict previously developed land. | NI170: Previously developed land that has been vacant or derelict for more than five years | Castle Point BC - Vacant Land and Buildings Survey April 2008 - real-time updating | Baseline to be established |
| Improve the quality of the historic environment in Castle Point. | Proportion of Conservation Areas with a Conservation Area Management Plan. | Castle Point BC | 100% ongoing |
| Deliver 18ha of new employment development. | Net new employment land developed for employment purposes. | Castle Point BC - Planning and Building Control Records | At least 10ha by 2026 |
| Improve the environmental quality of existing employment areas. | Proportion of business owners satisfied with the environmental quality of employment locations. | Castle Point BC | Baseline to be established. |
| Deliver 3,000 m2 of new retail floorspace. | Net new retail floorspace provided | Castle Point BC - Planning and Building Control Records | 3,000m2 by 2021 |
| Deliver first class education facilities in Castle Point. | NI175: Achievement of 5 or more A*-C grades at GCSE or equivalent including English and Maths | Schools - KS4 achievement tables - Reported by Ofsted | 52.5% by 2010/11 |
| | NI164: Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 3 or higher. | ONS Annual Population Survey | 28.2% by 2010/11 |
| | NI174: Skills gaps in the current workforce reported by employers | Learning and Skills Council - National Employers Skills Survey (NESS) | Baseline to be established |
| Maintain flood defences and improve local resilience to flood risk. | Number of Planning Applications granted consent when the EA has sustained an objection on the grounds of Flood Risk | Castle Point BC - Planning Records | Less than 5 applications per annum. |

8 monitoring and implementation

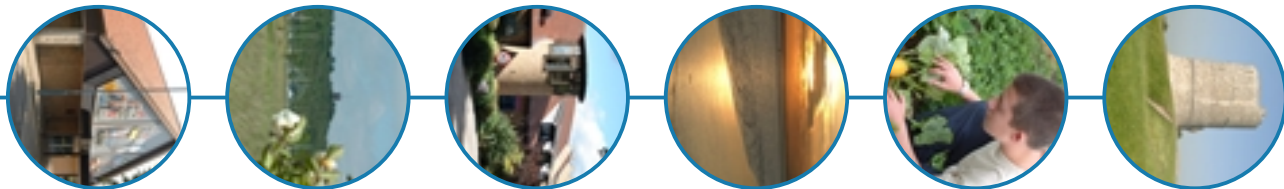


| Objective | Monitoring Indicator | Data Source | Target |
|---|--|---|--|
| Seek the removal of hazardous uses from the Borough. | Number of hazardous installations operational in Castle Point. | Castle Point BC - Planning Records | 0 by 2026 |
| Deliver first class healthcare facilities in Castle Point. | NI 120: All-age all cause mortality rate | Essex County Council - Place Survey | 1166.66 per 100,000 population by 2010/11 |
| Identify sufficient land for the timely delivery of new homes. | NI159: Supply of ready to develop housing sites | Castle Point BC - SHLAA updated annually | 1,000 sites at any given time |
| Deliver affordable housing for local people who do not have access to market value homes. | NI155: Number of affordable homes delivered | Castle Point BC - Planning and Building Control Records | 70 per annum |
| Deliver specialist accommodation for older people and people with special needs. | Net additional homes provided - sheltered accommodation and bungalows for older people | Castle Point BC - Planning and Building Control Records | Around 25% of total delivery between 2007-2026 |
| | Net additional homes provided for people with special needs | Castle Point BC - Planning and Building Control Records | Around 7% of total delivery between 2007-2026 |

8.3 Implementation Framework for the Core Strategy

Table 10 Community Infrastructure Implementation Framework

| Project | Delivering Authority | Scheme Description | Related Plan/Strategy | Commitment /Priority | Funding /Timing | Risks | Possible Contingencies |
|---------------------------------|---|--|--|---|--|---|--|
| PCT LIFT Project | Primary Care Trust and the private sector | Provide a number of new healthcare centres in South East Essex that provide a full range of primary care facilities. Three of these centres are to be located in Castle Point. | PCT Service Delivery Plan | The first centre at the Paddocks was identified as a priority and as a result is already under construction. There is also clear commitment to deliver a second centre to the west of Canvey Island. The third centre for Castle Point, to be located on the mainland is expected to be delivered during the plan period for the Core Strategy. | LIFT Project Partners | Low risk as work is already underway and there appears to be a commitment towards delivery. | Work with the PCT to seek alternative funding partners if the current partnership fails. |
| Building Schools for the Future | Essex County Council | Renew school buildings across the Country to ensure that they are of a quality that meets the | Schools Organisation Plan, Programme for the Renewal of School provision on Canvey Island, | Renewal of Cornelius Vermuyden School and Castle View School are a priority to support | Building Schools for the Future funding. Developer Contributions | Medium risk as the delivery of the programme is subject to the programme for school renewal in Castle Point | Seek higher levels of Developer Contributions towards school provision. |



8 monitoring and implementation

| Project | Delivering Authority | Scheme Description | Related Plan/Strategy | Commitment /Priority | Funding /Timing | Risks | Possible Contingencies |
|---|---|--|---|--|-----------------------------|--|--|
| | | needs of their pupils. | Building Schools for the Future Programme. | the renewal of school provision programme for Canvey Island. The renewal of the Glenwood School for children with Special Needs, and the Deanes School have also been identified for inclusion in the programme. | | receiving funding from the Building Schools for the Future programme. | |
| Vocational Training Centre on Canvey Island | Learning and Skills Council | Provide a new vocational training centre on Canvey Island to provide residents with the necessary skills to access local employment opportunities. | Programme for the Renewal of School Provision on Canvey Island. | The Council has committed to this project through the Regeneration Partnership by commencing work on the Business Plan for the vocational centre. | Learning and Skills Council | Medium-high risk as the vocational centres requires a specific catchment population to be viable. At this time Canvey does not have this population. | Link delivery of the vocational centre to the regeneration of South Canvey. |
| SEEVIC | SEEVIC College, Learning and Skills Council | Continue to provide relevant high quality post 16 education opportunities in Castle Point. | SEEVIC's own plan for growth and development, the emerging Leisure Strategy | The Council supports SEEVIC in principle with regard to the provision of Post 16 education in Castle Point. | Learning and Skills Council | Low risk as SEEVIC already provides good quality opportunities. Its future development and growth will build on this framework. | Seek higher levels of Developer Contributions towards post 16 education provision. |

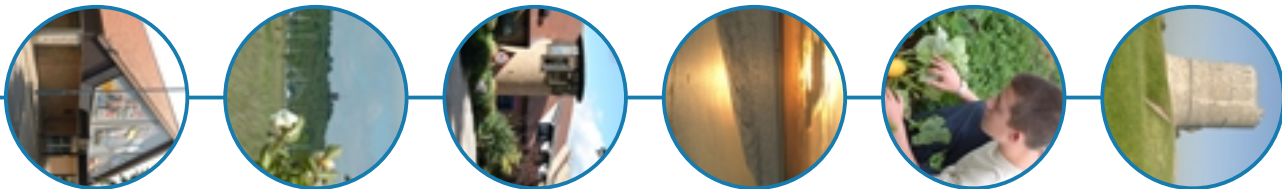


8 monitoring and implementation

| Project | Delivering Authority | Scheme Description | Related Plan/Strategy | Commitment /Priority | Funding /Timing | Risks | Possible Contingencies |
|--|---|---|-------------------------------------|---|-------------------------|---|---|
| Renewal of Leisure Provision in Castle Point | Castle Point Borough Council and the private sector | Renewal of leisure provision currently provided at Waterside and Runnymede. | Council's emerging Leisure Strategy | The Council has identified this matter as a priority in the Corporate Plan. | Developer Contributions | Medium risk as the delivery of the strategy is reliant on the Council successfully negotiating developer contributions with landowners to meet the costs of this programme. | Use developer contributions collected to access other sources of funding such as the lottery. |
| Renewal of Community Halls in Castle Point | Castle Point Borough Council | Renewal of the Community Halls at the Paddocks and Runnymede. | Council's emerging Leisure Strategy | The Council will be identifying this matter as needing to be addressed as part of the Corporate Plan Refresh in 2008. | Developer Contributions | Medium risk as the delivery of this project is reliant on the Council successfully negotiating developer contributions with landowners to meet the costs of this programme. | Use developer contributions collected to access other sources of funding such as the lottery. |

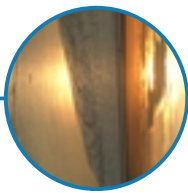
Table 11 Green Infrastructure Implementation Framework

| Project | Delivering Authority | Scheme Description | Related Plan/Strategy | Commitment /Priority | Funding /Timing | Risks | Possible Contingencies |
|------------------------------|------------------------------|---|-----------------------|--|---|---|--|
| Playground Renewal Programme | Castle Point Borough Council | Renew playground equipment in Castle Point. | Play Strategy | There is political commitment to this programme and it is identified | The programme will be delivered over a five year period utilising funding | Medium as the necessary funding may not be achieved for sites | Secure developer contributions towards open space provision. |



8 monitoring and implementation

| Project | Delivering Authority | Scheme Description | Related Plan/Strategy | Commitment /Priority | Funding /Timing | Risks | Possible Contingencies |
|---------------------|------------------------------|---|------------------------|---|--|--|--|
| | | | | as a priority in the Corporate Plan. | from public funding bodies and developer contributions | later in the programme | |
| Open Space Strategy | Castle Point Borough Council | This strategy will set out a programme for the improvement of open spaces across the Borough. | Green Grid Strategy | The preparation, implementation and delivery of an Open Space Strategy is fundamental to achieving the Corporate Priority of "Environment and Civic Pride". | The programme of delivery will be determined following preparation of the strategy. Developer contributions and public funding opportunities will be used to implement the strategy. | Medium as the necessary funding may not be available. | Secure developer contributions towards open space provision. |
| West Canvey Marshes | RSPB | An area for nature conservation and informal recreation. | Green Grid Strategy | The RSPB has invested in the site through its purchase, it is therefore a priority for them to start increasing the biodiversity value and usage of the site. | RSPB | Low | Support the RSPB in identifying alternative funding sources. |
| Benfleet Creek | Regeneration Partnership | Environmental enhancement of the area of the creek. | Regeneration Framework | This will be determined through the Regeneration Framework | To be determined through the Regeneration Framework | Medium- high due the the uncertainty associated with delivery. | To be identified. |



8 monitoring and implementation

| Project | Delivering Authority | Scheme Description | Related Plan/Strategy | Commitment /Priority | Funding /Timing | Risks | Possible Contingencies |
|----------------|---|--|--|--|---|---|--|
| Canvey Lake | Castle Point Borough Council and Canvey Island Parish Council | Environmental enhancement of Canvey Lake | Open Space Strategy | This will be determined through agreement between the Borough Council and the Parish Council | To be determined through agreement between the Borough Council and the Parish Council | Medium- high due to the uncertainty associated with delivery. | To be identified. |
| Canvey Heights | Castle Point Borough Council and Groundwork Trust South Essex Green Grid Taskforce. | Continued establishment and development of a Country park with associated visitors centre. | Green Grid Strategy Open Space Strategy | The continued establishment of the County Park, the provision of a visitors centre as part of this is desirable but is subject to viability testing. | To be sought from public funding bodies. | Medium to high as funding may not be forthcoming. | Secure developer contributions towards open space provision. |

Table 12 Transport Infrastructure Implementation Framework

| Project | Delivering Authority | Scheme Description | Related Plan/Strategy | Commitment /Priority | Funding /Timing | Risks | Possible Contingencies |
|----------------------------------|------------------------------------|---|--|--|--------------------------------------|-------|-------------------------|
| A13 Passenger Transport Corridor | ECC and Public Transport Operators | Improve access to and experience on public transport along the A13 corridor | Local Transport Plan Thames Gateway South Essex Business Plan for Transport | Included within the short-term implementation programme for the Business Plan for Transport. | RFA funding (to be reviewed in 2008) | Low | Developer contributions |



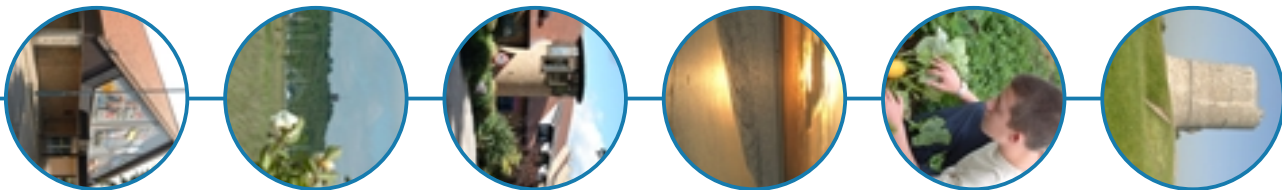
8 monitoring and implementation

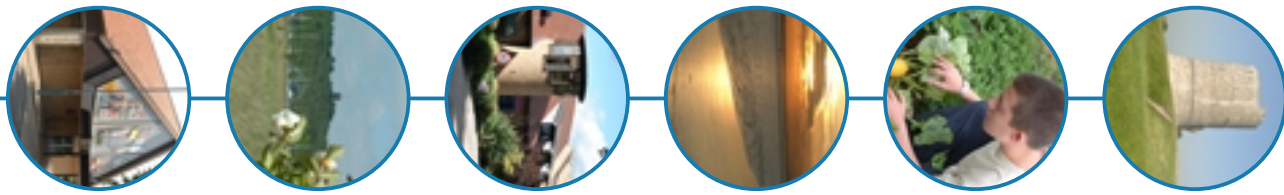
| Project | Delivering Authority | Scheme Description | Related Plan/Strategy | Commitment /Priority | Funding /Timing | Risks | Possible Contingencies |
|---|--|---|---|--|--|--|--|
| Extension of the Passenger Transport Corridor to Canvey | ECC and Public Transport Operators | Improve access to and experience on public transport. | Unclear | Unclear | To be identified | High as no funding identified. | Developer Contributions towards improved bus waiting facilities. |
| South Essex Rapid Transit | ECC, Thurrock Council and Southend Council | Provide a rapid public transport link between key node points within South Essex. | Local Transport Plan Thames Gateway South Essex Business Plan for Transport | Included within the short term implementation programme for the Business Plan for Transport with role out over a 20 year period. | RFA funding (to be reviewed in 2008). Project due to commence 2012/13. | Low initially, although later stages that may serve Castle Point are less certain and are therefore of greater risk. | Developer contributions |
| Greenway Routes | ECC, RSPB, Groundwork Trust | Provide a network of greenway routes in Castle Point. | Green Grid Strategy | To be identified as part of Area Action Plans. | Developer Contributions Public Funding Opportunities | High as costs not currently known. | Incorporate with normal footpath and cycle route network. |
| Footpaths and cycle routes | ECC | Provide an improved network of footpaths and cycle routes in Castle Point. | Local Transport Plan Thames Gateway South Essex Business Plan for Transport | To be identified as part of Area Action Plans. | Local Transport Plan Fund Developer Contributions Public Funding Opportunities | Medium as some funding for this type of route is included within the Local Transport Plan. | Developer contributions |
| Junction improvements at Sadlers Farm | ECC | Improve junction capacity at Sadlers Farm | Local Transport Plan and Thames Gateway South Essex Business Plan for Transport | At an advanced stage of planning with funding available. | RFA funding. Delivery by 2011. | Low as at an advanced stage. | None |



8 monitoring and implementation

| Project | Delivering Authority | Scheme Description | Related Plan/Strategy | Commitment /Priority | Funding /Timing | Risks | Possible Contingencies |
|---|--|---|---|--|---|--|--------------------------|
| Route Management A127 and A13 | ECC, Thurrock Council and Southend Council | Improve the flow of traffic on strategic routes. | Local Transport Plan and Thames Gateway South Essex Business Plan for Transport | Included in the short and medium term programme for the Business Plan. | RFA priority 1B scheme (to be reviewed in 2008) | Medium as funding not secure at present. | To be identified by ECC. |
| Capacity Improvements between Sadlers Farm and Tarpots Corner | ECC | Improve the flow of traffic through this junction. | Local Transport Plan and Thames Gateway South Essex Business Plan for Transport | Included in the short term programme for the Business Plan. | Included within programme for A13 passenger transport corridor. | Low. | Developer contributions |
| Capacity Improvements on Somnes Avenue | ECC | Improve the flow of traffic along this locally strategic route. | Local Transport Plan and Thames Gateway South Essex Business Plan for Transport | Included in the short term programme for the Business Plan. | No funding available except for improvements to Waterside Farm. | High as no funding available. | Developer contributions |
| Junction Improvements on the Rayleigh Road | ECC | Improve the flow of traffic through this junction. | None - support delivery of spatial strategy. | Associated with the spatial strategy. | Developer Contributions | Low as development potential associated with these improvements is high. | None |
| Extension of Roscommon Way to Haven Road | ECC | Provide access to new employment land and to the South of Charfleets Industrial Estate. | Local Transport Plan and Thames Gateway South Essex Business Plan for Transport | Included in the short term programme for the Business Plan. | Community Infrastructure Fund | Low as funding received. | None |





| Project | Delivering Authority | Scheme Description | Related Plan/Strategy | Commitment /Priority | Funding /Timing | Risks | Possible Contingencies |
|---|----------------------|--|---|---|---|---|---|
| Extension of Roscommon Way from Haven Road to Western Esplanade | ECC | Provide a new route to south and east Canvey across the South of the Island. | Local Transport Plan and Thames Gateway South Essex Business Plan for Transport | Included in the short term programme for the Business Plan. | No funding allocated at this time. Beyond 2011. | Medium as funding may not be forthcoming. | Developer contributions. |
| New or Improved Access to Canvey Island | ECC | Provide a new route onto Canvey or dual the existing Canvey Way. | Local Transport Plan and Thames Gateway South Essex Business Plan for Transport | Included in the long-term programme for the Business Plan. | No funding allocated at this time. Beyond 2011 | High due to the extensive cost of this project. | Developer Contributions or private delivery - toll route. |

Table 13 Sustainable and Inclusive Communities Implementation Framework

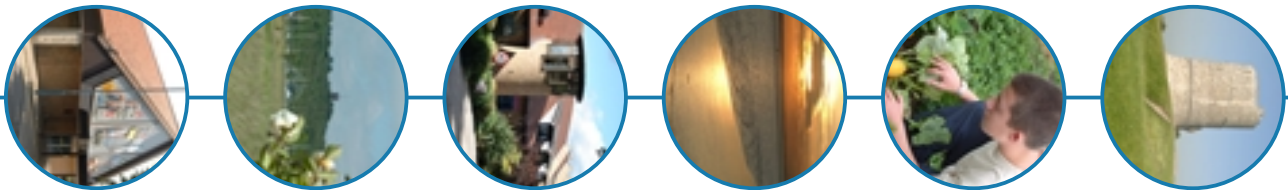
| Project | Delivery Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|-------------------------|------------------------------|--|---------------------------------------|--|---|---|--|
| Sustainability Strategy | Castle Point Borough Council | Provide a strategy and action plan for delivering sustainability in Castle Point, with the Council taking a lead role. | Community Strategy, Corporate Plan | The Council has signed and committed to the Nottingham Declaration on Climate Change. | Council resources, efficiency savings and public/private initiatives. | Medium as the Council is mainly in the position to promote and encourage sustainable practices. | Commit more resources to environmental services and enforcement. |
| Design Guidance | Castle Point Borough Council | Provide guidance that encourages more sustainable forms of development in Castle Point. | Core Strategy, Urban Place Supplement | The Urban Place Supplement is in the process of being adopted. Detailed guidance for residential and commercial development will | Council resources | Low as the resources are in place to deliver this. | Commit more resources to preparing this guidance. |

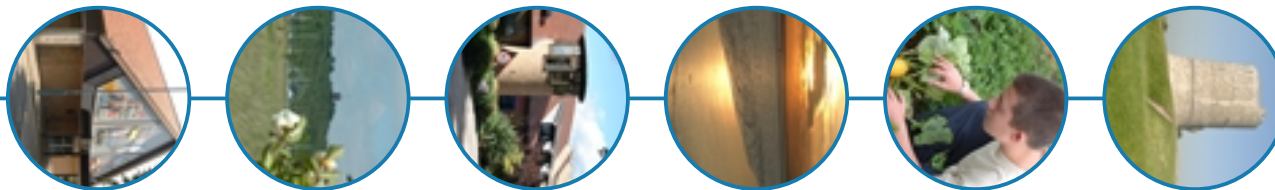
8 monitoring and implementation

| Project | Delivery Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|---------|--------------------|--------------------|-------------------------|-------------------------------|------------------|-------|------------------------|
| | | | | be prepared within 2-3 years. | | | |

Table 14 Managing Flood Risk Implementation Framework

| Project | Delivering Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|--|----------------------|---|---|---|---|--|--|
| Maintain and improve the existing flood defences providing Castle Point with protection. | Environment Agency | On-going maintenance of Flood defences | Thames Estuary 2100 Project Shoreline Management Plan | This is a high priority for not only new developments but also existing homes and residents | The average annual cost of maintaining the flood defences in Castle Point during the 2004-2006 period was £416,000. Developments should be protected from flood risk for a period of 100 years. | .There is currently no commitment from the Government to continue maintaining the existing flood defences beyond 2030. | Establish a developer contributions fund to cover the maintenance cost of flood defences beyond 2030. |
| Ensure that adequate sewage management facilities are in place to manage the discharge from new development. | Anglian Water | Increase the capacity of sewage management facilities to meet the demands of new development in Benfleet, Hadleigh and Thundersley. | xxx | unknown | Anglian Water are a privatised organisation. As such they are responsible for providing sewage management facilities. They can recharge these costs to developers. | There is currently no plans to increase capacity of sewage management facilities in Castle Point. | Establish through the Benfleet, Hadleigh and Thundersley Plan, in agreement with Anglian Water, a plan for providing new sewage management facilities. |





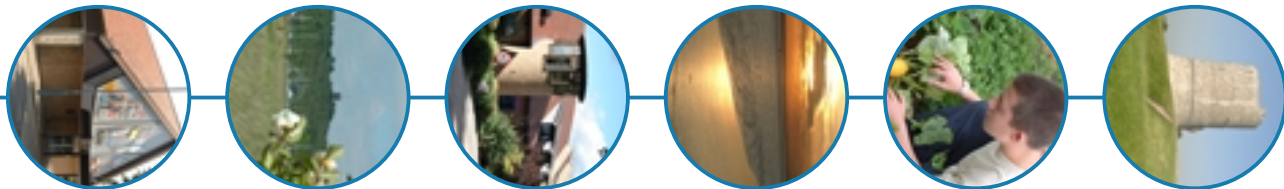
| Project | Delivering Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|---|--|---|--|--|--|---|------------------------|
| Flood Risk Assessment Guidance | Council in association with the Environment Agency | Set out best practice guidance for preparing flood risk assessments for development proposals located in areas at risk of flooding. | PPS25 Thames Gateway South Essex SFRA | This SPD is being prepared as a priority due to the substantial area of the Borough at risk of flooding. | This work is being resourced by the Council as part of the planning function. It is due to be completed in the Spring of 2008. | Low | None |
| Training for Local Developers on Flood Risk Assessments | Council in association with the Environment Agency | Help local developers understand PPS25 and planning for flood risk. | PPS25 | This will be essential to help with the embedding of the FRA Guidance. | This work will be resourced through partnership between the Council and the Environment Agency. | Medium due to a lack of understanding amongst local developers regarding the importance of Flood Risk Management. | Repeat training. |

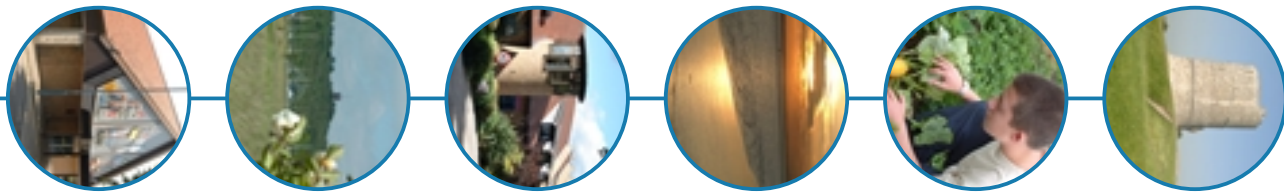
Table 15 Employment Implementation Framework

| Project | Delivering Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|---------------------------------------|-----------------------------|---|-------------------------|--|-------------------------|--|---|
| Northwick Road Employment Development | EEDA and the private sector | An employment development with an environmental technologies focus. | Regeneration Framework | The Regeneration Partnership has invested substantially in preparing an appraisal and preferred development option for the site. | Private Sector Investor | Medium-high as there is a risk that a private sector investor may not be attracted to the site with the preferred option proposed. | Test less preferable options on the market after an 18 month period of marketing. |

8 monitoring and implementation

| Project | Delivering Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|--|---|---|-------------------------|--|--|---|--|
| Charfleets Regeneration | Castle Point Regeneration Partnership and the private sector. | Regeneration and environmental improvements throughout the existing employment area. | Regeneration Framework | The regeneration partnership has invested heavily in identifying options for the future of Charfleets | Private Sector Investment, potential via a BID. Regeneration Partnership | Medium - high as there needs to be dialogue between the Council and businesses before a programme of regeneration can be carried forward. | Invest resources in engaging with businesses in Charfleets Industrial Estate. Use funding from the private sector to attract funding from other funding opportunities. |
| Extension of Employment at Rayleigh Weir | Private Sector | An employment development focused around business, communications and distribution. | Regeneration Framework | There is potential for market led development in this location. | Private sector investment. | Low-medium as there is evidence that market led employment development is attracted to this location. | Invest resources in marketing this location if an employment developer is not attracted to the location. |
| Regeneration, renewal and environmental improvements at Manor Trading Estate | Private Sector and public sector partnership | Regenerate frontage of site for 200 homes, renew employment provision to north of site and deliver access and environmental improvements. | Regeneration Framework | The Council needs to commit to the delivery of a comprehensive scheme of land assembly and regeneration. | Private sector investment. | Medium to high as the aspirations of the local businesses and local residents may conflict with this project. | Use compulsory purchase powers to achieve land assembly for regeneration and renewal. |
| Regeneration of the Seafront Entertainment Area | Private sector and public sector partnership | Providing an environment that | Regeneration Framework | There has already been investment | Private sector via private development and developer contributions. | Low-medium if the masterplan for the area is drawn up with the aspirations of the community, | Invest in marketing the location and maintain flexibility with regard to the masterplan. |





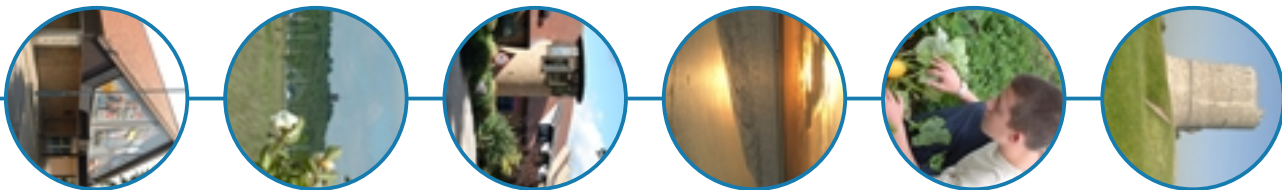
| Project | Delivering Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|---------|----------------------|---|-------------------------|------------------------|---|----------------------------------|------------------------|
| | | encourages businesses in the leisure and recreation sectors to become established and flourish. | | into the public realm. | Public sector investment into masterplanning and initial improvement works. | businesses and visitors in mind. | |

Table 16 Town Centres Implementation Framework

| Project | Delivering Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|-----------------------------------|---|---|-------------------------|--|--|--|--|
| Hadleigh Town Centre Regeneration | Private Sector partnership with Castle Point Borough Council. | Regeneration of Hadleigh Town Centre to improve its daytime and evening vitality. | Regeneration Framework | There is commercial and political interest in seeing Hadleigh Town Centre Regenerated. This is supported by the findings of the Retail Needs Assessment. | Private sector via private development and developer contributions. Regeneration Partnership | Low-medium if the masterplan for the area is drawn up with the aspirations of the community, businesses and investors in mind. | Invest in marketing the location and maintain flexibility with regard to the masterplan. |
| Canvey Town Centre Regeneration | Private Sector underpinned by the Regeneration Partnership | Regeneration of Canvey Town Centre to | Regeneration Framework | There is a political interest in seeing Canvey Town Centre Regenerated. This is supported by the findings of the Retail Needs Assessment. | Private sector via private development and developer contributions. Regeneration Partnership | Low-medium if the masterplan for the area is drawn up with the aspirations of the community, businesses and investors in mind. | Invest in marketing the location and maintain flexibility with regard to the masterplan |

8 monitoring and implementation

| Project | Delivering Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|---|--------------------------------------|---|---|--|--|---|--|
| South Benfleet Town Centre Environmental Improvements | The Council | Environmental improvements in South Benfleet Town Centre. | Corporate Plan, Streetscene Service Plan | These improvements correspond well with the Corporate Priority of "Environment and Civic Pride". | These improvements will be implemented over the plan period, when developer contribution funding becomes available. | Medium-high as funding may not be forthcoming from developer contributions. | Identify opportunities for developer contributions to be matched with funding from other bodies. |
| Tarpots Town Centre Environmental Improvements | The Council | Environmental improvements in Tarpot Town Centre | Corporate Plan, Streetscene Service Plan | These improvements correspond well with the Corporate Priority of "Environment and Civic Pride". | These improvements will be implemented over the plan period, when developer contribution funding becomes available. | Medium-high as funding may not be forthcoming from developer contributions. | Identify opportunities for developer contributions to be matched with funding from other bodies. |
| Town Centre Parking Restrictions | The Council and Essex County Council | Managing car parking in town centres in such a way as to reduce its impact on the aesthetic characteristics and permeability of the town centres. | Corporate Plan, Car Parking Service Plan, Local Transport Plan. | These improvements correspond well with the Corporate Priority of "Environment and Civic Pride". | These improvements will be achieved by joint working between services, with developer contributions sought where appropriate to fund improvements. | Low-medium as funding needs are not as critical. | Ensure that masterplans consider car parking arrangement as part of their brief. |



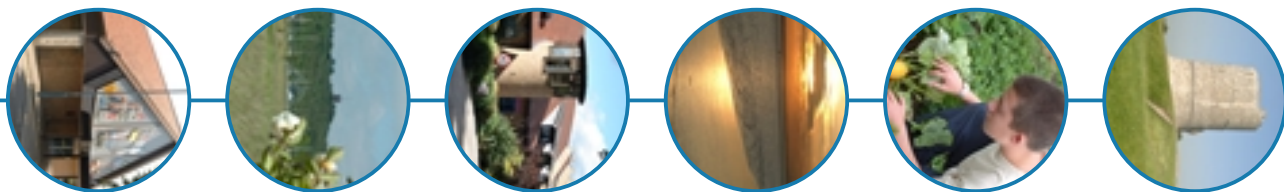


Table 17 Housing Implementation Framework

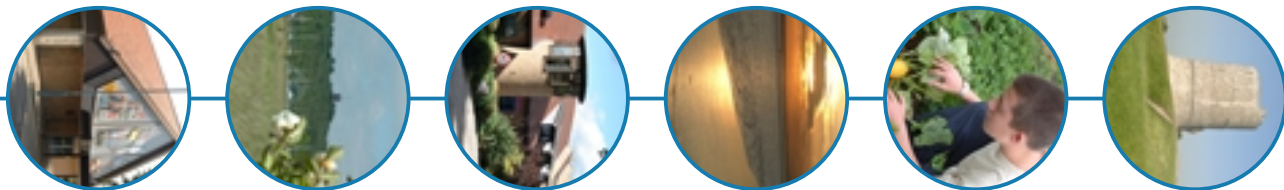
| Project | Delivering Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|--|------------------------------|---|---|---|---|--|---|
| Canvey Area Action Plan | Castle Point Borough Council | Allocate sites for development within the Urban Area and where needed beyond the urban area to ensure a 15 year supply. | Thames Gateway South Essex Housing Strategy Castle Point Affordable Housing Strategy | The Canvey Area Action Plan will be prepared as a priority after submission of the Core Strategy. | The preparation of the Canvey Area Action Plan will be funded as part of the normal planning process. | Medium risk as progress of the Canvey Area Action Plan may be delayed if there are delays associated with the adoption of the Core Strategy. | Revise LDS to enable progress with Canvey Area Action Plan to continue. |
| Benfleet, Hadleigh and Thundersley Plan | Castle Point Borough Council | Allocate sites for development within the Urban Area and where needed beyond the urban area to ensure a 15 year supply. | Thames Gateway South Essex Housing Strategy Castle Point Affordable Housing Strategy | The Benfleet, Hadleigh and Thundersley Plan will be prepared as a priority after submission of the Core Strategy. | The preparation of the Benfleet, Hadleigh and Thundersley Plan will be funded as part of the normal planning process. | Medium risk as progress of the Benfleet, Hadleigh and Thundersley Plan may be delayed if there are delays associated with the adoption of the Core Strategy. | Revise LDS to enable progress with Benfleet, Hadleigh and Thundersley Plan to continue. |
| Affordable Housing Strategy | Castle Point Borough Council | Identify a strategy for utilising developer contributions received in lieu of on-site affordable housing provision. | Thames Gateway South Essex Housing Strategy Corporate Plan | A priority identified in the Corporate Plan for 2007-2008. | Joint working by existing staff in the Planning and Housing Services. | Low risk as part of the Corporate Plan. | Re-programme to be prepared in the 2008-09 year. |
| Strategic Housing Land Availability Assessment | Castle Point Borough Council | Continually monitor housing land availability in order to identify | Thames Gateway South Essex Housing Strategy | On-going | Existing resources | Low risk | none |

8 monitoring and implementation

| Project | Delivering Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|---------|----------------------|--|-------------------------|-----------------------|------------------|-------|------------------------|
| | | triggers for the release of long-term sites. | | | | | |

Table 18 South Canvey Implementation Framework

| Project | Delivering Authority | Scheme Description | Related Plan / Strategy | Commitment / Priority | Funding / Timing | Risks | Possible Contingencies |
|-----------------------|--------------------------|--|--|-----------------------|--------------------------|---------------------------------------|--|
| Relationship Building | Regeneration Partnership | Establish positive working relationships with landowners | Regeneration Framework | High | Continuous process | High as aspirations may not coincide. | Engage a agent to manage the relationship. |
| Masterplan | Regeneration Partnership | Establish a positive sustainable plan for future development in this location. | Regeneration Framework Local Transport Plan | High | Regeneration Partnership | High as aspirations may not coincide. | Engage a agent to manage the relationship. |



9 development control policies

9.1 The development control policies for Castle Point are designed to lead local development control process and ensure that development is acceptable and contributes towards a better quality environment, sustainable communities and achievement of the Spatial Vision for Castle Point.

9.2 The Development Control Policies are organised into themes. These themes are:

Table 19 Themes for the Development Control Policies

| Theme | Policy Title |
|--------------------------------|---|
| Design | Design and Setting |
| | Vehicle Parking and Access |
| | Optimising Land Use |
| | Advertisements |
| Sustainable Development | The Code for Sustainable Homes |
| | Energy and Water Efficiency in New Buildings |
| | Energy Efficiency Improvement to Existing Buildings |
| | On-site Renewable Energy Generation |
| | Making Space for Segregated Waste Storage |
| | Managing Construction Waste |
| Environmental | Residential and Environmental Amenity of Development |
| | Residential and Environmental Amenity during Construction |
| | Health Impact Considerations |
| | Contaminated Land |
| | The Landscape and Natural Features |
| | Open Space |
| | Historic Environment |
| Managing Use | Employment Uses |
| | Retail Uses |
| | Telecommunications Equipment |

9.3 These policies should be used alongside the spatial strategy and the policies in the Core Strategy when assessing applications for development in Castle Point. Of particular relevance in development control terms are CP4 'Creating Sustainable and Inclusive Communities'; CP5 'Managing Local Flood Risk'; and CP8 'Meeting Housing Needs'. It is likely that these policies will be used regularly in assessing planning applications. Other Core Strategy policies may also be applicable on a less frequent bases.

9 development control policies

9.4 In some instances, detailed elements of a building's design such as its level of energy efficiency or issues surrounding pollution are addressed by other areas such as Building Regulations or Environmental Health Legislation. However, it is important that these issues are recognised at the design stage in order that they are fully integrated into the development.

Development Management

Castle Point Borough Council will take a proactive Development Management Approach to dealing with proposals for development.

To this end the Council will strongly encourage developers to engage the Council in pre-application discussions in order to determine the proposals fit with the spatial vision and strategic aspirations of the LDF. At this stage there is also the opportunity to identify information requirements that will support the application.

The Council will also expect the full range of information regarding the design of the development to be set out in the Design and Access statement. Design and Access statements will have a strong role to play in underpinning the decision making process by ensuring that good design, local context and sustainability are embedded in development proposals.

The Council will engage itself in the implementation of new development by monitoring the delivery of extant consents and contacting developers on a regular bases in order to determine the factors delaying implementation.



10 policy context

10.1 National policy provides a context for good design by emphasising its importance in creating sustainable and inclusive communities in PPS1: Sustainable Development. However, good design and effective development control is also identified through the various Planning Policy Statements, Planning Policy Guidance notes and relevant government circulars as having a role to play in delivering a full range of benefits and mitigating against a full range of undesirable outcomes. The Council pays close regard to these national policy documents when assessing planning applications. As a result, developers also need to consider these documents when making development proposals, as the policies that are included in this document are intended to focus on locally specific issues that are not addressed in national guidance ⁽¹⁹⁾.

10.2 Regional planning policy is set out in the East of England Plan, adopted in May 2008 and embodying the latest thinking regarding good planning, good design and achieving high levels of sustainability in new developments. With regard to development control considerations, Policy SS1: Achieving Sustainable Development is particularly relevant as it emphasises the importance of design in achieving sustainable communities. Policies included in the Environment Chapter, especially ENV7: Quality in the Built Environment are also relevant to development control because they identify how environmental constraints should be addressed and set out overall requirements for new developments in terms of design layout and impact. The policies in the East of England Plan form part of the Development Plan for Castle Point and therefore the Council pays close attention to these policies when assessing planning applications. Again, developers are advised to ensure that their proposals align with these policies, as they are not repeated in this document ⁽²⁰⁾.

10.3 Within Essex and within the Essex Thames Gateway Sub Region, there is also a strong policy context for good development control policies. Across the Thames Gateway, a design pact has been developed that expects high standards of design throughout the growth area. At a County level various guidance documents on specific development control matters including vehicle parking standards, incorporating biodiversity into design and contaminated land have been produced. In addition to this, there is a strong emphasis on good design in Essex embodied in the Essex Design Initiative. This has resulted in the production of the Essex Design Guide and the Essex Urban Place Supplement. The Council has had regard to these guidance documents in formulating appropriate local policies. It also applies guidance contained within them, appropriate to the nature and context of the appraisal. Developers are recommended to engage with the Council at an early stage in order to establish where these guidance documents may be applicable.

19 See <http://www.communities.gov.uk> for the full list and full texts of National Planning Policy Documents.

20 See www.go-east.gov.uk/goeast/planning/regional_planning/ to view the full text of the East of England Plan.

11.1 The development control policies will help to secure the vision and objectives of the Core Strategy by ensuring that the built environment is well designed, more sustainable and contributes towards wider environmental improvements. In order to achieve this, it is important that the local context is taken into account. Castle Point has some distinctive characteristics and it is important that these are highlighted where appropriate in order to create a clear sense of place and belonging for local people. It is also important to identify those characteristics that prevent Castle Point from looking good and being sustainable in order that policies can be targeted accordingly.

11.2 Table 19 identifies the local design context in Castle Point having regard to the elements of good design identified by CABI in their publication '*By Design, Urban Design in the Planning System: Towards Better Practice*'. By having regard to the following elements, new developments in Castle Point should achieve a high standard of design.

- **Character:** The promotion of character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture;
- **Continuity and Enclosure:** Promoting the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas;
- **Quality of the Public Realm:** To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people;
- **Ease of Movement:** Promoting accessibility by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
- **Legibility:** To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around;
- **Adaptability:** To promote adaptability through development that can respond to changing social, technological and economic conditions;
- **Diversity:** The promotion of diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

11.3 In addition to these elements, the Council has also considered **biodiversity** and the **sustainability** of the built form in Castle Point.



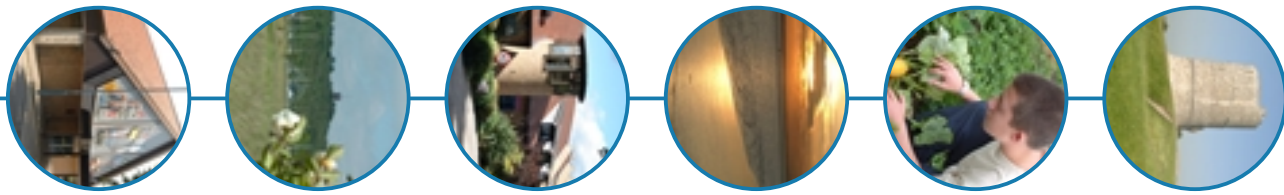
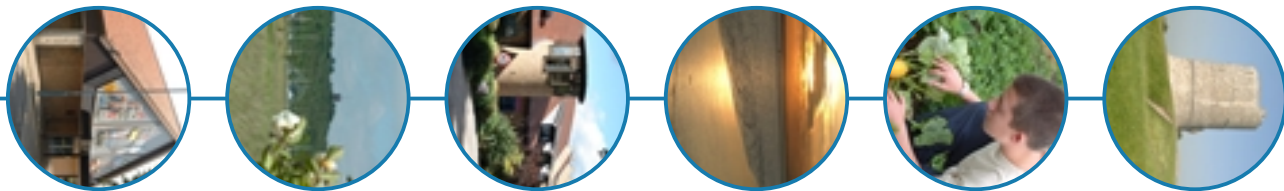
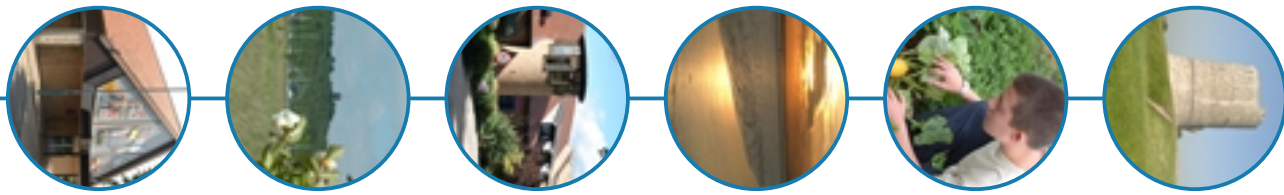


Table 20 Local Design Context

| Consideration | Local Context | Evidence / Strategy | Objective |
|----------------------------|---|--|--|
| Landscape Character | <p>The Essex Landscape Characterisation Assessment considered that Castle Point formed part of a large urban landscape “South Essex Coastal Towns” recognising the levels of urbanisation that have occurred in this part of Essex. To the south of the Borough lays the Thames Estuary landscape character area.</p> <p>There are however variations within the urban landscape and therefore the Green Grid Strategy sought to identify smaller sub-regional landscape character areas. Five character areas cover Castle Point.</p> <p>Three of these areas are rural and largely undeveloped: Fobbing and Bowers Marshes; Benfleet Hill; and Benfleet Creek.</p> <p>The urban are is divided into two character areas of Southend Town and Canvey Island Town. The topography has had a distinctive role to play in determining the landscape of these towns, with steep escarpments on the mainland offering vistas across the estuary, compared to the flat topography of Canvey, which creates a more inward focused built environment except adjacent to the sea wall.</p> | <p>Thames Gateway South Essex Green Grid Strategy</p> <p>Essex Landscape Characterisation Assessment</p> | <p>1: Protect sensitive landscape areas from inappropriate development.</p> |
| Historic Character | <p>Canvey Island has a depth of history that has shaped its character. Most notably Canvey has a history of sheep farming and of Dutch settlement and sea defence works. There is also evidence on the Island of activities that took place during the late 19th Century and early 20th Century regarding the seafront area and of experimental development forms such as at Winter Gardens. Whilst much of this history has been lost through mid-late 20th Century development and the area is no longer considered particularly historically sensitive, evidence still remains and this has the potential to shape future development opportunities on the Island.</p> <p>The mainland towns of the Borough also have a long history as fishing and farming communities. Overtime these communities have converged and been subsumed within the larger Southend Town area. Despite this The Essex Thames Gateway Historic Environment Characterisation was able to identify 12 character areas in this part of the Borough. Rural features have a particular role to play in this regard.</p> | <p>Canvey Island Sustainable Regeneration Report.</p> <p>The Essex Thames Gateway Historic Environment Characterisation.</p> | <p>2: Protect and enhance listed buildings and scheduled ancient monuments.</p> <p>3: Improve the quality of the Conservation Areas in Castle Point.</p> |

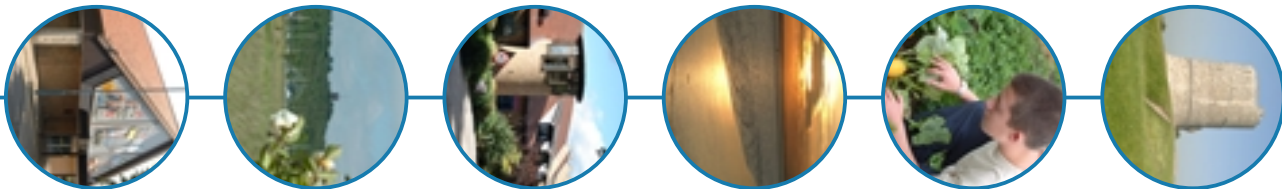
| Consideration | Local Context | Evidence / Strategy | Objective |
|------------------------------------|--|--|--|
| | As a result, those of rural woodland nature around Daws Heath and Hadleigh in particular were found to be historically sensitive. South Benfleet Conservation Area was also found to be historically sensitive with careful change management required. | | |
| Continuity and Enclosure | <p>The Borough's urban structure is mostly made up of streets serving houses and bungalows with front gardens and garages. Most of the streets work as part of a grid, although the grids are disconnected and the numerous cul-de-sacs hinder permeability. The clear demarcation between the road and properties by front gardens creates a strong sense of continuity and enclosure.</p> <p>The sense of continuity and enclosure in town centres and local parades is less strong where car parking provision to the front of sites has resulted in the building being set back disrupting frontages and creating areas unsuitable for pedestrian movement. This affects the vibrancy of such areas.</p> | Canvey Island Sustainable Regeneration Report. | 4: Reduce the dominance of parking in the streetscene. |
| Quality of the Public Realm | Most of the public realm suffers from poor maintenance, quality and design. Many places have been developed in a piecemeal fashion which has resulted in associated public realm works being piecemeal and incoherent. Key aspects of the public realm including open spaces, town centres and employment locations are particularly unkept and suffer from vandalism, graffiti and littering. The quality of the public realm in many locations is further deteriorated by the dominance of on-street and frontage parking. | Canvey Island Sustainable Regeneration Report. Hadleigh Town Centre Masterplan | 5: Improve the quality of the public realm. |
| Ease of Movement | <p>Movement within Castle Point is problematic due to a lack of continuity between different residential areas, and limited capacity on main routes throughout the Borough. The potential to increase capacity in many instances is prevented by the close proximity of residential development to the main routes.</p> <p>Movement on and around Canvey is a particular problem. A lack of legible and direct north-south routes is a key problem. The Lake is one of the main causes of severance in this regard. The only two bridges that connect the Island to the mainland converge in a single roundabout. Long Road and Somnes Avenue are the main strategic traffic carrying roads on the Island. The two roads run east-west from Canvey Road to the town centre. Both roads and the roundabout suffer congestion during peak hours.</p> | <p>Canvey Island Sustainable Regeneration Report.</p> <p>Hadleigh Town Centre Masterplan</p> | <p>6: Improve cycle parking provision in the Borough.</p> <p>7: Improve access to public transport provision in the Borough.</p> |





| Consideration | Local Context | Evidence / Strategy | Objective |
|---------------------|--|---|--|
| | <p>On the mainland most traffic enters and leaves the borough at Sadlers Farm, at the Rayleigh Weir or through Hadleigh. These junctions and their approach routes are heavily congested at peak times reducing the quality of the public realm and affecting legibility of the built environment.</p> | | |
| Legibility | <p>There is clear demarcation between Canvey Island and the mainland part of the Borough, which is emphasised by the crossing of bridges to enter and leave the Island. The demarcation is however less evident at low tide. This demarcation helps to create a sense of identify for Islanders in particular, although it could be strengthened.</p> <p>Mainland towns are less clearly demarked although the Green Belt, and the retention of ancient woodland and grassland has helped to maintain some separation between settlements.</p> <p>Canvey has a flat topography, which provides a skyline. However, the majority of development on Canvey is 2 storeys tall or less. This results in attention being drawn away from Canvey towards the oil refineries of Shellhaven in Thurrock district which are prominent in the local skyline.</p> <p>The mainland towns benefit from a more varied topography creating a rising townscape and providing vistas across the estuary. Again, there are very few buildings exceeding two storeys although this is considered less of a issue where the landscape and natural features are more prominent.</p> <p>Within the urban areas there is a lack of legibility because there is limited articulation between uses. In some locations the articulation is negative for example around Manor Trading Estate. South Benfleet Conservation Area is a location where there is positive articulation of place and should be considered a local exemplar.</p> | <p>Canvey Island Sustainable Regeneration Report.</p> <p>Thames Gateway South Essex Green Grid Strategy</p> <p>Essex Landscape Characterisation Assessment</p> <p>Thames Gateway Historic Environment Characterisation.</p> | 8: Improve sense of place. |
| Adaptability | <p>Whilst many of the existing residential properties in Castle Point are adaptable due to their size and scale, their suburban layout prevents them from becoming more urban. Areas dominated by single storey dwellings are less adaptable due to the impact of further development on the streetscene, although the potential to develop upwards has been recognised by properties in some locations.</p> | <p>Canvey Island Sustainable Regeneration Report.</p> | 9: Ensure that new development is consistent with the streetscene. |

| Consideration | Local Context | Evidence / Strategy | Objective |
|-----------------------|--|---|--|
| | <p>Within town centres there is a greater level of adaptability with larger underused sites present and a greater ability to develop upwards, although upward development is largely restricted to 3 storeys, with some 4 storey exceptions.</p> | | |
| Diversity | <p>66% of the Borough's area is in the Metropolitan Green Belt. This has resulted in a significant area of the borough remaining undeveloped creating a natural landscape area. However, there are also a number of homes, both large and small, some industrial units and several stables within the Green Belt area.</p> <p>Within the urban area, the predominant land use is residential in relatively sub-urban settings. There is a more diverse mix of uses within town centres, although there is potential to improve the mix further. Employment areas have a diverse mix of employment activities occurring, although these areas are devoid of residential development.</p> <p>Open spaces and Green Spaces can be found both within the Green Belt and within the urban area. There are a number of different types reflective of the local topography and different landscape character areas. Some areas are of particularly high conservation value.</p> | <p>Thames Gateway Green Grid Strategy.</p> <p>Open Space Appraisal.</p> <p>Essex Landscape Characterisation Assessment.</p> <p>Canvey Island Sustainable Regeneration Report.</p> | <p>10: Seek appropriate mixes of use on development sites.</p> <p>11: Seek a mix of high quality open space provision.</p> |
| Sustainability | <p>Castle Point has high levels of domestic CO2 emissions. This can be associated with the form of residential development in Castle Point which comprises mainly of large detached and semi-detached properties that have large surface areas and lose heat to the environment rather than to each other.</p> <p>Most homes in Castle Point benefit from off-street parking. As a result there are substantial areas of hard-surfacing at the frontage of properties. Both the sloped topography of Benfleet and the flat topography of Canvey experience difficulties at times of heavy rainfall in terms of surface water flow, and this is exacerbated by hard-surfacing.</p> | <p>Office of National Statistics Thames Gateway South Essex Strategic Flood Risk Assessment</p> | <p>12: Deliver sustainably constructed developments.</p> |
| Biodiversity | <p>The topography of the borough has given rise to a range of habitats including woodland, grassland and marshland habitats. These provide homes for an abundant variety of wildlife which have different sensitivities to development.</p> | <p>SSSI Designations</p> <p>Wildlife Survey 2007</p> <p>English Nature's Map of English Woodlands</p> | <p>13: Minimise loss of natural habitats.</p> |



12 design policies

12.1 Design and Setting

12.1 The purpose of the policy on design and setting is to ensure that new development is reflective of favourable aspects of the surrounding environment and contributes to the quality of the built environment. The purpose of this policy is consistent with national policy set out in PPS1 which promotes high quality development through good and inclusive design.

12.2 In order to achieve this, the Council will expect developers to have regard to the following design considerations:

- Character
- Continuity and Enclosure
- Quality of the public realm
- Ease of movement
- Legibility
- Adaptability
- Diversity
- Biodiversity
- Sustainability

12.3 Table 20 sets out the issues for Castle Point against each of these considerations. Addressing these issues will help developments achieve CABE Building for Life Standards. The Council expects the Design and Access Statement to include a context appraisal addressing as many of these considerations as possible. Guidance on context appraisals is set out in the Urban Place Supplement.

12.4 The Urban Place Supplement also provides current and useful guidance on general design principles for higher density developments and detailed guidance on designing urban places in Essex. This document is adopted as a Supplementary Planning Document to provide design guidance for town centre developments and higher density developments on larger sites (over 1ha in size).

12.5 However, Castle Point is so diverse that different design guidance is needed for different areas. The Council will therefore be preparing separate design guidance for Residential Developments (not covered by the Urban Place Supplement), Green Belt Developments (for exceptionally permitted replacements and extension in the Green Belt) and Commercial Developments.

12.6 The design of places and spaces can have an impact on the level of criminal activity that occurs within a place. There is a high level of perceived anti-social behaviour in Castle Point, despite relatively low crime rates. It is therefore important that places are designed to make people feel safer. *"Safer places: The Planning System and Crime Prevention"* published by the ODPM in 2004 provides useful practical illustrations for achieving this. The placement of windows and doors in building elevations that face onto public spaces are a key practical example of achieving natural surveillance.

Policy DC 1

Ensuring Good Quality Design and Setting

1. Development proposals will take account of all elements of the local design context ⁽²¹⁾. This should be demonstrated through the preparation of a context appraisal which will form part of the Design and Access Statement;
2. Development proposals will be designed having regard to the most appropriate set of design guidance for the location of the proposal; ⁽²²⁾
3. Development proposals will be designed to reflect and/or enhance the character of the surrounding area and create an urban grain that is respectful of and does not adversely impact upon favourable characteristics of the natural, built and historic environment;
4. Development proposals will contribute towards enhancements in the public realm by providing comprehensive spaces that are well designed, accessible, safe, well lit, attractive and suitable for their purpose; and
5. Development proposals will be designed to reduce opportunities for crime by maintaining good levels of natural surveillance across the entire site including private amenity spaces and open spaces.

12.7 When applied in conjunction with other Development Control Policies, new developments should score well against the "Building for Life" criteria developed by CABE.

21 See Table 20

22 For Town Centre development the most appropriate set of design guidance is the Urban Place Supplement. For residential areas, Appendix 12 of the Local Plan and Residential Design Guidance which is to be prepared. For green belt development, Appendix 2 and 3 of the Local Plan and Green Belt Design Guidance which is to be prepared. For commercial development the Commercial Design Guidance which is to be prepared.



12 design policies

12.2 Vehicle Parking and Access

12.8 Traffic movements and parking dominate the streetscene in Castle Point, having an adverse impact on the quality of the built environment and potentially impacting on human health and road safety. In order to ensure that the impacts of parking and traffic movements are controlled within new developments it is necessary that the design and layout of parking and accesses are an integral part of the developments design. It is also important in addressing local concerns regarding traffic generation and congestion to improve access to places and spaces by more sustainable means of transport including walking, cycling and where appropriate buses.

12.9 With regard to parking standards, the Council applies the Essex Planning Officers Association Vehicle Parking Standards. These standards are supported by the County Council and have been successfully applied throughout the Borough and other areas in Essex. The Council will continue to apply these standards, with added emphasis on also applying the bicycle parking standards, and parking standards for people with disabilities.

Policy DC 2

Parking and Access

The Council will expect applications for development to meet the following requirements in terms of parking and access:

1. Ensure appropriate levels of on-site car parking, parking for people with disabilities and bicycle parking, in accordance with the Essex Planning Officers Association Vehicle Parking Standards;
2. Ensure that car parking and vehicle movements do not dominate frontages and the streetscene, are well landscaped and do not have an adverse impact on local amenity or biodiversity;
3. Ensure access to new developments is designed to ensure safe and convenient bicycle and pedestrian access; and
4. Ensure that access to new developments make use of the existing road network hierarchy and do not create significant numbers of new access points onto classified routes in the Borough.

12.3 Optimising Land Use

12.10 The Council seeks to make the best use of land in the Borough in order to protect the natural environment from encroachment and encourage regeneration of the urban area. This is consistent with national policy set out in PPS1 and PPS3.

12.11 It is however recognised that there are established communities, townscapes and streetscenes in Castle Point that are favoured by existing residents, and therefore the density of new development needs to be carefully managed through the design process in order to ensure that it does not have an adverse impact on amenity. Densities in existing residential areas of the borough currently fall between 20 and 30 dwelling units per hectare. In such instances a lower development density target is required to provide the flexibility needed to support careful and imaginative design.

12.12 The efficient use of land may involve the specification of a range of density levels for an area. PPS3 details that 30 dwellings per hectare (dph) net should be used as a national indicative minimum. It is unlikely that 30 dph would have a significant effect on existing streetscenes and townscapes in Castle Point and therefore this will be used as a minimum density target for the borough.

12.13 Further guidance on densities for sustainable development is set out in the Urban Place Supplement. The Urban Place Supplement suggests that a catchment of around 5,000 people within walking distance (400 m) of a centre is necessary to secure bus services, shops services and attract commercial investment, all essential to sustainable communities. This catchment equates to 65 dwelling units per hectare. Given the focus of higher density development in town centres it is reasonable that such a density is sought in these locations.

12.14 The urban place supplement does however recognise that high densities of 65 dph are not achievable in all locations. Whilst large sites can achieve a density of 65 dwelling units per hectare, such development may not produce a varied environment and housing stock. As a result, a lower density would better deliver a robust urban form that provides a mix of house types consistent with policy CP8. The Council will therefore expect densities of between 30 and 50 dwelling units per hectare on larger development sites. ⁽²³⁾

12.15 Managing development density is not the only means by which the efficient use of land can be assured. It is also necessary to ensure that sites are developed in a comprehensive manner. Piecemeal development of a larger site can have a number of adverse effects including:

- Landlocking - preventing a proportion of the site being developed;
- Failure to deliver necessary infrastructure and facilities;
- Un-coordinated and inappropriate mix of types of homes and development.

23 1ha in size or greater.



12 design policies

12.16 Larger sites should not therefore be brought forward in a piecemeal fashion. Where this does occur, the site brought forward must not prevent the remainder of the site from being developed and must make a proportional contribution towards the housing mix and infrastructure and facilities needed by the entire site.

12.17 The following policy will be applied to make the best use of land and ensure that in appropriate locations catchment populations are generated that enable service provision.

Policy DC 3

Optimising Land Use

In order to optimise land use through the development control process the Council will:

1. Apply the following development density standards, except where a context appraisal demonstrates to the satisfaction of the Council that such a development density is inappropriate for a particular development proposal:
 - a. As a focal point for services and facilities, development in and adjacent to town centres should achieve a minimum density of **65** dwelling units per hectare.
 - b. Larger development sites ⁽²⁴⁾ should achieve a density of between **30** and **50** dwelling units per hectare. ⁽²⁵⁾
 - c. Throughout the remainder of the Borough a minimum density of **30** dwelling units per hectare will be sought on all new developments. This should not be viewed as a maximum target with design and setting driving the actual level of provision made.
2. Resist piecemeal development of sites unless:
 - a. The remainder of the development site can still be developed efficiently; and
 - b. A proportional contribution towards infrastructure and facility requirements emerging from the whole site has been legally agreed.

24 Larger development sites implies sites over 1ha in size within the existing urban area and on the urban periphery where the opportunity for providing a full mix of housing types is possible.

25 50 dwelling units per hectare should be regarded as an indicative upper density as opposed to a maximum.

12 design policies

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12.18 Development proposals are also required to comply with Policy DC 16 Managing Open Space Provision, which seeks to ensure new homes have good access to public open space.

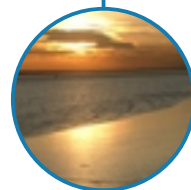
12.4 Advertisements

12.19 Advertising can play an important role in securing the success of businesses. However, poorly designed advertising, advertising that is poorly maintained or too much advertising can have a detrimental impact on how a place looks and functions. It is therefore important that advertisements are harmonious with their surroundings.

12.20 Not all advertisements require planning consent. The requirements for planning consent are set out in the Town and Country Planning (Control of Advertisement) Regulations 1992. Where consent is required, guidance is set out in Planning Policy Guidance Note 19: Outdoor Advertisement Control which seeks to ensure that everyone involved in the display of outdoor advertisements contributes positively to the appearance of an attractive and cared-for environment.

12.21 Advertisements can have an impact on public safety. Adverts may be distracting to drivers, or the level of illumination may obscure views on the Highway. In addition to this, adverts placed on or adjacent to the footpath may create unnecessary obstacles for people with visual or mobility related disabilities, or for people using push-chairs. In order to minimise the impact of advertising on public safety, the Council will consider public safety in the determination of applications relating to the display of advertisements.

12.22 It is common for advertisements to appear on or close to buildings and for most people, it is the appearance of the building which is of greatest importance. The appearance of a building can easily be damaged by a poorly designed or insensitively sited sign or advertisement. It is therefore essential that all aspects making up an advertisement are addressed having regard to the buildings design or fabric as well as the setting in which it will appear. When considering the effect of an advertisement in terms of amenity, regard should be had to the impact on the building or on visual amenity in the immediate neighbourhood where it is to be displayed. In particular consideration should be given to scenic, historic, architectural or cultural features that contribute to the distinctive character of the locality. The transition of some areas towards regeneration should also be considered in terms of the future impact on amenity that an advertisement may have.



12 design policies

Policy DC 4

Control Of Advertisements

1. The Council expects applications for advertisements to be well designed, well sited and well related to the character of the building, site and local area in which they are to be displayed. Regard will be had to their location, size, materials, design, intensity of illumination and relationship with nearby advertisements in considering applications.
2. The Council will not grant consent for advertisements which would have an adverse effect upon the safe operation of any form of traffic or transportation, or upon the safety or ease of movement of pedestrians.
3. In areas of conservation and regeneration, advertisement control will be strictly applied to protect the character of the historic environment and to contribute towards the creation of economically successful business areas respectively.



13 sustainable development policies

13.1 The following policies will be applied to help ensure that new development is more sustainable and reduces the Borough's impact on Global Climate Change.

13.1 The Code for Sustainable Homes

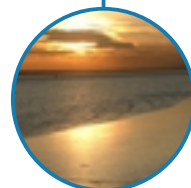
13.2 The Code for Sustainable Homes is a national initiative that establishes a clear set of standards for the delivery of more sustainable homes. The Council supports the provision of sustainable homes as Castle Point needs to become more efficient in the use of resources and protect the environment from harm.

13.3 Mandatory elements of the Code include energy and water efficiency. Improving the use of these resources is particularly important as Castle Point has a high level of domestic CO₂ emissions, contributing towards climate change. The East of England has limited water resources, the availability of which is likely to be reduced further with global climate change and housing growth. This is recognised at a national level, and the building regulations have been amended to progress these elements of the sustainability rapidly over the next 10 years.

13.4 The Code also addresses other issues of sustainable construction including other opportunities to reduce CO₂ emissions, the use of materials, surface water runoff, waste, pollution, health and wellbeing, management and ecology. Code Level 3 requires developments to score a minimum of 56 points out of 100. In order to achieve this other sustainability improvements beyond energy and water efficiency are required.

13.5 The development of Greenfield sites ⁽²⁶⁾ is likely to have a more significant effect on sustainability because the loss of green land will cause an increase in CO₂ emissions, surface water runoff, and pollution in particular and potentially harm local ecology. Greenfield sites also offer greater potential to deliver development that is designed to promote health and wellbeing, recycling and sustainable management practices due to the relative lack of constraints compared to urban previously developed land. To this end, the Council will expect developments on allocated urban periphery Greenfield sites to be at least level 3 standard against the Code for Sustainable Homes. This is consistent with the Supplement to PPS1.

13.6 Other developments will also be encouraged to achieve at least level 3 of the Code, and will exemplar those schemes that demonstrate a commitment to sustainable design.



26 An area not previously used for built development

13 sustainable development policies

Policy DC 5

Code for Sustainable Homes

Development proposals on Greenfield land will be expected to achieve at least level 3 against the Code for Sustainable Homes.

The Council will encourage all other residential developments to achieve level 3 standard or above, and will celebrate those development schemes that exemplar sustainable design.

13.2 Energy and Water Efficiency in New Buildings

13.7 All new developments (both residential and non-residential) present the opportunity to secure more sustainable development, and particularly development forms that are more energy and water efficient. The delivery of such development will result in a reduction in CO2 emissions from the Borough, reducing its contribution towards Global Climate Change. It will also help to ensure that water resources are available to accommodate the required growth within the East of England Region.

13.8 Energy efficiency can be achieved through the design and orientation of a development, enabling the capture and retention of solar radiation through appropriately located windows. The types of materials and technologies used in the construction of a property can contribute towards energy efficiency also by enabling homes to retain more heat in the winter and shade out solar radiation in the summer.

13.9 Water efficiency can be achieved through the installations of simple technologies at the development stage to enable the recycling of grey water and the capture and re-use of rainwater. These technologies are more difficult and expensive to retro-fit and therefore new developments present the best opportunity to improve water efficiency.

Policy DC 6

Energy and Water Efficiency in New Buildings

All new developments on previously developed land will maximise opportunities to be energy and water efficient. The design and access statement should demonstrate how energy efficiency and water efficiency has been incorporated into the design of the development.

Where specific materials or technologies are proposed to improve the efficiency of the development, a condition will be used to ensure these (or others with equivalent or better performance) are included in the final construction.

13 sustainable development policies

13.3 Energy Efficiency Improvements to Existing Buildings

13.10 Many of the existing privately owned homes in Castle Point are not energy efficient. As a rule, the Council is unable to require existing households to retro-fit energy efficiency measures. However, the Council receives over 500 applications for household extensions, alterations and other improvements each year. This introduces the opportunity to seek energy efficiency measures to be installed where the owner is already investing in the improvement of their home.

13.11 Water resources are limited in the East of England and the East of England Plan seeks to achieve water efficiency in both new and existing development. Where applications for householder extensions are made water efficiency savings will be sought.

13.12 In order to ensure that such improvements are not onerous on the property owner, efficiency improvements will generally be expected to have a seven-year payback and not cost more than 10% of the cost of the works initially applied for.

Policy DC 7

Energy and Water Efficiency Improvements to Existing Buildings

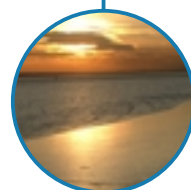
All alterations to existing buildings will be accompanied by simple cost effective energy and water efficiency measures carried out to the existing building if possible and practical.

13.4 On-Site Renewable Energy Generation

13.13 New development presents the opportunity to secure decentralised, renewable or low carbon energy sources including on-site renewable energy generation technologies and off-site local sources such as Combined Heat and Power Plants.. These are relatively more cost effective to fit at the construction stage and therefore new development presents the best opportunity to deliver such technologies.

13.14 On-site renewables and localised low carbon generation of energy have the potential to contribute towards a reduction in CO2 emissions from the Borough. They also help to reduce energy bills for future residents. The Council therefore supports the provision of on-site renewables and localised low carbon generation of energy in new developments and will seek to secure its provision.

13.15 The Council recognises that this is a new requirement for local developers and will seek a minimum 10% reduction in CO2 emissions from a development through the provision of such technologies at this time. This represents a significant step-change in local policy. Whilst this will apply to all new residential developments, including replacement homes, a threshold will be applied for non-residential developments.



13 sustainable development policies

13.16 Non-residential developments generate less value and are therefore less able to accommodate the cost of providing on-site renewables. As a result, on-site renewables and localised low carbon generation of energy will only be sought from non-residential developments of 1,000m² of floorspace or more. This will help to ensure that small businesses and local community groups are not unnecessarily burdened by extra costs associated with development.

13.17 The Council's approach to seeking on-site renewable energy provision is consistent with national policy set out in PPS22.

Policy DC 8

On-Site Renewable Energy Generation

The following types of development will be required to reduce predicted CO₂ emissions from the proposed development by at least 10% ⁽²⁷⁾ through the use of decentralised, renewable or low carbon energy sources including on-site renewable energy generation technologies and off-site local sources such as Combined Heat and Power Plants:

- All new residential developments, including replacement homes; and
- New non-residential developments of 1,000m² in floorspace or more.

The location of these technologies should be shown in the planning application and a condition will be used to ensure that they are included within the final construction.

13.5 Making Space for Segregated Waste Storage

13.18 Careless disposal of waste contributes to poor sustainability and Global Climate Change by creating areas of landfill that produce methane gas ⁽²⁸⁾. Waste also creates a demand for more new products, which require energy for their manufacture. It is therefore important to reduce the amount of waste arising from new development in Castle Point by promoting design that enables people to recycle more easily. This is consistent with Policy WM6: Waste Management in Development in the East of England Plan.

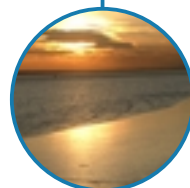
13.19 In order to achieve this it is necessary to make space for outdoor segregated waste storage in new developments. Failure to provide sufficient space for segregated waste will result in occupants putting different waste streams in the same container.

27 Calculation will be based on predicted CO₂ emissions following the inclusion of Energy Efficiency measures.

28 Methane Gas is a greenhouse gas that is more effective in causing global warming than CO₂.

13 sustainable development policies

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13.20 Space for waste should also be considered when assessing applications for extensions and alterations to existing dwellings. Large extensions may result in the opportunity for segregated waste storage being lost.

Policy DC 9

Space for Segregated Waste Storage

The Council will expect sufficient, accessible outside space to be allocated for segregated waste storage in all developments. The location of waste storage space/s should be shown in the planning application.

13.6 Managing Construction Waste

13.21 Waste is generated during the development process. It is important that this waste is recycled or re-used in order to make the most efficient use of natural resources. This is consistent with national policy set out in PPS1 and PPS10, and Policy WM6 of the East of England Plan.

13.22 The Council will therefore require developers to submit Site Waste Management Plans. The purpose of such a plan is to help the developer identify the levels and type of waste that are likely to arise from the development site and identify ways in which this waste can be reused or recycled on-site or nearby.

13.23 These plans are only necessary where they are statutorily required by the Site Waste Management Plan Regulations 2008 ⁽²⁹⁾. However, there is the potential for all developers to reduce the costs of development by giving some forethought to how site waste will be managed. The Council will therefore encourage all developers to prepare such plans.

Policy DC 10

Managing Construction Waste

The Council will encourage the use of Site Waste Management Plans in managing construction waste arising from development sites. To this effect, the Council will require developers to submit, prior to commencement of the development, a site waste management plan prepared in accordance with the Site Waste Management Plan Regulations 2008, where applicable. Other developments will also be encouraged to submit such plans as appropriate.

29 Developments with construction costs of £300,000 or more

14 environmental policies

14.1 Residential and Environmental Amenity of Development

14.1 New developments will minimise the adverse effects of pollution. This is consistent with Planning Policy Statement 23: Planning and Pollution Control. The Council will consider development proposals in respect of their potential impact on the quality of land, air or water, as well as the potential impact on human health or biodiversity that any such change in quality may have. This will help to ensure that new developments do not harm existing residents, future residents or the natural environment.

14.2 In addition to this the the proposed development will be considered in terms of the noise and disturbance it may generate, particularly into the evening. Developments that are likely to affect residential amenity by virtue of noise or disturbance regularly or into the evening will not be considered favourably and will be encouraged to locate away from residential areas to avoid harm.

14.3 Other forms of disturbance that will be given consideration are traffic movements, fumes, dust, vibrations, light, heat and littering. Developers are advised that they should seek to minimise disturbance from these sources through the design of the development. Where this is not possible, the Council will consider whether a condition or S106 Agreement can sufficiently reduce the level of disturbance likely to occur.

14.4 With regard to the natural environment and biodiversity, consideration will be given to the sensitivity of the site when considering the level of potential impact that disturbance or pollution may have, with European Sites being afforded maximum protection from harm.

Policy DC 11

Residential and Environmental Amenity of Development

Development proposals must be designed in such a manner as to not have a significant adverse effect upon health, the natural environment or residential amenity by reason of:

- Traffic, noise, fumes or other forms of disturbance;
- The release of pollutants to land, air or water; or
- Dust, vibrations, light, heat or littering.

Where it is possible to manage the adverse effects of new development by means of condition the Council will seek to impose limitations on matters such as hours of operation, emission of fumes, noise and light, and parking and servicing. The Council may also require appropriate screening and landscaping. Where the adverse effects of new development cannot be managed the development proposal will be refused.

14 environmental policies

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14.2 Residential and Environmental Amenity during Construction

14.5 Residential amenity and the environment may be harmed through the construction process which can produce excessive noise, dust, fumes and vibrations over the project period. This can be exacerbated through the insensitive location of storage compounds, plant and machinery upon the site.

14.6 Vehicle movements to and from a site during the construction process can also have an adverse impact on residential amenity and the environment. Bulky building materials are often transported on large lorries, unsuited to the narrow residential roads of Castle Point. This can create disturbance some distance from a development site. The Council may therefore require developers to submit plans of haul routes to be used during the development of the site in some instances.

14.7 Heavy vehicles may also discard mud and aggregates on the highway when entering and leaving a site. This can have an adverse impact on both the built and natural environment. The Council will therefore expect the developer to make provision for the cleaning of the wheels and underside chassis of heavy vehicles to prevent materials being deposited on the highway.

14.8 The Council does not expect the construction process to have an adverse impact on residential amenity or the environment by virtue of the construction itself, the location of storage compounds, plants and machinery, vehicles movements or debris discarded onto the highway. The Council therefore requires developers to minimise disturbance to residential amenity and the environment during construction. This is also important for the future occupiers of a site who may not be readily accepted into the community if the builder has been insensitive to amenity during construction.

Policy DC 12

Residential and Environmental Amenity during Construction

The Council will expect that during site clearance and construction, development shall be carried out to ensure that there are no adverse impacts to the local environment or residential amenity. Where the Council is of the view that this is not possible, it will require by condition that the applicant uses appropriate techniques to adequately control and mitigate any adverse environmental or amenity impacts.



14 environmental policies

14.3 Health Impact Considerations

14.9 Development proposals can impact on the health of future occupiers and users of a building or place and those people who already live or work nearby by virtue of the development itself, or the demands it places on healthcare provision. It is therefore important that health is a development consideration. This can be achieved through the use of Health Impact Assessments (HIA).

14.10 The Local Area Agreement (LAA) for Essex requires all developments for 50 or more homes to be accompanied by a HIA. This threshold is high, having regard to landownership in Castle Point. Landownership in the Borough is fragmented and many smaller development sites come forward. However, cumulatively a number of small developments may have the same impact on health as one large development. It is therefore expected that HIAs are submitted where a development of 10 or more dwelling units is located within a 500m radius of other potential developments sites identified in the Strategic Housing Land Availability Assessment that have a cumulative capacity of 50 dwelling units or more.

14.11 Additionally it is expected that HIAs will accompany all applications for sheltered accommodation, nursing homes or residential institutions for young people or people with special needs, as the potential occupiers of these forms of development are known to be more susceptible to disturbance, and also put a strain on healthcare provision.

Policy DC 13

Health Impact Assessments

The Council will require Health Impact Assessments to be carried out to accompany the following applications for development:

1. Developments comprising of 50 dwelling units or more;
2. Developments of 10 dwelling units or more where the potential cumulative capacity of the local area (500m radius of the site) is 50 dwelling units or more; or
3. All Developments that are to be used by potentially vulnerable individuals such as Sheltered Accommodation, Nursing Homes and other residential institutions.

The outcomes of the Health Impact Assessment are expected to have influenced the design of the development. Where this is not possible or does not overcome the issues, the Council will consider whether a developer contribution may be used to overcome any issues raised in terms of healthcare provision.

14 environmental policies

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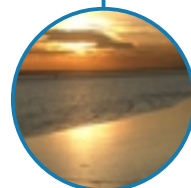
14.4 Contaminated Land

14.12 Where development is focused on the renewal of previously developed land there is an increased likelihood of contamination arising from the previous use. National policy on the development of contaminated land is set out in PPS23. PPS23 states that the contamination of land may threaten public health and safety, the natural environment, the built environment and economic activities, through its impacts on the uses of the land, and on neighbouring users. Land contamination, or the possibility of it, is therefore a material planning consideration when taking decisions on individual planning applications.

14.13 DEFRA Circular 01/06 “Environmental Protection Act 1990 Part 2A Contaminated Land” highlights the economic focus of previous land based activities without regard to the impacts on people or the environment. This has resulted in a legacy of contamination. In the Thames Gateway alone 4,000 ha of contaminated land has been identified as requiring redevelopment. There is the potential to bring this land back into beneficial use, however it is important that the land is made safe before it is reused.

14.14 Given the potential level of contamination there may be suspicion that land is contaminated, although not necessarily identified as potentially contaminated land. In such cases, where there is only a suspicion that the site might be contaminated, or where the evidence suggests that there may be only slight contamination, planning permission may be granted subject to conditions that development will not be permitted to start until a site investigation and assessment have been carried out and that the development itself will incorporate any remedial measures shown to be necessary. This is consistent with Circular 11/95.

14.15 The developer/landowner holds responsibility for determining that land is safe and suitable for a particular purpose or development or if this can be accomplished through remediation. This should be informed by an investigation of the site to identify contamination, the risk of creating pathways for contamination and the actions needed to reduce contaminations and prevent contamination pathways occurring. Environmental searches carried out as a standard part of land acquisition will reveal potential sources of contamination and therefore it is incumbent on the applicant to meet these responsibilities where contamination is known or suspected.



14 environmental policies

Policy DC 14

Managing Development on Contaminated Land

Where development is proposed on land which is either classed as potentially contaminated or suspected as being contaminated a desktop environmental study (and if guidance from statutory consultees indicates it is necessary – an intrusive site investigation) must be carried out and submitted with the planning application ⁽³⁰⁾.

Where a site is contaminated or suspected of being contaminated, the Council will only permit development where it is satisfied that land is capable of remediation and fit for the proposed use.

An agreed programme of remediation and validation must first be undertaken before the implementation of any planning consent on a contaminated site. Following remediation, the land must not pose a threat of pollution to controlled waters including groundwater, evidence of which should be to the satisfaction of the Environment Agency.



30 Guidance on the expected content of this study is contained in the Council's document 'Land Affected by Contamination Technical Guidance for Applicants and Developers.'

14 environmental policies

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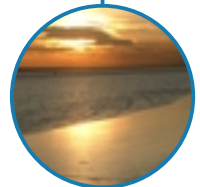
14.5 The Landscape and Natural Features

14.16 With regard to the protection of natural features, PPS9 sets out national guidance which aims to maintain, enhance, restore or add to biodiversity and geological conservation interests. In taking decisions on development proposals, the Council will ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment. This is consistent with PPS9.

14.17 At the local level Local Wildlife Sites (LoWS) have been identified. These sites have been identified against strict criteria and in most cases comprise of Species or Habitats identified in the Essex Biodiversity Action Plan (BAP). These sites sit between a number of sites of European and national importance and therefore support these significant wildlife locations. To this end, the Council will extend a high level of protection to these sites and resist developments that will cause adverse impacts that cannot be neutralised through mitigation or management.

14.18 UK and Essex BAP species such as Great Crested Newts, in addition to protected species such as badgers and bats, have regularly been found in Castle Point beyond European Sites, National Sites and LoWS. In order to ensure that development proposals do not have an adverse impact on these species developers are required to submit ecological surveys with their planning applications where their presence is known or suspected. Such work is most likely to be required for development proposals on greenfield sites or vacant previously developed land, although biodiversity may be present on other sites also. These surveys should be used to influence the design of the development and therefore it is expected that this will be evidenced in the Design and Access Statement.

14.19 New development presents the opportunity to bring the built environment and natural environments closer together through the retention and accentuation of natural features, good landscaping and the consideration and integration of biodiversity into development proposals. This is important in Castle Point where the natural environment is still prominent but has been gradually eroded through development and increased car usage. New developments will therefore be expected to retain natural features where appropriate and be well landscaped with native species as appropriate to its location. The Essex Biodiversity Project has produced guidance in integrating biodiversity into new developments. The Council will encourage developers to use this guidance where appropriate.



14 environmental policies

Policy DC 15

The Landscape and Natural Features

1. The Council will refuse applications for development that would have a significant adverse effect on local sites of landscape or wildlife importance, where it cannot be demonstrated that mitigation or management efforts would neutralise these effects;
2. The Council will require developers to submit ecological surveys with their planning application where it is known or suspected that biodiversity may be impacted on by the development proposed. In these circumstances the Council would expect the design and access statement to indicate how ecological issues are addressed in the design of the development;
3. The Council will expect as part of the planning application that the developer will submit a landscaping scheme that retains and improves, where possible, existing natural features and comprises the use of native species appropriate to the surrounding natural environment and their location within the townscape; and
4. The Council will expect developments to integrate biodiversity into the design and layout where appropriate, having regard to the guidance prepared by the Essex Biodiversity Project. In doing so the Council will work with the developer to promote exemplar projects locally, regionally and nationally.

14 environmental policies

14.6 Open Space

14.20 With regard to open spaces national policy is set out in PPG17. Local authorities should seek opportunities to improve the local open space network, to create public open space from vacant land, and to incorporate open space within new development on previously-used land. The Council will seek to achieve this through appropriate consideration of open space requirements when assessing planning applications.

14.21 The Open Space Appraisal, prepared in accordance with PPG17, recommended the retention of existing open spaces. To this end, all existing open spaces, including sports fields that may be in non-Council ownership, will be protected from development. Exceptionally development may be permitted if the development may enhance the opportunity to take part in recreational activities, for example sport changing facilities. Further to this, a development may be permitted if the open space will be replaced in a more accessible location nearby.

14.22 The Open Space Appraisal also identified accessibility, quality and quantity standards for open space provision in Castle Point. This enabled deficiencies to be identified. With regard to accessibility the following standards will be applied.

Table 21 Accessibility Standards for Open Space in Castle Point

| Open Space Type | Journey Time/Type | Distance |
|---------------------------------|-------------------|----------|
| Urban Parks and Gardens | 15 minute walk | 720 m |
| Country Park | 10 minute drive | 2,400 m |
| Natural/Semi Natural Open Space | 15 minute walk | 720 m |
| Outdoor Sports Facilities | 10 minute drive | 2,400 m |
| Amenity Greenspace | 10 minute walk | 480 m |
| Childrens' Playspace | 10 minute walk | 480 m |
| Allotments | 10 minute drive | 2,400m |

14.23 In order to prevent unnecessary pressure being placed on natural open spaces, causing a decline in the biological value of such spaces, the Council will seek to ensure good accessibility to childrens' playspaces, amenity greenspace and urban parks and gardens as a priority. Family sized accommodation should have one of these types of open space within 10 minute walk or 480m. For developments aimed at non-family accommodation the standard for urban parks and gardens of 15 minute walk or 720m is considered adequate.

14.24 It is recognised that in some cases small developments may be beyond this distance and unable to resolve the deficiency through on-site provision. In these cases it is unreasonable to seek contributions towards new provision and therefore strict application of amenity space standards will occur to ensure sufficient space for outdoor play.



14 environmental policies

14.25 Where there is a accessibility/quantity deficiency of childrens' playspaces or amenity greenspace in the proximity of a larger development, on-site provision will be expected. This is particularly applicable in terms of childrens' playspaces where natural surveillance is desirable and safe access is paramount. These spaces will be publicly accessible in order to improve local provision and enable adoption in the long-term.

14.26 Many open spaces in Castle Point currently experience deficiencies in terms of quality. New development will further impact on the quality of such spaces and puts further pressure on natural spaces by making them more desirable than formal recreation areas. To this end, contributions will be sought towards quality improvements of existing childrens' playspaces and amenity greenspaces. Contributions will also be sought towards maintaining the quality of nearby natural open spaces where appropriate.

14.27 Where on-site provision of open spaces and playspaces are made or where new playspaces are provided off-site, it is important that these spaces are designed to a high standard that inspire creative play and are stimulating for the intended users. This will promote their use and reduce pressure on natural open spaces nearby. To this end the Council will expect developers to submit open space designs for approval before construction. Developers may wish to engage local people in selecting the preferred open space design. This is a practice of the Council and its partners and is promoted by the core policy on Creating Sustainable and Inclusive Communities.

14.28 Increased recreational activity in Castle Point will support the delivery of the "Becoming healthier" ambition of the Community Strategy. High quality open space provision is very important in this regard.

Policy DC 16

Managing Open Space Provision

1. The Council will protect all existing open spaces, outdoor sports fields and children's playspaces from development unless:
 - a. the development proposed would enhance the opportunity to take part in informal or formal play, sport or recreation in that location; or
 - b. suitable alternative high quality open space provision can be made in an equally or more accessible location.
2. The Council will require that all new dwellings have access to at least one area of good quality public open space within 720m, and in the case of family sized ⁽³¹⁾ dwellings one good quality open space within 480m. Where there is a deficiency in the quality or accessibility of such open space developer contributions should be sought in accordance with the Developer Contributions SPD, although for smaller developments strict application of private amenity space standards may be acceptable.
3. Where there is an accessibility deficit to open space, the Council will require developer contributions to be sought in-kind, on-site where appropriate. This would apply particularly in relation to children's playspaces, where safe access and parental surveillance are desirable.
4. Where developers are providing open space within a development or off-site in lieu of on-site provision, the Council will expect the design of the open space to be of a high quality, respectful of biodiversity and inspiring in terms of the potential users. The open space should be accessible by users with mobility and visual difficulties. The details of the open space design should be submitted to the Council, alongside ecological surveys as appropriate, for approval before the development commences.



31 Properties, including flats, of 2 bedrooms or more unless an agreement is in place to restrict occupation to the over 55's.

14 environmental policies

14.7 Historic Environment

14.29 With regard to the historic environment legislation set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, and national planning policy set out in PPG15: Planning and the Historic Environment is applied in Castle Point.

14.30 Both South Benfleet Conservation Area and Florence Gardens Conservation Area benefit from Conservation Area Management Plans that seek to protect and enhance positive aspects of the historic environment. The Council will use these plans for guidance when considering applications for developments in these conservation areas, and will refuse applications for development where the quality of design of the proposed development will fail to protect or enhance the quality of the conservation area.

14.31 Whilst many of the Listed Buildings in Castle Point are located within the South Benfleet Conservation Area, there are a number spread more widely across the Borough. The quality of the built environment in the proximity of some of these buildings detracts from the quality of the listed building. To this end, the Council will expect development proposals that affect the setting of a listed building to incorporate a high standard of design that compliments the listed building and improves the setting.

14.32 With regard to archaeology, separate national guidance is set out in PPG16: Archaeology and Planning. There are four Scheduled Ancient Monuments in the Borough and over 1200 known archaeological sites. The Council's works with partners to ensure that archaeological investigations are carried out before development proposals are realised in areas known for their rich heritage. Such investigative work is necessary to ensure the preservation of archaeological finds either in-situ or in local collections. Early archaeological investigations are encouraged where archaeological evidence is suspected to exist in order to enable it to influence the design of the development.

Policy DC 17

Historic Environment

1. The Council will require development that effects the historic environment or its setting to incorporate a high standard of design that compliments the historic features and contribute towards creating an attractive environment. Details of how historic features have been considered in the design of a development proposal should be set out in the design and access statement.
2. Where an application affects a site in or adjacent to a Conservation Area, the appropriate Conservation Area Management Plan should be a primary consideration when preparing the design and access statement.
3. Archaeological evaluation may be required prior to a planning application being determined in order to assess the presence and nature of any archaeological deposits. Where significant deposits are known to exist and if preservation in situ is not possible or feasible, a programme of archaeological mitigation may be approved to the satisfaction of Essex County Councils Historic Environment Branch. Where aspects of the historic environment may be lost as a result of appropriate development, the Council should ensure that the opportunity is allowed to investigate and record historical information.



15 managing use policies

15.1 Employment Uses

15.1 Policy CP6 of the Core Strategy seeks the protection of employment land from redevelopment for alternative uses. The following policy identifies the types of uses that are considered appropriate in areas allocated for employment in order to ensure that development control is effective in retaining sufficient employment land to meet local needs.

15.2 For the purposes of this policy employment uses are considered to be those uses falling within class B of the Town and Country Planning (Use Classes) Order 1987 (as amended) and *sui generis* uses with similar attributes. Employment land would therefore be expected to be developed for such purposes as office developments, industrial developments, warehouse developments and all other (non-retail) developments that offer employment.

15.3 It is however recognised that some exceptions may be worthy of permission. For example A3 uses (restaurants, cafes and snack bars) provide breakfast and lunchtime food stuffs for people working in the employment areas. The provision of these eateries prevents workers from travelling between the employment areas and town centres/local parades during the lunchtime period, reducing local congestion. As a result A3 uses will exceptionally be permitted in these areas, although in order to ensure these uses only fulfill a supportive function they will be limited to making up no more than 5% of the units in that employment area. In order to ensure that these A3 uses do not detract from the evening economy in town centres and in local parades time limits will be applied restricting opening hours to the daytime.

15.4 Other exceptions may occasionally arise with regard to development in employment areas. In order to be permissible they must conform with national policy, be business related and provide good opportunities for employment and/or training.

15.5 In order to contribute towards the regeneration and environmental enhancement of existing employment areas, as identified in policy CP6, individual developments will be expected to be designed to a high standard incorporating flexible buildings, and contributing towards improvements in the streetscene by managing on-site parking, providing landscaping and making financial contributions towards environmental enhancements and infrastructure improvements for the wider area.

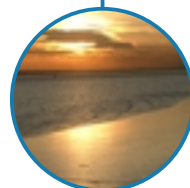
15 managing use policies

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Policy DC 18

Managing Employment Areas

1. Within existing employment areas development should be restricted to appropriate employment purposes, falling within classes B1, B2 and B8 of the Town and Country Planning (Uses Classes) Order 1987 (as amended).
2. Proposals for *Sui Generis* uses within the employment areas should be considered on their individual merits having regard to their potential to provide employment opportunities consistent with those generated under B classes of the Town and Country Planning (Uses Classes) Order 1987 (as amended).
3. The Council will allow A3 uses within employment areas, in order to meet the needs of people working in these locations and reduce lunchtime traffic movements, provided that the following criteria are met:
 - The number of A3 uses within any individual employment area will cumulatively represent less than 5% of the units; and
 - The proposed A3 use is only proposed to operate between the hours of 6am and 4pm.
4. The Council will require developments within employment areas to upgrade the quality of buildings and the wider environment by incorporating a high standard of design, and contributing towards streetscene and infrastructure improvements.



15.6 The extent of employment areas may be revised through the Benfleet, Hadleigh and Thundersley Plan or the Canvey Area Action Plan. Therefore, readers and applicants are advised to view the most up-to-date version of the proposals map before submitting an application for employment uses.

15 managing use policies

15.2 Retail Uses

15.7 In order to support policy CP7: Improving the Vitality of Town Centres, it is important to control the mix of uses in such centres, and also in areas of competing supply. It is expected that retail developments will form the principle use within town centres, and this policy therefore seeks to ensure that development control decisions direct retail development to be most appropriate locations.

15.8 National policy in PPS6 sets out a sequential test to determine the best location for retail development. Locations should be considered in the following order:

- First, locations in appropriate existing centres where suitable sites or buildings for conversion are, or are likely to become, available within the development plan document period, taking account of an appropriate scale of development in relation to the role and function of the centre;
- Edge-of-centre locations, with preference given to sites that are or will be well connected to the centre;
- Out-of-centre sites, with preference given to sites which are or will be well served by a choice of means of transport and which are close to the centre and have a high likelihood of forming links with the centre.

15.9 Within town centres, primary frontages attract heavy footfall and are particularly desirable as retail locations. In Castle Point primary shopping frontage of the town centres have been protected to date by requiring at least 55% of the units to be occupied by A1 retail uses. This policy has resulted in the retention of reasonable primary shopping frontages, although improvements are required. 55% A1 uses should therefore be considered a minimum in these locations.

15.10 Beyond primary shopping frontages, secondary frontages exist that provide additional floorspace for retail related uses that attract people to town centres. These frontages support services and other commercial uses to create a lunchtime shopping economy, leisure uses, including cultural provision create additional weekend and evening activity. Therefore, other uses within the primary shopping frontage and secondary shopping frontage will be restricted to A1, A2, A3 and where appropriate A4, A5, D1 and D2 uses.

15.11 Above ground floor level, residential and office development will be permitted to increase shopping consumption more generally and create a greater demand for evening uses.

15.12 Shopping provision in Castle Point is also provided in local shopping parades. The local shopping parades contribute towards sustainability by providing opportunities for convenience shopping and takeaways within close proximity to residential developments. The Council will therefore seek to retain them.

15.13 Where out of centre retail development is required due to the nature of the product to be sold (bulky and/or requiring car borne transport). It will be strictly limited to the identified shopping areas at the Rayleigh Weir and on Northwick Road.

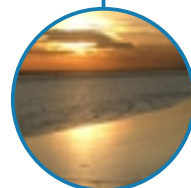
15 managing use policies

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Policy DC 19

Managing Retail Uses

1. In existing town centre locations the Council will encourage mixed used developments with uses at ground floor level restricted to classes A1 – A5 or D1 – D2 of the Town and Country Planning (Use Classes) Order 1987.
2. Within Primary Shopping Frontages A1 uses will comprise at least 55% of the ground floor frontage. Where a use falling outside class A1 would result in this falling below 55% the proposed use will be refused.
3. Beyond the town centres all proposed applications for retail developments will be tested against the sequential test in PPS6. In instances where edge of town retail development is acceptable such developments will only be permitted in specified shopping areas.
4. Local Shopping Parades will be protected from non-retail uses in order to ensure the continuation of sustainable convenience shopping locations. Exceptionally, D1 uses may be permitted in these parades.



15 managing use policies

15.3 Telecommunications Equipment

15.14 There is a need for a specific policy relating to telecommunications following a rise in demand for telecommunications equipment, which has in some circumstances lead to a proliferation of structures which can detract from the amenity and quality of the built and natural environment. In order to limit visual intrusion, the government advises in PPG8 that considerable importance is attached to keeping the numbers of radio and telecommunications masts, and of the sites for such installations to the minimum consistent with the efficient operation of the network.

15.15 In order to ensure that the amenity and visual appearance of the Borough is not adversely affected by these structures, developers are encouraged to engage in early consultation with the Council. In seeking to arrive at the best solution for an individual site, PPG8 states that authorities and operators should use sympathetic design and camouflage to minimise the impact of development on the environment. Whilst many aspects of the design and siting of telecommunications equipment may be covered by more generic policies there remains a need to control the proliferation of telecommunications equipment. In order to achieve this the Council expects the telecommunications industry to work collaboratively to share masts, and reduce the impact of existing masts by removing redundant masts and equipment ⁽³²⁾.

Policy DC 20

Telecommunications Equipment

The Council expects telecommunications operators to share large masts in order to prevent the erection of a proliferation of smaller structures. Where a new mast is proposed the operator needs to provide robust evidence, at the time of application, that the mast will bring about a significant improvement in Network coverage in the local area.

Where the Council determines in favour of telecommunications equipment on a shared mast, the approval may be subject to a condition requiring the removal of redundant equipment or redundant masts within 28 days of the installation of the new equipment. This will be done to reduce the visual impact of the mast.

32 While health considerations and public concern can in principle be a material consideration in determining applications for planning permission and prior approval, the government has a firm view that the planning system is not the place for determining health safeguards. The ICNIRP have prepared guidelines regarding the safety measures that should be taken to ensure telecommunications equipment is safe. Evidence that a proposed development meets these criteria is sufficient, following guidance in PPG8, to address health considerations. Certificates of compliance with the ICNIRP Guidelines must be submitted at the time the application is made.

16 monitoring and implementation

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16.1 The following indicators will be monitored to ensure that the development control policies are being effective in achieving increased levels of sustainability, high quality design and environmental protection and enhancement.

Table 22 Monitoring Framework for Development Control Policies

| Objective | Monitoring Indicator | Data Source | Target |
|---|---|------------------|--|
| Protect sensitive landscape areas from inappropriate development. | Number of non-recreational or non-agricultural developments permitted in the Ancient Landscape Areas. | Planning Records | Zero per annum |
| Protect and enhance listed buildings and scheduled ancient monuments. | Number of listed buildings in Castle Point included on the List of Buildings at Risk. | English Heritage | Zero at all times |
| Improve the quality of the Conservation Areas in Castle Point. | Proportion of Conservation Areas covered by an up to date conservation area management plan. | Planning Records | 100% at all times |
| Reduce the dominance of parking in the streetscene. | Proportion of new developments providing sufficient on-site car parking in accordance with Essex Vehicle Parking Standards. | Planning Records | Baseline to be established. Target to increase. |
| Improve the quality of the public realm | NI 5: Overall/general satisfaction with local area | Place Survey | Baseline to be established. Target to increase. |
| Improve cycle parking provision in the Borough. | Proportion of new developments providing sufficient on-site bicycle parking in accordance with Essex Vehicle Parking Standards. | Planning Records | Baseline to be established. Target to increase. |
| Improve access to public transport provision in the Borough. | Proportion of new development within 400m of a bus stop or 800m of a railway station. | Planning Records | Baseline to be established. Target to increase. |
| Improve sense of place | NI 5: Overall/general satisfaction with local area | Place Survey | Baseline to be established. Target to increase. |
| Ensure new development is consistent with the streetscene | Average dwelling density of new residential developments. | Planning Records | Baseline to be established. Target between 30 and 50 dph |
| | Number of homes constructed at a density of less than 30 dwelling units per hectare. | Planning Records | Less than 5% per annum |
| Seek an appropriate mix of uses. | Percentage of A1 uses in each primary shopping frontage | Planning Records | At least 55% at all times |
| | Percentage of B1, B2 and B8 uses (or employment related <i>sui generis</i>) in each employment area. | Planning Records | At least 95% at all times |

16 monitoring and implementation



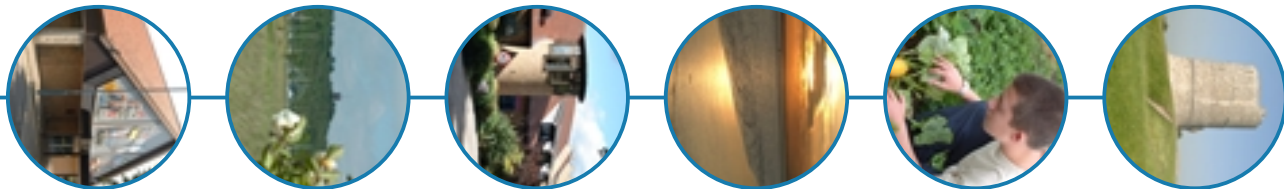
| Objective | Monitoring Indicator | Data Source | Target |
|---|--|--|--|
| Seek a mix of high quality open space provision | NI199: Children and young people's satisfaction with parks and play areas. | Schools - TellUs Survey - reported by Ofsted | Baseline to be established. |
| | Proportion of completed family sized homes within 480m of a good quality open space. | Planning Records | At least 90% of completed family sized homes. |
| Deliver sustainably constructed developments | Number of new homes achieving at least level 3 against the Code for Sustainable Homes. | Planning Records | At least 95% by 2016 |
| | Number of new homes achieving level 6 against the Code for Sustainable Homes. | Planning Records | 10% by 2016 and increasing thereafter |
| | Number of applicable developments making at least a 10% provision of renewable energy on site. | Planning Records | 95% by 2016 and continued thereafter |
| | NI192: Percentage of household waste sent for reuse, recycling and composting. | WasteDataFlow | 40% by 2010/11 |
| Minimise loss of natural habitats | Area covered by LoWS | Local Wildlife Site Reviews (every 5 years) | At least 671.7ha |
| | Proportion of completed developments that have met the "Incorporating Biodiversity into Development" criteria. | Planning Records | At least 10% by 2016 and increasing thereafter to 25% by 2026. |

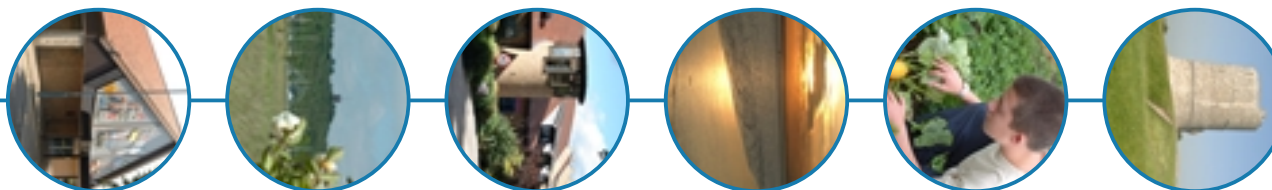
Housing Supply To Date

Table 23 Housing Delivery 1st April 2001 - 31st March 2008

| Year | Canvey Urban Area | Benfleet Urban Area | Kings Park Homes | Total | Annual Requirement | Variance |
|--------------|-------------------|---------------------|------------------|-------------|--------------------|-------------|
| 2001/02 | 47 | 21 | 103 | 171 | 200 | -29 |
| 2002/03 | 48 | 22 | 103 | 173 | 200 | -27 |
| 2003/04 | 24 | 30 | 103 | 157 | 200 | -43 |
| 2004/05 | 96 | 122 | 72 | 290 | 200 | +90 |
| 2005/06 | 36 | 127 | 54 | 217 | 200 | +17 |
| 2006/07 | 31 | 49 | 35 | 115 | 200 | -85 |
| 2007/08 | 41 | 64 | 0 | 105 | 200 | -95 |
| TOTAL | 323 | 435 | 470 | 1228 | 1400 | -172 |

A.1 The supply to date has resulted in a deficit of 172 homes arising. This deficit will be addressed through increased provision identified in the Core Strategy.





Housing Supply Total

Table 24 Housing Trajectory 1st April 2001 - 31st March 2026

| Source of Capacity | 2001 - 2008 | 2008 - 2013 | 2013 - 2018 | 2018 - 2026 | Totals |
|--|--------------|-------------|--------------|--------------|--------------|
| Completed Dwelling Units at 31st March 2008 | 1,228 | 0 | 0 | 0 | 1,228 |
| Unimplemented Planning Permissions at 1st April 2008 | 0 | 571 | 0 | 0 | 571 |
| Remaining Urban Capacity from 2004 Survey | 0 | 79 | 126 | 131 | 336 |
| Main Route Capacity 2007 Survey | 0 | 123 | 416 | 219 | 758 |
| Employment Land Rejuvenation | 0 | 0 | 200 | 175 | 375 |
| Town Centre Regeneration - Canvey | 0 | 0 | 200 | 200 | 400 |
| Town Centre Regeneration - Hadleigh | 0 | 47 | 187 | 298 | 532 |
| Allocated Greenfield Sites | 0 | 40 | 250 | 60 | 350 |
| Broad Locations | 0 | 100 | 250 | 150 | 500 |
| Windfall Allowance | 0 | 0 | 0 | 174 | 174 |
| Overall Identified Capacity | 1,228 | 960 | 1,629 | 1,407 | 5,224 |
| Housing Requirement | 1,400 | 1,000 | 1,000 | 1,600 | 5,000 |
| Variance | -172 | -40 | +629 | -193 | +224 |
| Average per annum | 175 | 192 | 326 | 176 | 209 |

A.2 The Housing Trajectory identifies a 5 year supply of deliverable sites and an 18 year supply of developable sites. Neither supply is dependent on windfall. This is consistent with the requirements of PPS3.

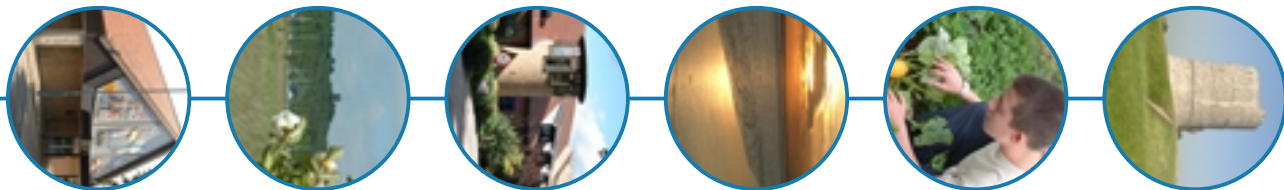
Housing Supply on Previously Developed Land

A.3 The Spatial Strategy seeks to ensure 70% of new homes are on previously developed land.

Table 25 Previously Developed Land Housing Trajectory 2008 - 2026 (exc. Windfall)

| Source of Capacity | 2008 - 2013 | 2013 - 2018 | 2018 - 2026 | Total | Proportion |
|---|--------------|--------------|--------------|-------|--------------|
| Previously Developed Land | 820 | 1,129 | 1,023 | 2,972 | 77.8% |
| Greenfield (Allocated Greenfield Sites and Broad Locations) | 140 | 500 | 210 | 850 | 22.2% |
| Total | 960 | 1,629 | 1,233 | 3,822 | 100% |
| Proportion on Previously Developed Land | 85.4% | 69.3% | 83.0% | | |

A.4 Over the period of the Core Strategy well in excess of 70% will be achieved, although the actual proportion of development expected on previously developed land will vary over time.



Appendix B employment trajectory

B.1 If the proposed regeneration of town centres and employment areas occurs, and additional land is made available as set out in the Spatial Strategy, then the following outcomes are expected:

Table 26 Employment Trajectory

| Location | Potential Job Provision | Timeframe for Delivery |
|---|-------------------------|------------------------|
| Charfleets ⁽³³⁾ | 480 | 2008-2026 |
| Charfleets Extension (up to 10ha) ⁽³⁴⁾ | 500 | 2016-2026 |
| Northwick Road (approx 8ha) ⁽³⁵⁾ | 550-670 | 2010-2016 |
| Rayleigh Weir Extension (up to 3ha) ⁽³⁶⁾ | 300 | 2008-2021 |
| Canvey Town Centre ⁽³⁷⁾ | 500 | 2012-2026 |
| Hadleigh Town Centre ⁽³⁸⁾ | 500 | 2010-2026 |
| Total | 2830 - 2950 | |

B.2 Therefore, in addition to the 1,000 jobs already provided in Castle Point during the period 2001-2006, there is the potential to deliver around a further 2800 jobs within the plan period, although care should be given to ensuring that there are not significant impacts on nature conservation in achieving this provision.

B.3 Change of use to residential for part of Manor Trading Estate and all of Point Industrial Estate will see some potential job losses, although regeneration on the employment provision at Manor Trading Estate should result in a nil change situation. Job losses at the Point Industrial Estate cannot be accommodated nearby and will ultimately reduce the impact of job provision at South West Canvey on net job growth. It is unclear as to the extent of this impact at this time.

33 This figure is based on improved land use which brings 50% of the total land area into use as employment floorspace (at 50m² per job).

34 This figure is based on 50% of the total land area of the extension being used as employment floorspace (at 50m² per job).

35 Plan floorspace in Options Appraisal divided by English Partnership's suggested employment densities for uses proposed.

36 This figure is based on 50% of the total land area of the extension being used as employment floorspace (at 50m² per job).

37 Thames Gateway Interim Plan

38 Thames Gateway Interim Plan

Appendix C a robust evidence base

Strategies, Plans and Programmes

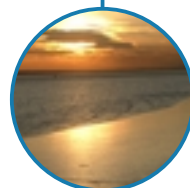
C.1 The following strategies, plans and programmes have been taken into account during the preparation of the Core Strategy:

- East of England Plan
- Castle Point Sustainable Community Strategy
- Castle Point Borough Council Corporate Plan
- Castle Point Adopted Local Plan 1998
- Thames Gateway South Essex Delivering the Future
- UK Biodiversity Action Plan
- Essex Biodiversity Action Plan
- Thames Gateway South Essex Green Grid Strategy
- Essex Thames Gateway Parkland Business Plan
- Essex Local Transport Plan
- Thames Gateway South Essex Business Plan for Transport
- Castle Point Homelessness Strategy
- Castle Point Affordable Housing Strategy
- Thames Gateway South Essex Waterfront Strategy
- Castle Point Regeneration Strategy
- Canvey Island Seafront Improvement Programme
- Essex Schools Organisation Plan
- South Essex Primary Care Trust Strategic Service Development Plan
- Castle Point Leisure Strategy
- Castle Point Playground Renewal Programme
- Thames Gateway Design Pact
- Essex Urban Place Supplement

Studies and Assessments

C.2 The following studies have been used to inform the Core Strategy:

- Thames Gateway South Essex Strategic Housing Market Assessment 2008
- Castle Point Strategic Housing Land Availability Assessment 2008
- Castle Point Sustainability Assessment of Sites on the Urban Periphery 2008
- Castle Point Housing Needs Study Update 2004
- Castle Point Housing Needs Study 2002
- Assessment of Gypsy and Traveller Accommodation Needs in Essex 2006
- Castle Point Retail Needs Assessment 2007
- Castle Point Employment Study 2006
- Hadleigh Town Centre Capacity Study 2008
- Charfleets Industrial Estate Feasibility Assessment 2007
- Northwick Road Demands and Needs Analysis and Options Appraisal 2007
- Canvey Island Sustainable Regeneration Report 2006
- LOTS Study 2004



Appendix C a robust evidence base

- SEMS Study 2001
- Thames Gateway South Essex Strategic Flood Risk Assessment 2006
- Thames Estuary 2100 Project (ongoing)
- Castle Point Open Space Appraisal 2006
- Essex Landscape Character Assessment 2003
- Thames Gateway South Essex Historic Environment Assessment 2007
- Natural England SSSI Condition Statements (each year)
- Castle Point Wildlife Site Review 2007
- Castle Point Wildlife Site Review 2002
- South Benfleet Conservation Area Appraisal 2005
- Florence Gardens Conservation Area Appraisal 2005

Statistics

C.3 The following statistic sets have been important in the preparation of the Core Strategy:

- ONS Indices of Multiple Deprivation
- ONS Census 2001
- ONS Sub-national Population Projections 2004/2006
- East of England Plan Household Population Projections 2004
- NOMIS Annual Business Inquiry
- Castle Point Housing Register

Other Reports/Documents

C.4 The following reports/documents have also been useful in preparing the Core Strategy:

- Buncefield Major Incident Investigation Board Recommendations on land use planning and the control of societal risk around major hazardous installations July 2008
- Applications CPT/3/06/HAZ and CPT/4/06/FUL for the change of hazardous use and expansion of the Calor Gas Installation on Canvey Island

