

Revised Programme for the Examination of the Castle Point Core Strategy

On 27 May 2010, the Secretary of State for Communities and Local Government wrote to Council leaders highlighting the new Government's commitment to rapidly abolish Regional Spatial Strategies (RSS) and return decision-making powers on housing and planning (including housing supply and the provision of travellers sites) to local councils without the framework of regional numbers and plans.

Formal revocation of the RSS has not yet occurred and, in legal terms, the current RSS (East of England Plan) is still part of the development plan. National policy (including PPS12 & PPS3) also remains in force. Nevertheless, because the Government intends to abolish RSSs this becomes a material consideration in examining development plans. For this reason, it is necessary to defer, at the very least, the hearing session on housing (Matter 7) into the Castle Point Core Strategy until clarity is provided in a formal Ministerial statement. It may also be necessary to revisit matters where the consequences of abolishing the RSS could have some effect although there is no intention to do so at the moment.

Should national or regional policy change, or the scope and nature of the examination alter as a result of new government statements, the agenda, nature and content of the matters and issues for examination may need to be further amended.

In light of these changes hearing statements on housing matters should be not be submitted until indicated by the Inspector.

Please note that an additional question has been added to the opening session of the Examination (Matter 1) in order to provide all parties with the opportunity to comment on the changes now being proposed to the planning system.

pc 3/6/10

Examination of Castle Point Core Strategy DPD

Day	Date	Topic	Ref
WEEK 1		22 – 24 JUNE 2010	
1	Tuesday 22 June 2010 <i>Council Chamber (CC)</i>	<p>10 AM Opening Remarks</p> <p><u>MATTER 1 - Procedural Matters and Legal Compliance:</u></p> <p><u>MATTER 2 - Justification - The Evidence Base:</u></p> <p>PM <u>MATTER 3 - Spatial Portrait, Vision & Strategy</u></p>	<p>PPS1, PPS12 RSS (East of England Plan)</p> <p>Appendix C</p> <p>Section 3</p>
2	Wed 23 June CC	<p>AM/PM</p> <p><u>MATTER 4 – Spatial Strategy (including Green Belt)</u></p>	<p>Policies SS1 & SS2 & Key Diagram</p>
3	Thurs 24 June CC	<p>AM/PM</p> <p><u>MATTER 5 – Flood Risk, Water Supply and Waste Water Infrastructure</u></p> <p>PM</p> <p><u>MATTER 6 – Green Infrastructure and Landscape and the Landscape and Natural Features</u></p>	<p>Policies CP4 & 5</p> <p>Policy CP2</p>
WEEK 2		29 JUNE – 1 JULY 2010	
4	Tues 29 June CC	<p>SESSIONS POSTPONED</p> <p>PROGRAMME REVISION RESULTING FROM LETTER ON REGIONAL SPATIAL STRATEGIES BY SECRETARY OF STATE – 27 May 2010</p>	
5	Wed 30 June CC	<p>AM/PM</p> <p><u>MATTER 9 – Employment (including Employment Trajectory) and Managing Employment Areas</u></p> <p>PM <u>MATTER 10 - South Canvey Island</u></p> <p><u>MATTER 8 – Energy & Water Efficiency & Renewable Energy Generation</u></p>	<p>Policies CP6 & DC18, Appendix B</p> <p>Policy CP9</p> <p>Policies DC5, 6 & 7</p>
6	Thurs 1 July CC	<p>AM <u>MATTER 11- Retail</u></p> <p>AM/PM</p> <p><u>MATTER 12 - Sustainable Transport</u></p>	<p>Policies CP7 & DC19</p> <p>Policy CP3</p>

	WEEK 3	6 – 9 JULY 2010	
7	Tue 6 July CC	<i>AM/PM</i> <u>MATTER 13 - Community Infrastructure, Design and Open Space</u> <u>MATTER 14 – Waste</u> <u>MATTER 15 - Implementation and Partnership Working</u> <u>MATTER 16 - Monitoring & Performance Management</u> <u>MATTER 17 - Developer Contributions</u>	Policies CP1, DC1 &16 Policy DC9 Policy MI 1 & Tables10 – 17 Policy MI 2 & Tables 8 & 9 Policy MI 3
8	Wed 7 July CC	<i>AM/PM</i> <u>MATTER 7- Housing (including Affordable Housing and Housing Trajectory)</u> <u>MATTER 18 - Miscellaneous Items</u> Reserved for other matters and/or site visits	Policies CP8 & DC3, 11 & 12; Appendix A
9	Thurs 8 July CC	<i>AM/PM</i> Reserved for other matters and/or site visits	

Core Strategy - Draft Matters for Examination at Hearings

DAY 1 Tuesday 22 June 2010

MATTER 1 - LEGAL COMPLIANCE / PROCEDURAL MATTERS

(Mainly for the Council's response but open to queries & questions from representors)

1. What are the implications of the Secretary of State's recent statement confirming that the new government wishes to rapidly abolish Regional Strategies and return decisions on housing and planning (including housing supply) to local planning authorities¹?
2. a) Has the Development Plan Document (DPD) been prepared in accordance with:
 - All statutory procedures? Has the Council published the documents prescribed by the DP regulations and made them available at its offices and on its website?
 - The Council's Local Development Scheme (LDS)?
 - The Statement of Community Involvement?b) In preparing the DPD how was consultation carried out and what were the results?
c) Are there any outstanding queries in relation to the above?
3. Is the DPD supported by:
 - A Sustainability Appraisal and is there a final report of the findings of the appraisal?
 - A Self Assessment of Soundness?
4. Is the Council aware of any fundamental procedural shortcomings?
5. Is the Core Strategy in general conformity with the RSS 'East of England Plan'? (both general substance and any confirmatory documents)
6. If there are any policies not in conformity with the RSS is there evidence-based local justification?
7. Can the Council confirm:
 - What adopted Local and Structure Plan policies were saved beyond the Sept 07 deadline and are they to be replaced by the DPD?
 - That the programme for preparing other LDF documents is as set out in the LDS?
 - That the Core Strategy takes account of other relevant local plans and strategies?
 - What process was used to consider relevant cross-border issues?
 - Is there a Summary of Main Issues raised by representations (Reg 30(1)(e))?
 - What is the plan period? Should it be clarified in the text and on the front cover?

¹ Letter from Rt Hon Eric Pickles MP (Secretary of State for Communities & Local Government) to all local authorities (dated 27 May 2010; DCLG)

MATTER 2 – JUSTIFICATION – THE EVIDENCE BASE: APPENDIX C

1. What are the key elements of the evidence base?
2. What assumptions were made & are they justified?
3. What alternatives were considered?
4. How were they evaluated and the preferred options chosen – in particular is the scoring system for assessing Green Belt sites reasonable and sound?
5. Sustainability Appraisal – is it comprehensive and are there outstanding elements or queries; does it, for instance, have adequate regard to the implications of the Core Strategy on the primary highway network?
6. What has been the Council's approach to Flood Risk (overview of how this has shaped the spatial strategy)?
7. Has a Habitat Regulations Assessment been carried out? Is it sufficiently comprehensive and are there any outstanding and unresolved matters?
8. What research and evidence was carried out in relation to Transport, Infrastructure and Climate Change? How have these been fed into plan preparation?
9. Has a water cycle study been carried out and how has development impact been modelled and any necessary resolution been addressed by the Core Strategy?
10. What is the position regarding the Proposals Map?

MATTER 3 – SPATIAL PORTRAIT, ISSUES, VISION & OBJECTIVES: SECTION 3

1. How were the Core Strategy Issues and Challenges identified?
2. Are there any outstanding queries about the Spatial Portrait of the Borough?
3. What other strategies and plans were taken into account in drafting the Core Strategy?

Attendees for Matters 1 - 3

331, 332	Essex County Council (confirmed) Mr Roy Lewis
355, 339, 340	Canvey Island Independent Party (confirmed) Neville Watson & John Anderson (am) Neville Watson & Martin Tucker (pm)
343, 380, 381	Canvey Green Belt Campaign (confirmed)
37, 38	Fox Land and Property Ltd (confirmed)
167, 168, 169, 170, 171, 174, 175, 176	Port of London Authority (confirmed)
188, 192, 195, 197, 270, 271, 272	Oikos Storage Ltd (confirmed)
212, 213	Calor Gas Ltd (confirmed)
222	Petroplus Refining and Marketing Limited (confirmed) Mr Rory Joyce
199, 204	Mr B Paterson (confirmed)
70, 71	Barratt Homes Ltd (confirmed) Mr simon Flisher, Barton Willmore
393, 395, 400	WM Morrisons Supermarkets plc (confirmed)
	GO-East (invited Organisation)
	Natural England (Invited Organisation)
Appendix C	
49	Fox Land and Property Ltd (confirmed)
310, 358, 378, 379, 390, 391,	Canvey Green Belt Campaign (confirmed)
407	Hands Off Our Green Belt (confirmed) Mr David Head

MATTER 4 – SPATIAL STRATEGY – POLICIES SS1 and SS2 and Key Diagram

1. Will the Spatial Strategic deliver the required level of growth consistent with objectives for sustainable development?
2. Have the risks to delivery of the strategy been properly assessed and has sufficient allowance for flexibility been factored in?
3. Is the overall balance of growth between parts of the Borough clearly founded on the evidence base, particularly the balance between Canvey Island and the mainland?
4. Is the distribution of growth between town centres and urban areas sensible, appropriate and achievable?
5. Has the Core Strategy properly assessed the traffic and infrastructure consequences of the strategy?
6. Are there any outstanding Spatial Strategy queries re: the Key Diagram?

Green Belt

7. Is the Council's approach to the Green Belt consistent with guidance in PPG2?
8. How were the broad locations for future development in current Green Belt locations made?
9. Is the Council's choice of GB sites identified for development reasonable, logical and consistent with its overall objectives for the Borough?
10. Has sufficient land been identified to meet strategic needs to avoid alterations to the Green Belt until after the end of the plan period?

Attendees

147	Persimmon Homes Ltd (confirmed)
39, 40, 41, 42	Fox Land and Property Ltd (confirmed)
209, 228	Mr B Paterson (confirmed)
317, 318	Essex County Council (confirmed) Mr Roy Lewis
334, 335	Jetbury Investments Ltd (confirmed)
70, 71	Barratt Homes Ltd (confirmed) Mr Lee Newlyn, Barton Willmore
140, 406	Hands off Our Green Belt (confirmed) David Head
393, 394, 395, 396	WM Morrisons Supermarkets plc (confirmed)
205	Goldencircle Ltd (confirmed) Mr Haydn Payne
223	Petroplus Refining and Marketing Ltd (confirmed) Mr Rory Joyce
295	Strutt & Parker for Mr R Reeves (confirmed)
311	Thorney Bay Park
312	G & K Groundworks Ltd
341	Canvey Island Independent Party (confirmed) Barry Dixie & Neville Watson
343, 380, 381	Canvey Green Belt Campaign (confirmed)
408, 409, 410, 411, 412, 413	Planware Limited (confirmed) Barrister Kevin Leigh, Matthew Carpenter, Martin Taylor
Key Diagram	
75	Barratt Homes Ltd (confirmed)
183, 184, 185	Port of London Authority (confirmed)
217	Calor Gas Ltd (confirmed)
280, 281, 282	Oikos Storage Ltd (confirmed)

MATTER 5 – FLOOD RISK, WATER SUPPLY and WASTE WATER INFRASTRUCTURE – POLICIES CP4 and CP5

1. Is the Council’s approach to flood risk comprehensive, practicable and consistent with PPS25?
2. Does the policy approach adequately reflect the SFRA findings? Will flood risk be satisfactorily managed?
3. Have reasonable alternative and sequential preferable development locations in lower flood risk locations been fully considered?
4. Does the Environment Agency have any concerns over the future protection of Canvey Island from flooding?
5. Any there any issues arising from the change from PPG25 to PPS25 and the provisions of the Flood and Water Management Bill?
6. Will adequate water resources be available to deliver the planned jobs and homes?
7. Does the CS pay sufficient attention to the implications arising from climate change?
8. Will the Core Strategy provide adequate protection to the quality of the area’s water courses?

304, 350, 366, 367, 384, 385, 305, 356, 368, 369, 386, 387	Canvey Green Belt Campaign (confirmed)
346, 347	Canvey Island Independent Party (confirmed) Neville Watson & John Anderson
43	Fox Land and Property Ltd (confirmed)
76	Barratt (confirmed) Kerry Wilkinson, Ardent Consulting Engineers
149	Persimmon Homes Ltd (confirmed)
322	Essex County Council (confirmed) Mr Keith Lawson
	Environment Agency (Invited Organisation) (confirmed) Carrie Williams, Roger Webster
	Anglian Water (Invited Organisation) (confirmed) Sue Bull
	SFRA Project Manager (Invited Party)
	Essex County Council, Emergency Planning (confirmed) Craig Trevor, Jarl Jansen, Keith Flemming

MATTER 6 – GREEN INFRASTRUCTURE, LANDSCAPE AND NATURAL FEATURES – POLICY CP2

1. Are the range of projects set out in CP2 sufficiently consistent with the aims, objectives and interests of other organisations and landowners?
2. Are there issues with funding of key schemes in the short or long term?
3. Does the Core Strategy have sufficient regard for the protection of wildlife sites?
4. Does the evidence base justify the Council’s approach to habitat and species protection?
5. Is there an appropriate balance between the protection of environmental interests and the consequences arising from the implementation of the spatial strategy?

Attendees

302, 349, 362, 363, 382, 383	Canvey Green Belt Campaign (confirmed)
320	Essex County Council (confirmed) Mr John Meehan
344	Canvey Island Independent Party (confirmed) Dave Blackwell & Anne Wood
	Natural England (Invited Organisation) (confirmed)
	RSPB (Invited Organisation) (confirmed)

DAY 4 Tuesday 29 June 2010

MATTER 7 – HOUSING

POSTPONED PROVISIONALLY, IN FIRST INSTANCE, TO WEDNESDAY 7 JULY DEPENDING ON FURTHER GUIDANCE FROM SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT.

MATTER 8 – ENERGY, WATER EFFICIENCY AND RENEWABLE ENERGY GENERATION

POSTPONED TO THE FOLLOWING DAY I.E. WEDNESDAY 30 JUNE TO FOLLOW HEARING SESSIONS ON EMPLOYMENT AND SOUTH CANVEY ISLAND.

MATTER 9 – EMPLOYMENT – POLICIES CP6 and DC18; APPENDIX B**MATTER 10 – SOUTH CANVEY ISLAND – POLICY CP9**

1. Is the Council's approach to employment likely to deliver the required number and type of jobs to meet the needs of its communities?
2. Is sufficient attention given to changing circumstances/sectoral changes?
3. Is the geographical distribution of future jobs reasonable and appropriate?
4. How susceptible is the policy to the economic slowdown?
5. Is it flexible enough?
6. Will the loss of some employment to housing undermine established employment areas?
7. Is the Council's long-term approach to hazardous installations appropriate, achievable and consistent with national and regional policy? (If only an aspiration should it be identified as a key element of policy?)
8. Should the installations be relocated, reduced or allowed to expand in the longer-term and what impact would these alternatives have for the current direction of the Core Strategy?

Attendees

44	Fox Land and Property Ltd (confirmed)
73	Barratt (confirmed) Mr Simon Flisher, Barton Willmore
306, 370, 371, 372, 373	Canvey Green Belt Campaign (confirmed)
348	Canvey Island Independent Party (confirmed) Neville Watson & Lee Barrett (Jane King)
CP9	
47	Fox Land and Property Ltd (confirmed)
178, 179, 180	Port of London Authority (confirmed)
214	Calor Gas Ltd (confirmed)
273, 274, 275	Oikos Storage Ltd (confirmed)
309, 357, 376, 377, 388, 389	Canvey Green Belt Campaign (confirmed)
353	Canvey Island Independent Party (confirmed)
311	Thorney Bay Park (Invited Organisation)
	National Grid (Invited Organisation)
	G & K Groundworks Ltd (Invited Organisation)
330 (DC18)	Essex County Council (confirmed) Mr Mark Lawrence

MATTER 8 – ENERGY, WATER EFFICIENCY AND RENEWABLE ENERGY GENERATION – POLICIES DC5, DC6 and DC7

1. Are the policies consistent with national and regional guidance and are any targets adequately justified by the evidence base?
2. Is the Council's approach to sustainable construction (DC6) consistent with national guidance?
3. Should policies DC5 and DC6 be merged?
4. Is the approach to renewable energy appropriate and has adequate consideration been given to energy conservation?

MATTER 11 – RETAIL– POLICIES CP7 and DC19

1. Can Canvey Island and Hadleigh town centres deliver the scale of retail and housing development proposed?
2. Is there sufficient emphasis on other retail locations?
3. Should reference be made in DC19 to later amendments to the Use Classes Order (SI 2005/84 and/or C3/2005)?
4. What evidence supports 55% of Class A1 use in primary shopping frontages (DC19)?
5. Where is the extent of primary shopping and town centre areas to be defined?

Attendees

398, 399	WM Morrisons Supermarkets plc (confirmed)
307	Canvey Green Belt Campaign (confirmed)
323	Essex County Council (confirmed) Ms Katherine Wilkinson
351	Canvey Island Independent Party (confirmed) Joan Liddiard & Rod Bishop

MATTER 12 – SUSTAINABLE TRANSPORT - POLICY CP3

1. What evidence underpins the approach and is it sufficiently rigorous?
2. Are there key locations where concerns arise over the primary function of the highway system to ensure the movement of vehicles?
3. Have wider transport implications been taken into account e.g. port terminal operations/ Southend Airport?
4. Will the spatial strategy be likely to reduce reliance on the use of the car?
5. How likely is it that the balance of homes and jobs will reduce commuting pressures?
6. Is the spatial strategy and policy CP3 likely to encourage a shift in transport mode away from private car use?
7. Does the policy align with the LTP and Public transport and Rail freight strategies?
8. Does the Core Strategy make adequate provision for access/egress improvements to Canvey Island?

Attendees

5	Mr S Dewhurst (confirmed)
74	Barratt (confirmed) Mr Matthew Last, Ardent Consulting Engineers
303, 364, 365	Canvey Green Belt Campaign (confirmed)
321	Essex County Council (confirmed) Ms Katherine Wilkinson
345	Canvey Island Independent Party (confirmed) Joan Liddiard & Rod Bishop
	TGSE (Invited Organisation)

MATTER 13 – COMMUNITY INFRASTRUCTURE, DESIGN AND OPEN SPACE – POLICIES CP1, DC1 and DC16

1. Will the phasing of development ensure the delivery of anticipated infrastructure as set out in policy CP1?
2. Does the evidence base support the need for and range of projects identified?
3. Is funding likely to be available especially for schemes anticipated later in the plan period?
4. Has adequate emphasis been given to design in enhancing the quality of the built environment and is the policy consistent with the design emphasis outlined in PPS1?
5. Is policy DC16 supported by an adequate evidence base and does it satisfy the tests of soundness?

148	Persimmon Homes (confirmed)
319, 328, 329	Essex County Council (confirmed) Mr Roy Lewis
342	Canvey Island Independent Party (confirmed) Neville Watson & John Anderson
	Sport England (Invited Org (confirmed))

MATTER 14 – WASTE – POLICY DC9

Attendees

MATTER 15 – IMPLEMENTATION AND PARTNERSHIP WORKING – POLICY MI 1 and TABLES 10 - 17

MATTER 16 – MONITORING & PERFORMANCE MANAGEMENT - POLICY MI 2 and TABLES 8 & 9

181, 182	Port of London Authority (confirmed)
276, 277, 278, 279	Oikos Storage Ltd (confirmed)
325, 326	Essex County Council (confirmed) Mr Roy Lewis
400, 401, 402, 404	W M Morrisons Supermarkets plc (confirmed)
215	Calor Gas Ltd (confirmed)
312	G & K Groundworks Ltd (confirmed) Mr Ru

1. Is the M & I Framework comprehensive and in line with national guidance?
2. Is it likely to be effective? Are there any omissions which the Council wishes to make good?
3. Is the target to remove all hazardous installations by 2026 realistic?

Attendees

181, 182	Port of London Authority (confirmed)
276, 277, 278	Oikos Storage Ltd (confirmed)

MATTER 17 – DEVELOPER CONTRIBUTIONS – POLICY MI 3

1. Is the policy approach in line with national guidance and flexible enough to accommodate the Community Infrastructure Levy if/when implemented?
2. Should the policy make specific reference to the County Council's 'Developers Guide to Infrastructure Contributions'?
3. Will regard for economic viability jeopardise the delivery of infrastructure particularly where there may be additional costs associated with building in Flood Risk Zone 3?

Attendees

151	Persimmon Homes Ltd (confirmed)
324	Essex County Council (confirmed) Mr Keith Lawson
354	Canvey Island Independent Party (confirmed)
403	W M Morrisons Supermarkets plc (confirmed)

DAY 8 Wednesday 7 July 2010

MATTER 7 – HOUSING – POLICIES CP8, DC3, DC11 & DC12; APPENDIX A

1. Will Policy CP8 deliver the right amount of housing in appropriate locations to meet the RSS requirements?
2. Has the SHLAA and SHMA provided a sound base for assessing need?
3. Is the phasing regime realistic, appropriate, deliverable so that there is likely to be an adequate housing land supply over 5, 10, and 15 years?
4. Is the brownfield target realistic and will the policy deliver an acceptable brownfield/greenfield mix of new housing?
5. What reliance is placed on windfall development and is this identified in the Plan?
6. Is there enough flexibility in the policy to allow for alternative sites to come forward?
7. Should the housing trajectory be more prominently located in the Core Strategy?
8. Are the % targets for affordable housing & area/site thresholds justified, effective and consistent with national policy and the RSS?
9. Has viability been adequately taken into account in the future delivery of affordable housing given the amount of development expected on small sites and brownfield land?
10. How will adequate management and control on affordable units be secured?
11. Is the Council's approach to making the best use of land (DC3) consistent with national guidance?
12. Is the Council's stance on protecting living conditions sufficiently comprehensive (DC11 and DC12)?

Attendees

46, 48	Fox Land and Property Ltd (confirmed)
72	Barratt (confirmed) Mr Simon Flisher, Steven Hinsley, Tetlow King, Barton Willmore
308, 374, 375	Canvey Green Belt Campaign (confirmed)
336	Jetbury Investments Ltd (confirmed)
352	Canvey Island Independent Party (confirmed)
	Persimmon Homes (Invited Organisation)
	Adams Integra (Invited Organisation)
337 (DC3)	Jetbury Investments Ltd (confirmed)
069	Mr & Mrs Lumb (invited by Council) (confirmed)

MATTER 18 – MISCELLANEOUS ITEMS

1. Are there any presentational changes to be addressed (eg front cover, consequential text changes arising from adoption of DPD, etc) ?
2. Does the Council have a master list of all Minor Changes
 - a. sought by the Council
 - b. prompted by the Inspector following examination debate
 - c. Is there a need for further consultation in relation to (a) and (b)?
3. Any outstanding document exchanges?
4. Are there any Key Diagram issues to be addressed?
5. Inspector's Announcement of intended report delivery date

Also reserved for other matters (if necessary)

DAY 9 Thursday 8 July 2010

Reserved for other matters (if necessary)