



Statement of Common Ground
Castle Point Plan 2026 to 2043
Regulation 19 Draft

Sites GB2 – Land to East of Canvey Road and
GB8 – Land to the South of Hadleigh

Between
Castle Point Borough Council
and
Historic England

July 2026

1. Introduction

1.1 This Statement of Common Ground (SoCG) has been prepared jointly by Castle Point Borough Council (CPBC) and Historic England (HE) in relation to the Castle Point Local Plan (known as the Castle Point Plan). This SoCG should be read alongside the SoCG between the parties dated November 2025 [\[12.07\]](#).

1.2 The purpose of this SoCG is to set out the areas of agreement between CPBC and HE regarding the suitability of 2 specific sites as potential development allocations in the Castle Point Plan. The Castle Point Plan will cover the period up to 2043.

1.3 The sites are:

- GB2 – Land to the east of Canvey Road
- GB8 – Land south of Hadleigh

1.4 These sites are shown on figures 1 and 2 below.

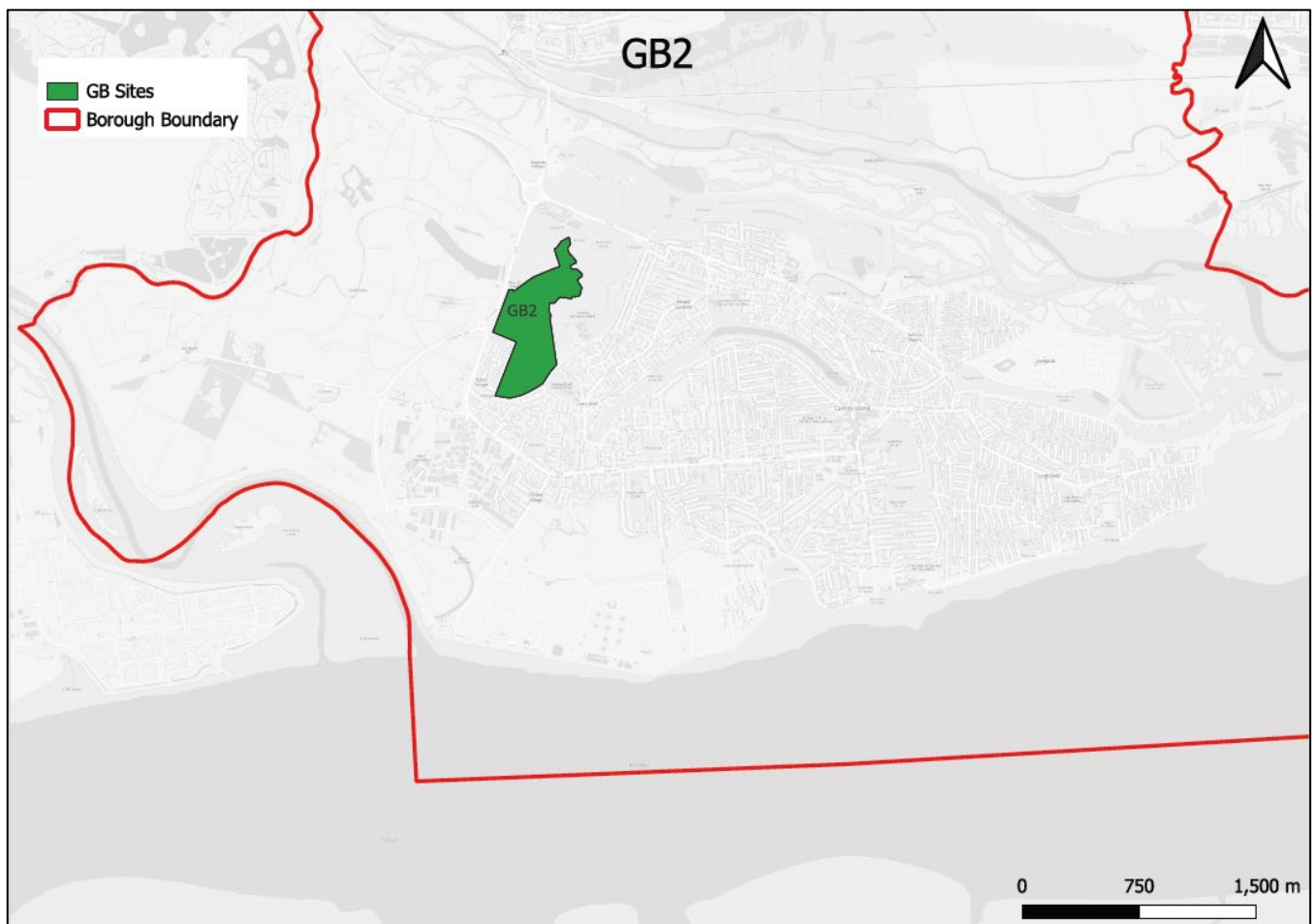


Figure 1: Map to show GB2

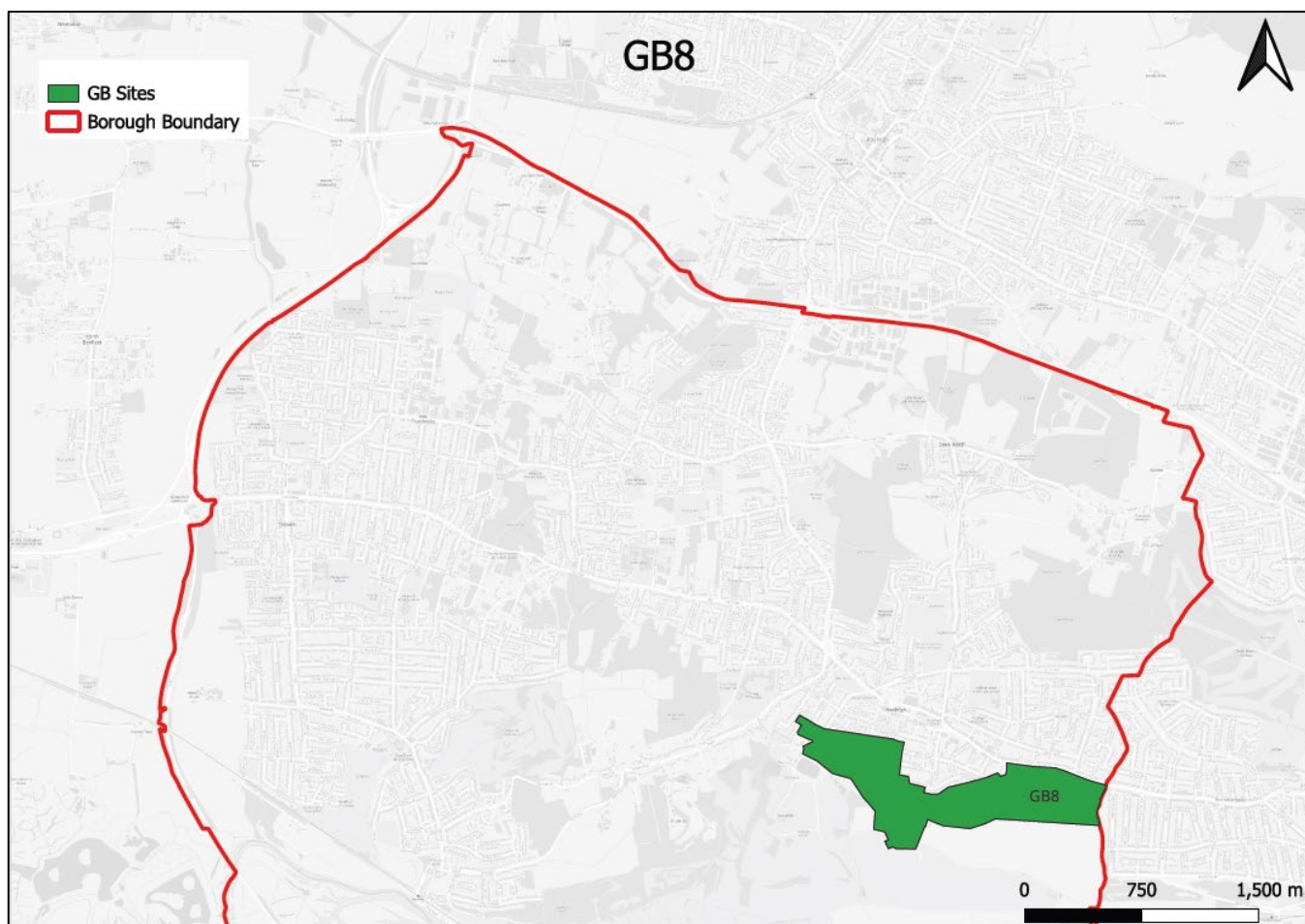


Figure 2: Map to show GB8

2. Background

2.1 The above listed sites (and others) were submitted for consideration in the Call for Sites exercises held in 2024. Therefore, the sites were included as option sites in the [Issues and Options Consultation Document \(Regulation 18\)](#) in July 2024 [3.03].

2.2 HE responded to the Regulation 18 Consultation setting out their views on a number of those option sites. HE's representation is summarised in the [Issues and Options Consultation Statement](#) [3.05 pages 70 to 71].

2.3 For sites GB2 and GB8 the representation is summarised in the table below:

Site	HE Summary of Representation and Recommendation
GB2 – Land to the east of Canvey Road	Previously raised strong concerns regarding the potential allocation if this site, which abuts the Scheduled Monument 'Roman Saltern'. The development of GB2, particularly in the field immediately to the west of the monument, would disrupt the appreciation of the saltern in its agrarian setting, obscuring open views and thus severing it from its landscape context. This change in setting would result in a loss of significant and detract from the appreciation of that significance. We recommend removing the northern part of this proposed allocation, but would not object to the inclusion of the southern part of the proposed allocation provided that an adequate landscape buffer is maintained on the south side of the scheduled monument and that access is possible without encroaching into the northern field immediately adjacent to the monument. However, if the site cannot be delivered without encroachment into the northern field, then the site should be deleted.
GB 8 – Land south of Hadleigh	We strongly object to the allocation of this site, which includes the Roman Fort at Hadleigh, Hadleigh Castle and the Heavy Anti-Aircraft Gunsite on Sandpit Hill, all are scheduled monuments. All three monuments served as defensive structure, and their visibility to and from the surrounding area was essential to their military function. Any changes to this setting could undermine the understanding of their original defensive purpose. We recommend the removal of this site from consideration. The potential harm caused by changing the land use from open to developed cannot be adequately mitigated through design. The fundamental issue lies in the principle of altering the landscape, which would inevitably cause harm to the heritage assets' significance.

3. Updated Position

3.1 Since the Regulation 18 consultation, CPBC and HE have continued to engage during the plan making process, as set out in the main SoCG between the parties.

3.2 HE maintain their position regarding sites GB2 and GB8 as set out previously. Their position has not changed.

3.3 Development of site GB2 is not supported due to the irrevocable harm to the setting of the Roman Saltern (scheduled monument) which would result in a loss of significance. This is due to the high value and importance of the scheduled monument, and the significance that is derived from the immediate rural landscape context.

3.4 The potential for harm from development at site GB8 to the settings of the Roman Fort at Hadleigh (scheduled monument), Hadleigh Castle and associated dam and mill (scheduled monument) and the Heavy Anti-Aircraft Gunsite on Sandpit Hill (scheduled monument) remains. Any changes to the setting could undermine the understanding of their original defensive purpose.

4. Ongoing Cooperation

4.1 CPBC will continue to engage with HE throughout the examination of the Castle Point Plan and through their role as statutory consultee for plan making and planning applications.

5. Conclusion

5.1 Taking all of the above into account, CPBC and HE agree that the principle of development at sites GB2 and GB8 are therefore at present not supported.

Signatories



For and on behalf of Castle Point Borough Council

Name and Position: Amanda Parrott, Assistant Director, Climate and Growth

Date: 22 July 2026



For and on behalf of Historic England

Name and Position: Andrew Marsh, Historic Environment Planning Adviser, East of England Region.

Date: 16th July 2026