



Castle Point Plan  
Initial Community and Stakeholder  
Engagement  
**Engagement Report**  
**Addendum**  
March 2024

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## 1. Introduction

- 1.1. The Local Development Scheme (LDS) sets out the programme for preparing the Castle Point Plan and places considerable emphasis on engagement throughout. Since the conclusion of the Initial Engagement phase of the Castle Point Plans development, the Local Development Scheme has been updated to ensure the Castle Point Plan is submitted as soon as possible under the current arrangements for plan making set out in the Planning and Compulsory Purchase Act 2004. A copy of the updated LDS can be found here: [Local Development Scheme](#) and is also available on the Castle Point Borough Council website.

## 2. Broadening Engagement by Addressing Gaps

- 2.1. During the Initial Engagement undertaken in respect of the Castle Point Plan between March and August 2023, we were unable to effectively reach certain elements of the community. This was highlighted at 7.1 of the 'Initial Engagement Report' and identified the need to ensure that further engagement is undertaken where possible to capture the views of young people, our neighbouring authorities, and local businesses.

### Young people

- 2.2 Firstly, we have explored ways of engaging with young people and are subsequently looking to engage with students from The USP Seevic College as part of the Issues and Options Phase of the Castle Point Plan's development. We also highlighted our requirement to obtain the views of Young People with the Essex Youth Service 'District Youth and Community Worker'. This culminated in feedback being received from the '[New Hope Youth Group](#)' on Canvey Island. The outcome can be found at Appendix 1.
- 2.3. Separately, we have commenced a programme of '[Engagement Through Art](#)' involving Projects and Initiatives with groups such as young people, hard to reach groups and religious communities, enabling alternative routes for these groups to engage with the plan through art and creative activity. Four projects are underway. These cover, a vision for the future, a day in the life, memories, and the creation of a new photo library of the places in Castle Point. There is scope through the project for an additional two projects to be delivered as the plan evolves and we identify areas of challenge within the plan where this project can provide additional insight.

### Neighbouring Authorities

- 2.4 Officers presented to the South Essex Joint Officers Group in relation to the Castle Point Plan on the 9th October 2023. This group comprises of representatives from Basildon Borough Council, Brentwood Borough Council, Essex County Council, Rochford District Council, Southend-on-Sea City Council, Thurrock Council and the Essex Housing Strategy Coordinator. The presentation covered the approach being taken to the Castle Point Plan, the outcomes of the Initial Engagement, the outcomes of the Local Housing Needs Assessment in terms of the need for housing, and a discussion around cross boundary issues. Cross boundary issues identified through the discussion included:
  - Implications of the Thames Freeport
  - Access to Canvey – relationship with employment growth in Thurrock
  - Access to jobs at London Southend Airport and in the A127 Enterprise Corridor
  - The need for a Riverside Strategy

- Green Infrastructure
- Sustainable Transport
- Fairglens – pressures and opportunities for development and implications for the strategic highway network and Green Belt
- Shared issue with Basildon around the approach to plotlands

### Local Businesses

- 2.5 During the Initial Engagement two engagement events with businesses took place that were poorly attended. Since that time the newly installed Economic Development Team has been working to develop a better relationship with local businesses to help draw in greater levels of involvement as the plan progresses.
- 2.6 To provide a better understanding of the needs of local businesses a telephone survey of businesses was commissioned and undertaken late in 2023. This engaged with 100 businesses in Castle Point and covered matters related to the economy, business conditions, the availability of skilled labour, the physical environment and infrastructure. A summary of the responses is included at Appendix 5.

## 3. Other Engagement with Stakeholders

### Local Service Providers

- 3.1 In addition to undertaking the engagement above, it became apparent during levelling up work undertaken in respect of Canvey Island by Essex County Council that there are a range of service providers working in the borough who deal with the most vulnerable people within our communities who were interested in how the places and environment in Castle Point could be improved to the benefit of their clients. These vulnerable people are typically hard to reach during normal engagement activities because they are having to focus on the challenges, they are facing on a day to day basis.
- 3.2 Given the interest shown in place making by these services providers, a workshop was held with them in January 2024 to explore how the plan could help their clients as residents, and them as service providers. The outcomes of the Initial Engagement were shared with these service providers to help stimulate conversation and identify what was missing from the perspective of their clients and the services they provided. The outcomes of this engagement are set out in Appendix 2.

### Local Developers and Planning Agents

- 3.3 Local developers and planning agents were invited to a discussion on a consultation that was being undertaken for Biodiversity Net Gain (BNG). As few local developers and planning agents had responded to the initial engagement activity, the opportunity was taken to discuss local issues and constraints that are unique to the development industry and how the emerging Castle Point Plan could help alleviate issues, whilst ensuring that high quality development occurs.
- 3.4 The outcomes of the workshop are set out in Appendix 3.

## 4. Related Engagement by Partners

- 4.1 The South East Essex Alliance, which is an alliance of partner organisations focused on delivering health services and public health and wellbeing outcomes across Castle Point, Rochford and Southend-on-Sea have been undertaking engagement to inform the approach to delivering health and wellbeing outcomes across their area. There is a strong correlation between the outcomes of their work and the outcomes of the Initial Engagement for the Castle Point Plan, which helps to validate the responses received. A summary of the engagement work undertaken by the Alliance is included at Appendix 6. During this engagement work Canvey Residents were asked several questions to establish Neighbourhood Positives, Neighbourhood Health Needs and what they felt was missing in Canvey.

## 5. Correction

- 5.1 As part of the Initial Engagement with Partners, Essex County Council provided a fact sheet related to infrastructure delivery and impact mitigation which was omitted from the [Initial Engagement Report](#) in error. This fact sheet is now provided at Appendix 4 for completeness.

## Appendix 1: Notes of Engagement Event - New Hope Youth Group

**New Hope Youth Group Workshop**  
**Canvey Island @ Canvey Island Baptist Church**  
**Friday 10<sup>th</sup> November 2023 (13 Attendees)**

**Ages of attendees:**

- 1 female from St Joseph's School Year 6 (10/11 years of age)
  - 2 females from Castle View School Year 7 (11/12 years of age)
  - 4 males from Cornelius Vermuyden School Year 7 (11/12 years of age)
  - 1 female from Cornelius Vermuyden School Year 8 (12/13 years of age)
  - 2 females from Castle View School Year 11 (15/16 years of age)
  - 2 females from Cornelius Vermuyden School Year 11 (15/16 years of age)
  - 1 male from Seevic USP College Year 12 (16/17 years of age)
- 13**

**Questions posed:**

1. 5 words to describe Canvey?
2. What is most important to you about the area where you live?
3. If you could change any aspect of the local area, what would it be?
4. Canvey Now?
5. Canvey's Future?

**1. 5 words to describe Canvey?**

- Chavy
- Boring
- A tip
- Disgusting
- Gangs
- Good
- Knife Crime
- Decent amount of people
- Crazy people
- Crime

**2. What is most important to you about the area where you live?**

- Everyones nice
- Old Neighbours
- Lovely Animals
- Bullying
- Youth Group
- Intergenerational gap & isolation
- Milkshake shop
- Multicultural
- Old people have stereotypes of young people

- Like nail & eyelash lady
- Community feel in some places

**3. If you could change any aspect of the local area, what would it be?**

- Everything
- More teachers
- Infrastructure doesn't fit amount of people
- Too many flats, not enough shops
- No big supermarket accessible if don't drive
- Seaside safer with lifeguards
- Schools need to be bigger
  - Too many students
  - Resources too small – Canteen too small
  - Too many in class
- Need primark
- Need JD
- Netball team
- More sport activities
- More public toilets
- Nicer beach - Sandy

**4. Canvey Now?**

- Schools are rubbish
  - Not enough teaching
  - Not enough help
  - They don't listen to students enough
- School isn't enjoyable
  - Bring more things to schools
  - Make lessons more enjoyable
  - More interactions with children
- Not enough amusements
- Police don't do anything
- Bit dead
- Boring place to live
- Make lessons more fun
- Want to get out
- Not enough places to hang out for young people
  - No community centres
  - No shops eg. Primark etc
  - Nothing is advertised for us
- Not enough/more amusements that multiple people can attend
  - Amusements that are fun but cheap
- Not enough/more academic help outside of school

**5. Canvey's Future?**

- \*Primark\*
- School – have more teachers to help with work

- More Gyms
- Better shopping centres
- Apple shop
- More banks
- Build 6<sup>th</sup> form/college
- Job opportunities
- Better police force (Quality & quantity)
- Make the schools bigger
- More restaurants
- More hang outs for teens and young adults
- Less roadmen wannabe's
- Not having to pay for transport under the age of 18
- Cheaper Transport
- Another skate park other side of Canvey
- Youth centres – Dart boards/Pool table/Table tennis/Ice table hockey
- Better shopping centre like Eastgate Basildon
- School uniform shops on the island – Clarks
- Primark
- J D Sports
- Less stupid rules at school
- Another road – Dad leaves at 4am to get to work on time (Further towards Canvey Point)
- Make school more enjoyable
- More shopping areas such as Primark
- More affordable amusements
- More CCTV



## Appendix 2: Notes of Engagement Event - Stakeholder Workshop

**Castle Point Plan Stakeholder Workshop**  
**Waterside Leisure Centre**  
**Friday 26<sup>th</sup> January 2024**

**Attendants:**

<b>Name:</b>	<b>Organisation:</b>
Maria Hennessy (Senior Planning Policy Officer)	CPBC – Planning Department
Vicky Marchant (Citizen Services Lead)	Essex County Council
Adam Penfold	DWP – Basildon Benefit Delivery Centre
Kim Rollison	Department for Work and Pensions
Amanda Parrot (AD Climate & Growth)	CPBC – Planning Department
Alex Hawkins	Yellow Door
Leandra Symes (District Youth & Comm Worker)	Essex County Council
Scott Williamson	Mega Centre (Rayleigh)
Lee Monk (Relationship Manager)	Active Essex (Essex County Council)
Vasiliki Ventouli	NHS
Ben Brook (AD - Policy, Performance & Customer)	CPBC – Corporate & Customer
Kellie Wright	CAVS
Caroline Mcarron	NHS
Clair Burrell (Head of Strategic Comm and Policy)	Essex County Council
Matthew Amner (Planning Policy Officer)	CPBC – Planning Department
Julie Sawford	Mega Centre (Rayleigh)
Wendy Watkins	Salvation Army
Neil Gale (Engagement Officer)	CPBC – Planning Department

**Introduction & aim of workshop (As Service Providers representing ‘Hard to reach’ customers)**

**Initial Engagement Outcome’s (Explaining figures/subjects for reference)**

**Discussion Points:**

1. What is most important to you (As a Service Provider) about the Castle Point Borough?
2. What do you feel is most important to your customers about the area in which they live?
3. If you (As a Service Provider) could change any aspect of the Castle Point Borough, what would it be?
4. If your customers could change any aspects of the local area in which they live, what do you feel they would be?

**Group 1:**

**Most Important to Provider:**

- Access
- Local – jobs local

- Types of jobs – more admin roles, warehousing
- Facilities for career fayres
  - cost to run.
  - good success rate
- Links to local employers
- Costs to get people to jobs.
- Struggling to get skilled roles filled.

**Most important to customers:**

- Travel
  - Some jobs too far away
  - Education facilities too far
  - Journey times
  - Different transport modes
- Types of jobs
- Canvey care hub – not enough space
- Waiting times – want to wait less.
- Support for mental health

**Customers & Provider – What to change:**

- Lack of support – Long wait lists. Mental Health
- Homelessness
- Issues with housing
- Private rent – expensive
  - Gap between social & rented.
  - Cost of Living
- Engagement – people living on boats.
- Benfleet – Canvey easier than Rayleigh
- Uber Boats
  - Community – Lists – working together – fayres.
    - Mutually beneficial – cost savings
    - What can they do.

**What would you change?**

- Transport – affordability & time
- Local courses
- Access to Freeport – Uber
- Links to businesses – care & cleaning
  - Lack of driving
- Funding – Lost Funding
- As a service – DWP – Provider – Resourced
- Co-locating with other services.
  - Hubs
- Resources – Clinicians

**Group 2:**

**Improve:**

- Transport
  - Ability to get about.
  - Cheap/free transport (Ukraine example)

- Connectivity to jobs & education (Long journey times)
- Safety on trains (County lines) & at stations
- Walking & Cycling improvements (Safe)
- High Quality Education
  - Cornelius recent issues
  - No further Education on Canvey – Affordability to get to sixth form/college.
- Community Hub x 2
  - Canvey & Mainland
  - Officers & Community Space – Activity & Togetherness
- Shift focus of leisure to H & W outcomes.
- Conditions of people feel safe.
  - Lighting
  - Wide paths/cut throughs.
  - Connected people/feel a part of something.
  - THINK BRAVE & BOLD
  - Young people not proud to live on Canvey.
  - Young people do not feel safe – Walking – Diving (Road culture)
  - Lack of police visibility
  - Changing demography – Jewish community
  - Olympic mountain biking venue (Only one in world) but in disrepair (Community not engaged)

#### Customers:

- Castle Point is not a place. People more connected to towns/communities
- People not necessarily willing to travel to & from Canvey.
- Mental Health support (Across board)
- Places to be a community.
- Future Prospects
- Access/egress Canvey
  - Parents leave early/back late (Family relationships)
  - Cost & times to get to college.
  - Traffic makes people angry (Family relationships)
  - Mental block to off island services
- High quality green spaces (Safe also)
- Canvey
  - Open spaces just grass.....lacking variety of interest
  - Avenues depressing – public space unloved (Southend murals)
- Housing – Inappropriate housing bad impact on health & wellbeing & outcomes
- Young people not feeling they belong & don't feel valued (See open space & housing issues)
- Want a Primark! – more choice for young people.
- Disconnect between young peoples view of community and older peoples view of community.

#### Service Providers:

- Positive - Outdoor spaces for young people
- Positive – Indoor facilities for young people (Outside school)
- Positive/vision – Partnership working/networks/collaboration.
- People who live here
- Positive/vision – Strong communities? – connections
- Vision – Happy to encourage active, healthy lifestyles.
  - Green spaces

- Quality of paving/% slip/trips/falls
- Vision – Future prospects for young people
- Vision – Connection with young people in a meaningful way (Trust, relationships)
- Vision – People are empowered.
- Vision – ‘To & for’ – ‘By & with’
- Positive – Strong local businesses – Will help out a cause.
- Positive – Strong local communities
  - Churches
  - Cisca house e.g.
  - Food banks
  - Baywatch
- ? – Low volunteering? Maybe not structured as lots of people are doing formal things.
  - A misunderstood community
  - Spirited
  - Don’t trust authority/trust community.

### **Group 3:**

#### **What is important to you:**

- Reach the right people in the right place.
- Increased awareness of available services
  - Access to them
  - Digital inclusion
- Overall wellbeing – live their best life.
  - Do current services match need.
  - Modernisation
- Effective system working
  - Add value together.
  - Common goals
- Resident voice – Leads to informed decisions.
  - Lived experience.
  - What do people want?
- Resident involvement – Co design/decisions/delivery
  - Excellent example re ECC carers offer.

#### **What do you feel is most important to your customers about the area in which they live?**

- CYP – Safe space to play.
  - Spaces & places
- Good housing conditions
  - Affordable
- Good neighbours & community spirit
  - Inclusivity
- Accessibility
  - Knowing where/who/how
  - Available transport
  - Reliable transport
- Employment – Local & Good Quality/Conditions
- Local Shops – Access/Affordability/Relevant to community needs.
  - Good ones
- Timely Responses from Services – Incl. Statutory i.e., Health, Education

- Effective & Relevant
- Information exchange – knowing what you don't know.

**Service Provider – What would we Change?**

- Multi-purpose shared community spaces
- Adjustments for working age adults ie. Evenings/Weekends/Digital
- Communication – Build on what we have got better at & what works well.
- Improved Digital Solutions
- Integrated working
- Highlight assets – Open/Green Spaces – Better Wellbeing

**Customers – What would they change?**

- Flexibility & Adaptability
- Roads/Transport/Congestion
- Fewer Services
  - Streamline & consolidate.
  - One stop shop.
  - Community Hubs
- Better Marketing/Information
  - Use all resources & spread the word.

**Group 4:**

**1. (What is most important to you (As a Service Provider) about the Castle Point Borough?):**

- Infrastructure
- Space
- Affordable
- Volunteering
- Transport – Alternatives
  - Access
- Home help
- Venues (Lack of)
- Hubs (Lack of)
- Connection (Hubs)
- Relationship
- Advertising

**2. (What do you feel is most important to your customers about the area in which they live?):**

- Community
- Network
- Done with people.
- Going to the people
- Lack of opportunities
- Cost
- Availability/Visibility

**3. (If you could change any aspect of the Castle Point Borough, what would it be?):**

- People don't come to a central place.
- Main hubs with satellites – Accessibility
  - Fixed and mobile – Pop ups
- Underutilisation of resources that pre-exist.

- An increase in communication – variety of methods
  - Service provider hub meetings
- Affordable housing
- Support for young people (Incl. Affordable housing)
  - Combination of statutory and voluntary in a hub model

**4. (If your customers could change anything of the local area, what do you feel they would be?):**

- Authenticity
- With not for or too
- Disillusioned – All the ‘dis’ words – Trust.
- Offer on the plate is what happens.
- Hearts and minds
- People have the opportunity.

## Appendix 3: Notes of Engagement Event – Development Industry

Development industry workshop notes  
Castle Point Borough Council Planning Policy  
January 15<sup>th</sup> 2024

### Attendants

Name	Organisation
Jon Heuch	Duramen Consulting
Larry Fennttiman	ILG
Liam Boyd	B3 Architects
Mike Tanousis	Dove Property Group
Alice Salomonsson	Boyer
Colin Stone	Stone Me Design
Kiri Shuttleworth	Nexus Planning
Raichel Warren	Skarchitects
Maria Hennessy	CPBC
Stephen Garner	CPBC
Neil Gale	CPBC
Gavin Ball	CPBC
Matt Amner	CPBC

### Discussion on Biodiversity Net Gain (BNG)

A presentation was given on BNG and its requirements. A discussion then took place in order to obtain views from the development industry. The following points were raised:

- Some participants had concerns around the uncertainty of how BNG will be delivered. As well as the impact that it could have to delivering sites and the planning application process.
- It was also raised that a local off-site BNG register would be beneficial to help keep BNG within the local area. This would enable smaller developers to have off-site BNG options ready and available, where full on-site BNG may be unattainable.
- The developers stated that due to the uncertainty of BNG it will lead to delays and extra costs. This additional cost may impact other infrastructure or policy requirements such as affordable housing.
- It was mentioned that it is critical for Castle Point Council to identify “off-site habitats” in order to provide clarity and leadership. They stated that BNG is achievable on some sites but not all and therefore the off site banking is crucial.

### Feedback on the Castle Point Plan

The Council presented some information on the emerging Castle Point Plan which led to a discussion on the following points:

- The developers acknowledged the Council's increase in the level of engagement with the plan. The idea that the plan has to be developed with the community in mind was raised as it allows the plan to solve local issues that local people face.

- There was extended talks about how to keep young people in the borough. The prices of homes and affordable houses for first time buyers was brought up with incentives to keep the young people of the borough within the borough.
- It was also mentioned by developers that perhaps there is the need for a centralised national planning policy from government.

#### Barriers to developing right now

The workshop was asked to explore what barriers or issues they face currently throughout the planning process, the following points were raised:

- Uncertainty due to changing government systems repeatedly causes issues and delays.
- “Moving of the Goalposts”, indicating a level of frustration from developers towards Government.
- Furthermore, a few of the developers highlighted some of the risks involved in attaining planning permission.
- The workshop stated that politics can create a barrier in development, especially around the elections.
- An increase in build costs can lead to an increase in price for the first-time buyer.
- Further issues with the planning system were raised the key quote arising from this was “Piecemeal Planning Process”.
- Lack of strategic vision from the council, due to a lack of an up to date adopted local plan.
- Viability

#### Overcoming Potential Barriers in the future

The workshop was asked what can be done to overcome potential barriers, the following points were raised:

- The council should increase the visibility of information on the council website.
- More guidance on what the Local Planning Authority expects including template clauses, clear costings and an overhaul of the website to make it easier to access these documents is essential.
- Regular engagement with the built environment sector including housing associations, developers and more.
- Keep policies local instead of duplicating national policies as well as keeping policies clear and concise.
- An infrastructure led plan.
- Joint up working.
- Engagement with the local communities to educate the benefits of development.
- Ensure members are engaged post adoption of the plan into the delivery stages.

#### What is Good Design?

The group was then asked what they thought constituted good design:

- Participants suggested that the council should evaluate older developments and decisions and reflect on what worked and what didn’t.
- Incorporating parking in a suitable way was also explored. This is due to the fact that done poorly, parking can have an extremely negative impact on the quality of a place, therefore the design required for parking needs to be mindful of place and its impact on the image of a development.
- A place-based approach towards design. This included planning for local services, access and infrastructure when planning a new development as well as keeping in the mind the idea that no development is made in pure isolation.



- Inclusive planning that gets infrastructure providers on board.
- A true housing mix that ensures there is enough homes for first time buyers.
- Utilisation of land
- Focus on the local context to see what works in that area e.g. big green spaces or bigger gardens.
- Good design is not just what a development looks like but what it feels like as well.

#### What could become barriers to development in the future?

The workshop was asked to discuss potential impediments to developments they could imagine in the future:

- A key issue discussed was the future implications of legal methods implemented to counteract climate change such as carbon net zero building, BNG among other things.
- The developers stated the need for the council to have a clear strategy, vision and objectives set out in the plan. As well as a need for the council to actually deliver the plan.
- The amount of planning obligations and burdens placed on developers is becoming too onerous and are ever increasing.
- Timeframes and the councils resources can delay the planning application process.

#### What can Castle Point Plan do to help?

The workshop was asked what the Castle Point Plan and its policies can do to improve the planning process in the future:

- The developers asked the council to remain ambitious as to what can be delivered within the plan while being mindful of making a better use of the existing settlements.
- They also had some thoughts surrounding the council's policies. These were the idea that policies should be both clear and positive as well as ensuring they were kept up to date and in line with what the council wants.

## Appendix 4: Essex County Council – Factsheet 10 – Infrastructure Delivery and Impact Mitigation

### ECC Ambition

Planning and delivering the required infrastructure, be it new or improvements to existing infrastructure, to support new development is at the heart of sustainable development and a key aim of Everyone's Essex (2021 – 2025). The provision of appropriate and timely local and strategic infrastructure funded through developer contributions (where appropriate and necessary) will ensure the needs of current and future communities are met. In order to deliver the Local Plan, infrastructure will need to be provided which serves more than one community or development site, and which can address the cumulative impacts of development across more than one local authority boundary. ECC seeks to ensure that infrastructure is delivered in a timely manner, minimising any adverse impact on existing communities and ensuring new developments fairly addresses and provides the necessary financial contribution to their own infrastructure needs.

### ECC policy and guidance

The ECC Developers' Guide to Infrastructure Contributions details the range of contributions towards infrastructure ECC may request from developers and landowners to mitigate against the impact of development. The Guide assists LPAs in producing Local Plans and supporting evidence they require. The Guide is presently being revised and will be published later in 2023. This should be read alongside the CPBC Developer Contributions Guidance SPD, including the section regarding Highways, Travel, Education, Libraries and Flooding and Drainage.

This means ECC may request financial contributions and/or land towards the following:

- Early Years and Childcare (EYCC)
- Primary and Secondary Education
- Special Education and Disability Needs (SEND)
- Post 16 Provision
- Employment and Skills
- Highways and Transportation
- Travel Planning
- Waste and Recycling
- Libraries

ECC will need to be involved in early discussions regarding any of the infrastructure identified above when considering infrastructure requirements and funding within:

- Section 106 Agreements – those matters directly related to a specific site, and which accord with CIL Regulation 122;
- Planning Obligations – the provision of essential on-site design requirements and critical infrastructure including through Section 38 and Section 278 of the Highways Act 1980 agreements. This is the ECC preferred approach for delivering site related highway infrastructure; and
- Community Infrastructure Levy (CIL) – subject to yet to be identified governance and funding prioritisation arrangements.

The Local Plan will be required to be supported by an Infrastructure Delivery Plan (IDP) to identify the infrastructure requirements necessary (including phasing and estimated cost) to support the

anticipated growth in the plan period. Whilst it does not form part of the statutory Development Plan, the IDP is a part of the evidence base and is a 'living' document, where assessments of costs, funding, delivery and phasing will continue to be updated, in conjunction with further work being undertaken with site promoters, ECC and funding partners. This ongoing review ensures the best and most up-to-date information is available, particularly to inform the more detailed planning application process.

The following is a recommended policy for inclusion in the Local Plan, which was approved by the Inspector into the 'withdrawn' Borough Local Plan and been found sound at examination of other adopted Essex Local Plans.

#### **INFRASTRUCTURE DELIVERY AND IMPACT MITIGATION**

*Proposals for any development must demonstrate that the required infrastructure to support the development will be delivered in a timely and, where appropriate, phased manner.*

*Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal. It must further be demonstrated that such capacity as is required will prove sustainable over time both in physical and financial terms.*

*Developers will need to make direct provision or contribute towards the delivery of relevant infrastructure as required by the development either alone or cumulatively with other developments, as set out in the relevant Infrastructure Delivery Plan and other policies in this Plan, where such contributions are compliant with national policy and the legal tests. Where necessary, developers will be required to:*

*1. enter into Section 106 agreements to make provisions to mitigate the impacts of the development where necessary or appropriate. Section 106 will remain the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL; and/or*

*2. make a proportionate contribution on a retrospective basis towards such infrastructure as may have been forward-funded from other sources where the provision of that infrastructure is necessary to facilitate and/or minimise the impacts of their development (including the cumulative impacts of planned development)*

*Where a proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Councils and the appropriate infrastructure provider. Such measures may include (not exclusively);*

- *financial contributions towards new or expanded facilities and the maintenance thereof;*
- *on-site provision of new facilities (which may include building works);*
- *off-site capacity improvement works; and/or*
- *the provision of land.*

*Developers must work positively with the Councils and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with their published policies and guidance.*

*The Councils will consider introducing a Community Infrastructure Levy (CIL) and will implement such for areas and/or development types where a viable charging schedule would best mitigate the impacts of growth. Section 106 will remain the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL.*

*Where the applicant is seeking an exception to this policy, it will only be considered by the Council whereby:*


- *A fully transparent open book viability assessment has proven that full mitigation cannot be afforded, allowing only for the minimum level of developer profit and landowner receipt necessary for the development to proceed*
- *It is proven that the benefit of the development proceeding without full mitigation outweighs the collective harm.*
- *Full and thorough investigation has been undertaken to find innovative solutions to issues and all possible steps have been taken to minimise the residual level of unmitigated impacts and obligations are entered into by the developer that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.*

*For the purposes of this policy the widest reasonable definition of infrastructure and infrastructure providers will be applied. Exemplar types of infrastructure are provided below and should be included in a glossary appended to the Plan.*

*The following is the recommended definition of “infrastructure” for inclusion in the Plan’s glossary.*

*Infrastructure - Infrastructure means any structure, building, system, facility and/or provision required by an area for its social and/or economic function and/or well-being including (but not exclusively): footways, cycleways and highways; public transport; drainage and flood protection; waste recycling facilities; education and childcare; healthcare; sports, leisure and recreation facilities; community and social facilities; cultural facilities; emergency services; green infrastructure; open space; affordable housing; broadband; facilities for specific sections of the community such as youth or the elderly.*

## Appendix 5: Castle Point – Business Survey Presentation



# Castle Point Business Survey, December 2023

**Conducted by: Team Telemarketing**



# Summary of responses

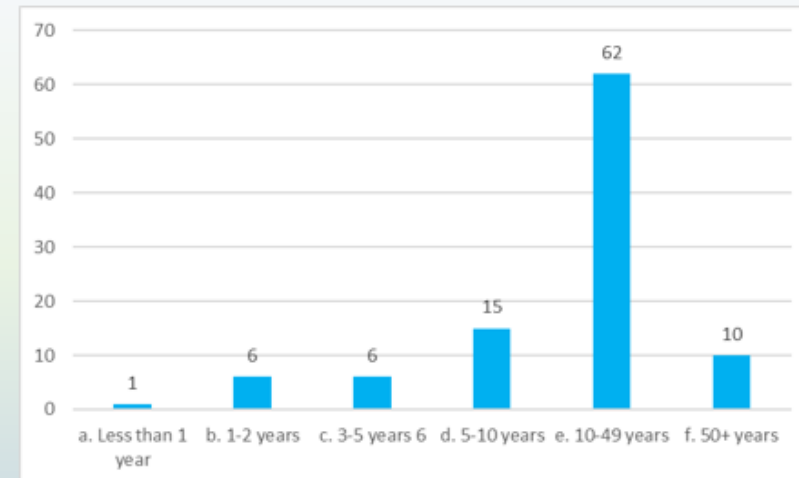
- Team Telemarketing, Solihull based telemarketing company were commissioned to undertake a survey of businesses in Castle Point, to understand their current condition, and future aspirations
- 100 businesses in total were successfully surveyed (with 2 part completed which haven't been counted). 20% of the responses were from businesses trading on our industrial estates
- The following presentation gives a high level overview of the responses and headlines. The presentation doesn't show the details for all the businesses that responded, but this information is available in the 'Castle Point Final Report spreadsheet'.

## Respondents by sector

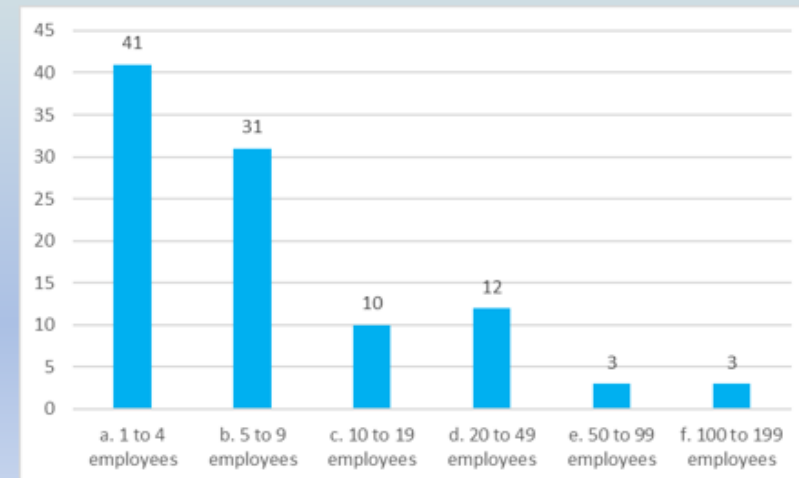
- Good cross-section of responses from different businesses, as evidenced by the SIC codes (not the complete list):

SIC Description	Responses
Primary Education	8
Construction Activities	7
Manufacturing	7
Retail (non-specialist)	6
Other Social work activities without accommodation	4
Other retail sale of new goods in specialist stores	4
Real Estate	3
Food shops, cafe	1

- Most respondents were established businesses, and had been trading in the borough for 5+ years

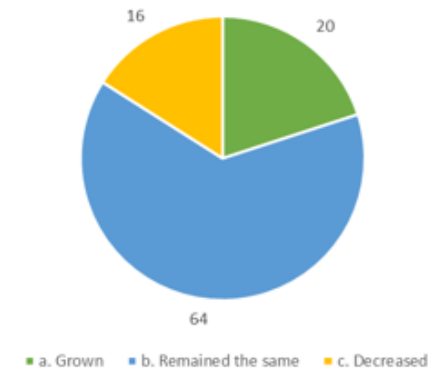


- Though the majority, 72% employed less than 10 people

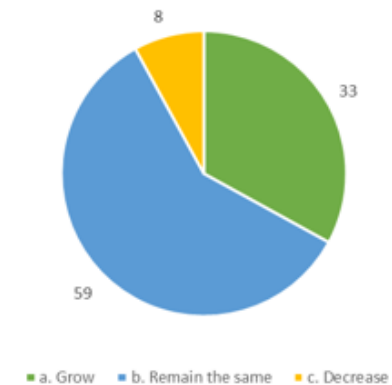





- Fairly healthy picture in terms of employee counts. 20% said their employee numbers had grown and only 16% decreased.



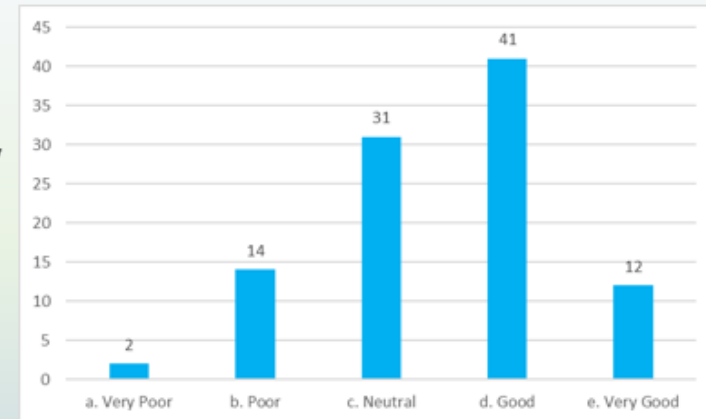
- More positive was the fact that 33% said they expected their headcount to grow, and only 8% thought they would need to decrease numbers



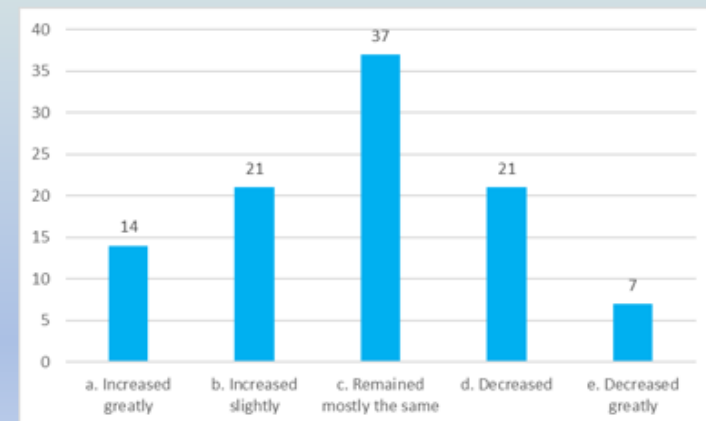


# Current trading conditions

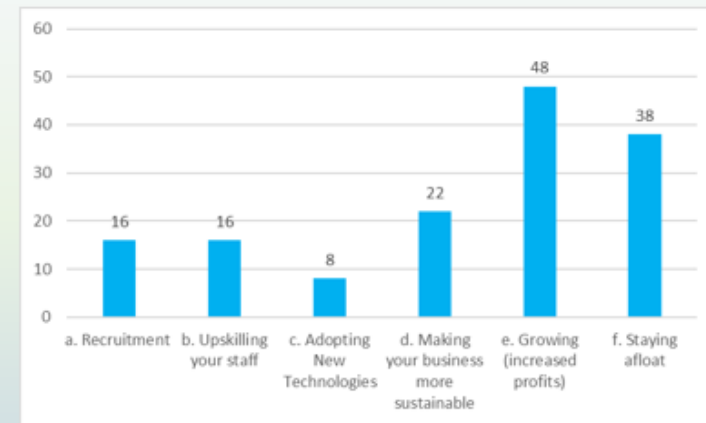
- General sense of businesses feeling upbeat, with over half seeing their current trading conditions as either 'Good' or 'Very Good'



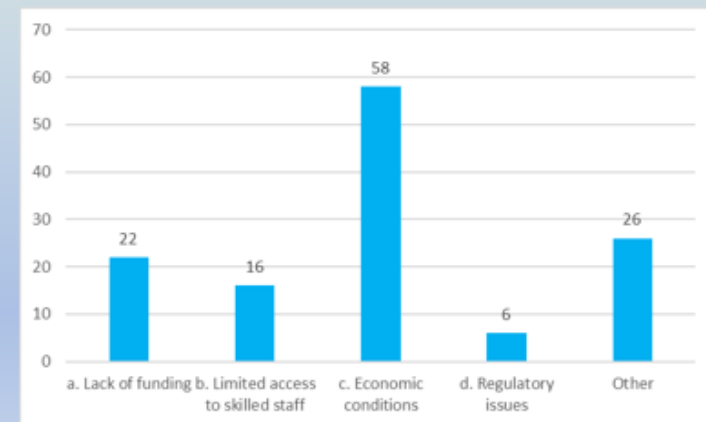
- Respondents noted the number of customers remained steady



- More of a mixed picture when asking businesses what their priorities were over the next 12 months, with 40% saying 'Growing (increased profit)' and 38% simply 'Staying afloat'



- Biggest barrier to preventing growth was economic conditions, unsurprisingly funding scored highly (22%)
- 'Other' included; Parking, lack of volunteers, premises size, cashflow, low footfall, recruitment struggles, late payments from customers



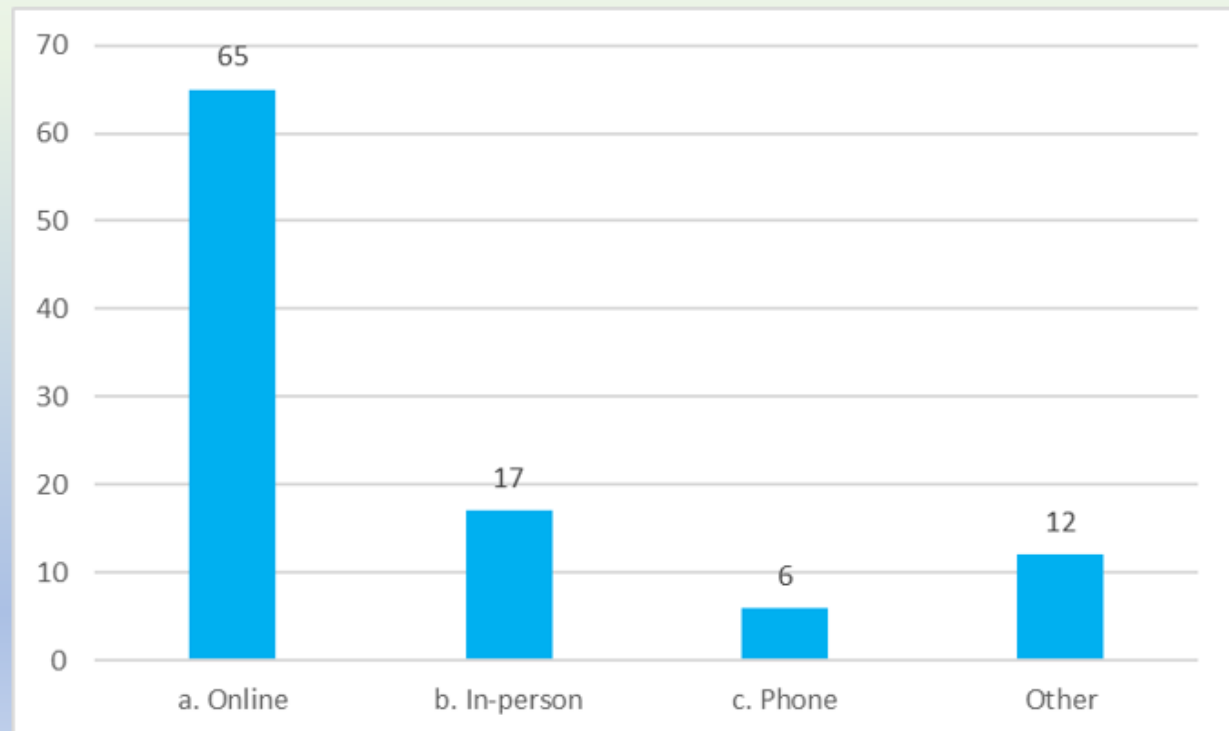


## Plans for Growth (& Business Support)

## **Expansion & Business Support**

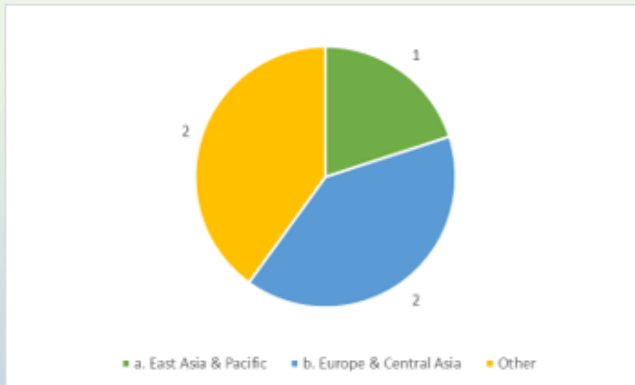
- 12% of businesses were considering relocating in the next 1-2 years
- 3 of these businesses are expecting to grow in terms of employing more staff; taxi hire operation, social work (foster care company), insulation company
- 86% of respondents had never accessed business support, and 71% were not aware of the business support available to them.
- This isn't particularly surprising, as it's symptomatic of the national picture, whereby businesses aren't naturally inclined to seek business support
- Work to do from an Economic Development perspective in improving this, and will be a focus of our efforts in engaging businesses in 2024.

- Most businesses preferred to receive support online
- Appears a number of our businesses that would have been eligible may have missed out on some of the past grant schemes e.g. LoCASE, South East Business Boost etc. **Only 52% had accessed grant funding for their business.**
- 4 businesses said they would like to know more about the support available for international trade. This will be followed up individually by the team.



## **International Trade**

- 5% of respondents were currently exporting. Markets included; East Asia & Pacific (1), Europe & Central Asia (2), Europe & Central Africa (2), 'Globally all over the world' (1)



- Nearly 29% said they had been impacted by Brexit
- Exporters included; manufactures of plastic packing goods, Retail sale of electrical household appliances in specialised stores, Manufacturers of food products, Manufacturers of specialist machinery





# Skills & Recruitment needs

- 31% of respondents said they were not able to recruit people with the right skills sets in the borough

When asked 'What skills are missing', the following industries stated they struggled to find skilled people locally:

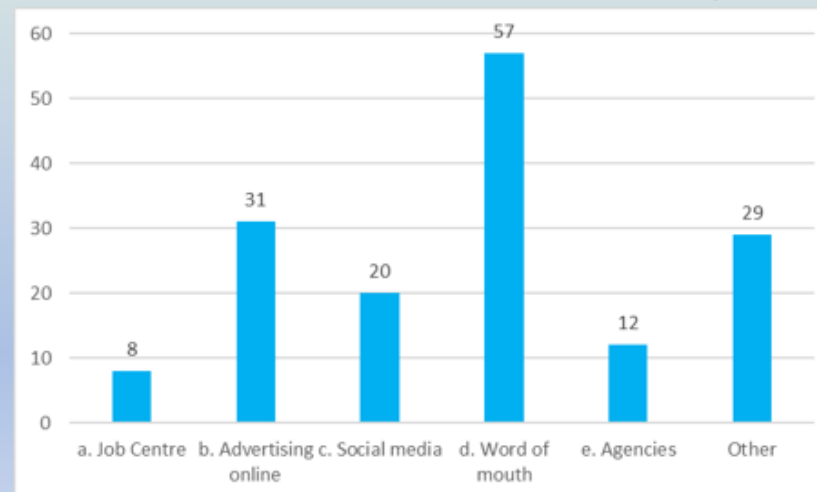
- Welding and Engineering
- Childcare (multiple nurseries)
- Framing
- Finance/ Insurance
- Accounting
- Roofing
- SEN (Special Educational Needs)
- Residential care
- Floristry
- Carpentry
- Drivers
- Arboriculture and gardening

### **Barriers to recruiting**

Aside from the Skills shortages mentioned, the following were seen as barriers to recruitment:

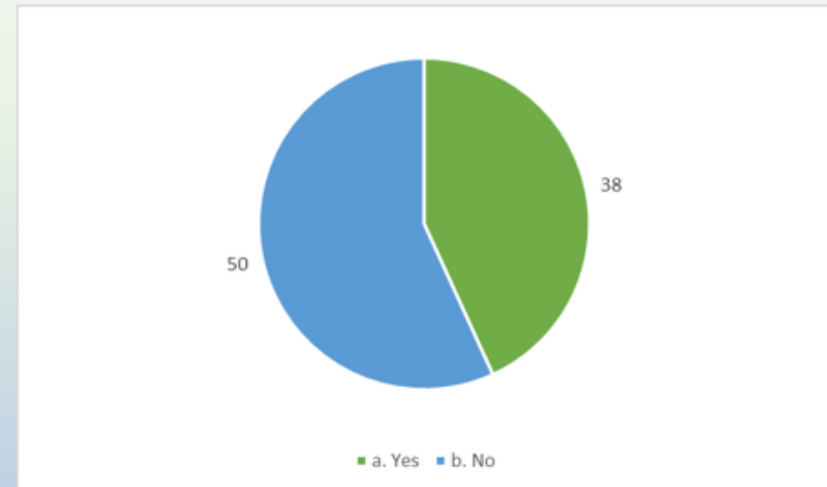
- Ageing population - 'lots of elderly and retired people in the area' – Insurance services
- Remote working - 'Lots of people working from home, now getting London jobs at London rates which we struggle to compete with' – Accountants
- Transport – 'People don't want to travel to Canvey Island and the roads are always congested
- Cost of training people up
- Lack of social skills
- Expensive to recruit and the cost of placing an advert

Mix of different ways businesses recruit for staff, lots of word of mouth and family run businesses



## Apprenticeships

- Only 12% were currently employing any apprentices at the time of the survey. However, encouragingly, 38% said they would be interested in offering apprenticeships
- This will be followed up with a visit and a referral. Lots of opportunities to engage with apprenticeships through the team at Essex





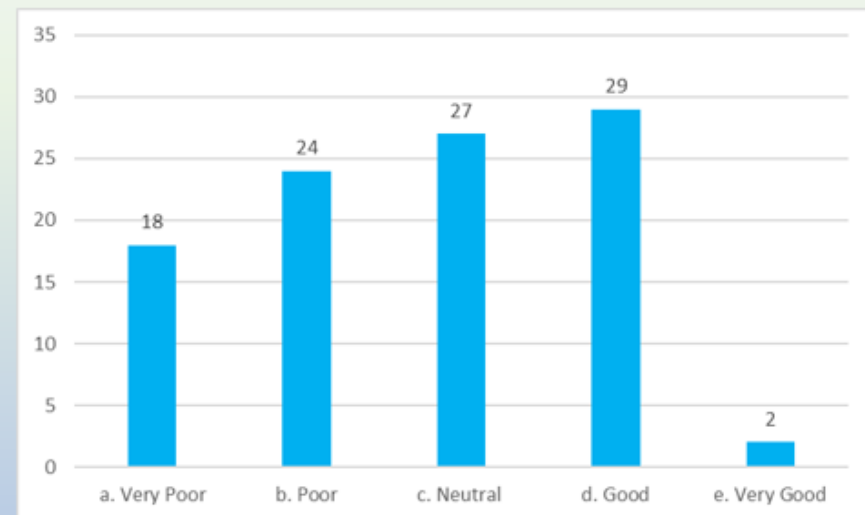
# Infrastructure (transport & digital)

## **Transport Infrastructure**

- This presented a mixed bag of responses, though 42% said the quality of transport infrastructure was either 'Poor' or 'Very Poor'

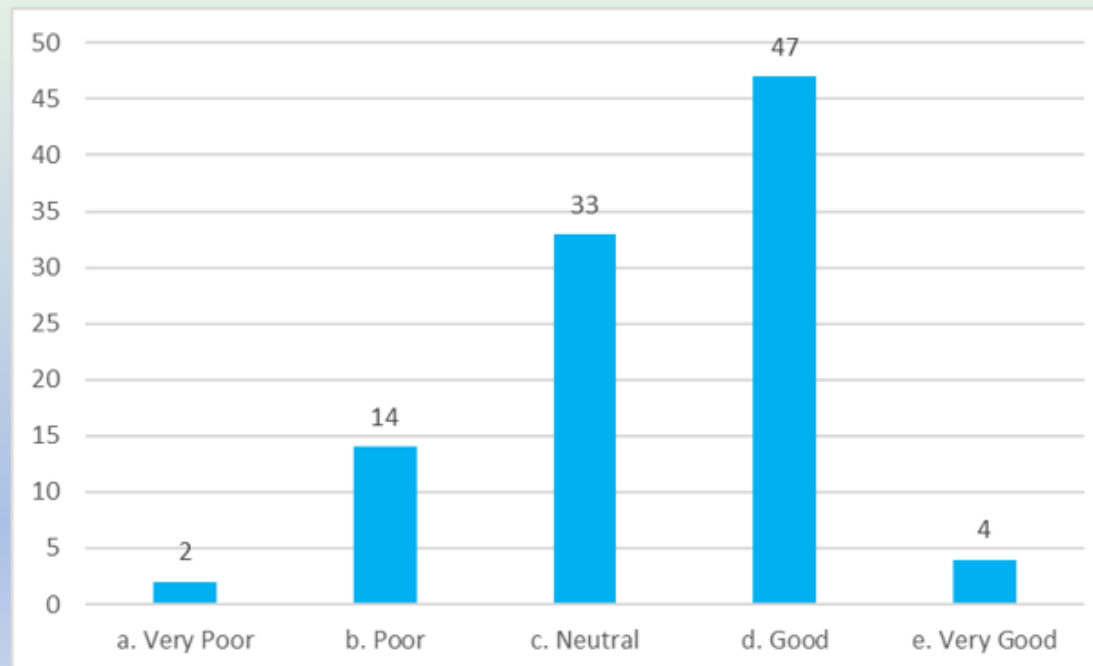
Responses to 'How would you improve this?' included the following:

- Better road connections – third road off Canvey Island
- Increase public transport
- Conditions of the roads on Canvey Island (potholes a common theme)
- "More roads for the amount of new houses being built"
- Poor communications when roadworks take place, and slow speed of works



### **IT/Digital Infrastructure**

- Businesses seem broadly content with their quality of IT infrastructure. Although 16% responded 'Poor' or 'Very poor'.
- No real 'hotspots' identified from this question, although most issues appeared from South Benfleet and Canvey Island





Environment



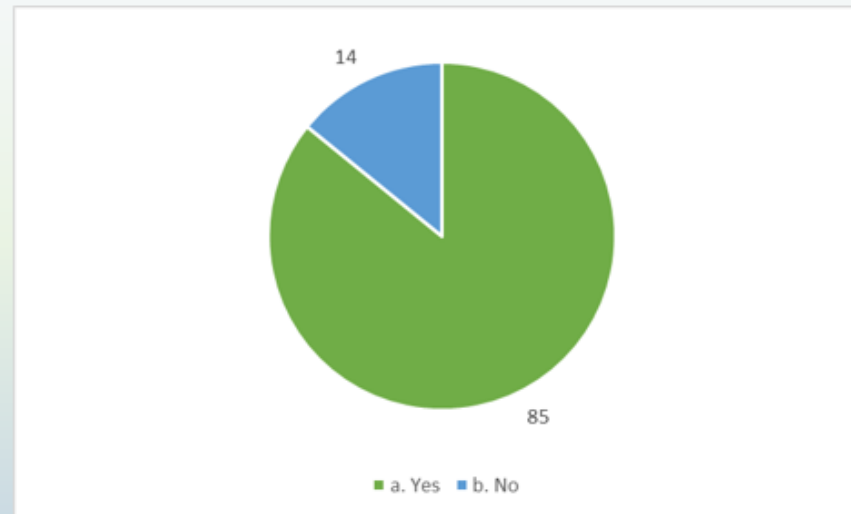
## **Premises**

- 11% of businesses answered no to the question 'Are you happy with your current premises?'

Those that answered no included the following reasons:

- Poor internet connection, Rayleigh Road, Benfleet
- "Leaky roof, all electric no gas meter", Armstrong Road, South Benfleet
- "very poor condition", Blackthorne Road, Canvey Island
- "Sewage pump near and there is always trouble with rats. The smell was horrendous in the summer", 221-223 High Road, Benfleet
- "Need a bigger premises but nothing available in the area"
- "Water leaks and puddle at one end", 7-9 Brunel Road, South Benfleet
- "Parking issues and lack of space for storage" Canvey High Street

## Physical Environment



Responses included:

- “We have no greenery and its not very pretty”. High Road, Benfleet
- “Business rates are too high”
- “Town centre needs to be revamped as its run down”. Canvey Island



Mid and South Essex  
Integrated Care  
System



Mid and South Essex

# South East Essex Alliance In Conversation With **The story so far**

Rachel Davis

Locality & neighbourhood development manager

[www.midandsouthessex.ics.nh](http://www.midandsouthessex.ics.nh)

# Why are we In Conversation With our residents?

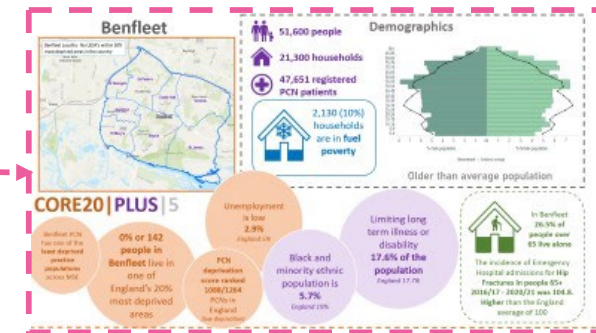
Inform Alliance decision making and add further intelligence to our **neighbourhood profiles**

Understand **what matters to our residents** and how they feel about their neighbourhood

**Amplify the resident voice** and recognise residents as experts by experience

Codesign **collaborative solutions** and **joint action** with residents

Understand if Alliance **priorities are reflective** of residents wishes



To create a **shared understanding** and repository of resident voices for all Alliance partners

To **raise the profile of the SEE Alliance** and our work with our communities

To position **neighbourhoods as recognised areas** by residents and Alliance members

# How are we having conversations with residents?

We used the neighbourhood profiles as an conversation starter and we asked the following questions:

- *What do you love about living in your neighbourhood?*
- *What does your neighbourhood need to be healthy?*
- *What is missing from your neighbourhood?*



Initially we captured the answers through a 1,2,4 all approach and post it notes, we soon **progressed to an online form** which is much more efficient



Using Asset Based Community Development as a way of engaging with residents and inviting **feedback and opportunities** to **collaborate**



**Meeting people where they are**, in their own communities and to work in collaboration with partner organisations, we quickly learned the best way of doing this is attending partner and community events.



Utilising **data** and **insights** to strengthen the story



Ensuring the data gathered is **fed back** through the neighbourhood meetings and the Alliance to help focus on future priorities

## What are people saying...

"We need guidance on various areas in life e.g. health, diet, education as many women are uneducated/ illiterate here. Some women don't believe they can get breast cancer"

"Hospital asks my husband instead of me"

"I was diagnosed with Asthma and I have lived here all my life never had it before!"

"Shoebury used to be a place where people would be sent to recuperate to breathe in fresh clean sea air, now the air pollution is so bad"

"Combined one-stop-shop approach to health including all health issues under the same roof"

"We need a minor injury unit and Xray machine on Canvey, it takes too long to get off of Canvey to access these at Basildon or Southend"

"Have a community volunteer in each surgery to help be a voice"

"When you have access to open green space, have a lovely clear open view of maintained and well groomed green areas and green spaces we feel better"

"The council are building on flood plains and more housing will put more pressure on our services and infrastructures"

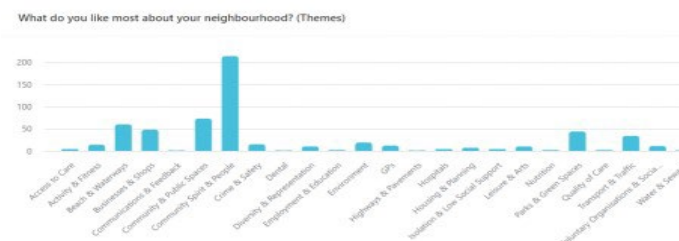
## Our SEE Top Five themes

Thematic  
analysis  
powered by  
qualitative  
data platform  
– Air Table

## What are we hearing? (Repeated themes in red)

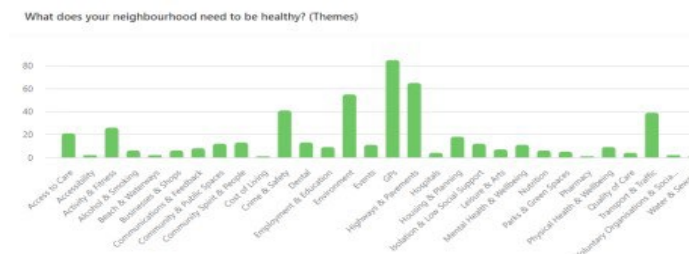
### People like:

- Community spirit & people
- Community & public spaces
- Beaches & waterways
- Businesses and shops
- Parks & green spaces



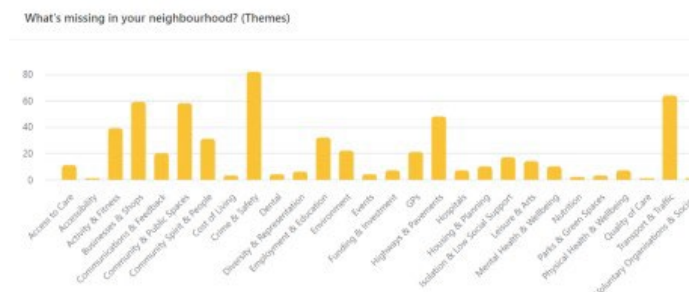
### To be healthier, people need:

- GPs
- Better highways & pavements
- Cleaner environment
- Less crime to feel safer
- Better transport



### People want more:

- Safety & less crime
- Transport links
- Better businesses & shops
- Community & public spaces
- Better highways & pavements



PCNs Ranked by deprivation level (highest levels to lowest levels):

1. Southend Victoria
2. Canvey
3. Southend West Central
4. Southend East
5. Rochford
6. SS9
7. Benfleet
8. Rayleigh & District

Three most deprived neighbourhoods are the only ones to include GPs in their top 5

Two of the least deprived neighbourhoods are the only ones to include Activity and fitness

## What do our neighbourhoods have in common?

<b>How the top five themes compare across our neighbourhoods</b>	<b>Benfleet</b> Community spirit & people Highways & pavements Transport & traffic Community & public spaces Environment	<b>Canvey</b> Community spirit & people Crime & safety Businesses & shops Transport & traffic <b>GPs</b>
<b>Rayleigh &amp; District</b> Community spirit & people Crime & safety Transport & traffic Businesses & shops <b>Activity &amp; fitness</b>	<b>Rochford</b> Community spirit & people Environment Crime & safety Isolation & social support Transport & traffic	<b>Southend East</b> Community spirit & people Community & public spaces Businesses & shops <b>GPs</b> Crime & safety
<b>Southend Victoria</b> Community spirit & people <b>GPs</b> Crime & safety Highways & pavements Transport & traffic	<b>Southend West Central</b> Community spirit & people Environment Highways & pavements Transport & traffic Businesses & shops	<b>SS9</b> Community & public spaces Community spirit & people Highways & pavements Transport & traffic =Activity & fitness =Crime & safety



Who have we worked with?

SAVS

ARRS

Better Together  
Cavs



healthwatch



Essex Partnership University  
NHS Foundation Trust



Rayleigh & District  
Primary Care Network



Rochford District  
Primary Care Network



Canvey Island  
Primary Care Network  
*Working better together*



Benfleet  
Primary Care Network



## In Conversation With... by numbers

**137**

Mentions of traffic &  
transport

Total  
conversations  
July – December  
2023

**304**

Conversations in Castle  
Point & Rochford

**21**

In conversation with  
venues

**1376**

**1072**

Conversations in  
Southend

**258**

Mentions of people and community spirit

# In Conversation with...in action

Insightful

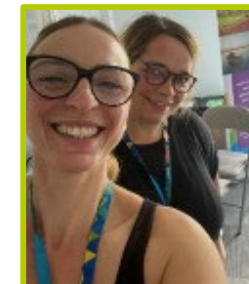


Inclusive



Fun

Well attended



**What next?**  
**This is just  
the start...  
These  
conversations  
are the sparks  
that could fire  
up community  
action!**



**We will...**

Focus on  
developing local  
collaborative  
solutions,  
evaluation, learning  
and outcomes and  
continue to build  
relationships with  
the community

Continue to  
source data and  
develop the  
neighbourhood  
profiles with  
richer insights

Ensure the lived  
experience of  
residents is fed  
back to members  
of The Alliance  
to help decision  
making



**How** would you like to  
be involved?

**What** are your  
thoughts?



[www.midandsouthessex.ics.nhs.uk](http://www.midandsouthessex.ics.nhs.uk)