LAND EAST OF RAYLEIGH ROAD, THUNDERSLEY – STATEMENT OF COMMON GROUND ADDENDUM

Appeal reference: APP/M1520/W/24/3338797

Castle Point planning application reference 23/0085/OUT

Between CODE Development Planners (on behalf of This Land Development Limited) and Castle Point Borough Council

MAY 15, 2024

1.   Introduction

1.1   This addendum to the statement of common ground (SoCG), which should be read alongside the signed SoCG of 3 May 2024, has been drafted by CODE Development Planners, on behalf of This Land Development Limited (hereafter referred to as "the Appellant") and following revision and negotiation has been agreed by Castle Point Borough Council (the Council). The SoCG addendum concerns housing need and housing land supply only.

1.2   **Parties**

1.3   This SoCG is jointly agreed by

Signed   Date: 17 May 2024

Name: Liam Ryder

On behalf of CODE Development Planners Ltd

Signed   Date: 17 May 2024

Name: Stephen Garner

On behalf of Castle Point Borough Council

1.4   **Five-year housing land supply**

1.5   The parties agree that the Council's housing land supply, calculated under the standard method, is 1.86 years.

1.6   For the purposes of this appeal the parties agree that the proposed development will contribute to the Council's housing land supply. The parties, however, differ as to how they describe the weight to be afforded to this provision. The Council considers substantial weight should be afforded to the housing provision from the appeal site. The appellant considers the weight should be very significant. The parties therefore invite the inspector to consider their respective cases on housing.

1.7   For the purposes of this appeal the parties agree that the Council's housing land supply should be calculated in accordance with the standard method, due to the adopted local plan (Castle Point Local Plan, November 1998) being older than five years, in accordance with paragraph 77 of the NPPF. The parties agree that the standard method generates a local housing need for Castle Point of 355 dwellings per annum.

1.8   The parties agree that the Council's Local Housing Need Assessment (published December 2023) is irrelevant to the determination of this appeal and should be afforded no weight.