

CASTLE POINT PLAN BOARD

Note of Meeting held on 16th October 2024

Present:

Councillors: Gibson, Copsey, Lillis, Mountford, Palmer, and Fuller.

Officers in attendance: Gavin Ball (Principal Planning Officer), Maria Hennessy (Senior Planning Policy Officer), Matt Amner (Planning Policy Officer), Neil Gale (Community Engagement Officer), Amanda Parrott (Assistant Director of Climate and Growth).

Apologies: Councillors Blackwell and Savage, Angela Hutchings (Chief Executive), Dominic Chessum (Communications), Ian Butt (Director of Place and Communities)

Agenda

1. Regulation 18 Consultation

Members considered a series of graphs exploring the quantitative data that came out of the Issues and Options consultation. These initial consultation outputs showed the extent of support for the various options where a quantitative question was asked. These will be incorporated into a consultation report which will be published in due course.

2. Housing Policy

Members discussed policy approaches to housing need. Members were clear that there is a need for the work on urban capacity to be completed in order to determine the level of housing growth that can be accommodated through the plan.

Members discussed issues around the need for a 5 year housing land supply and options for meeting that need, including whether a step trajectory would be appropriate.

3. Affordable Housing

Members discussed potential affordable housing policy options.

Members discussed linked policies to affordable housing.

Members discussed reasonable alternatives, including seeking higher and lower levels of contributions, and whether different requirements should be set for brownfield and greenfield sites.

4. Housing Typologies

Members discussed housing mix issues, including the types of homes we provide and the size of new homes. Consideration was given to how this aligned with the sites likely to come forward through the urban first approach.

Members discussed the need for accessible housing for those with disabilities and those who require wheelchair accessible housing.

Members discussed reasonable alternatives to the approaches that could be taken to housing types, sizes and adaptations.

5. Specialist Housing

Members discussed potential policies surrounding providing specialist housing for older people and for gypsies and travellers. This area of discussion also touched on the role that the park home sites play in housing supply within Castle Point.

Members discussed the reasonable alternatives in respect of each of the different types of specialist housing.

6. South Benfleet Conservation Area

Members were provided with a breakdown of the consultation responses received on the South Benfleet Conservation Area Management Plan, both in writing and through the community workshop held during the consultation period. This information was supplemented with responses to the I&O consultation which commented on South Benfleet Conservation Area specifically.

These responses will be passed to the specialist officers at ECC to prepare the final Conservation Area Management Plan.

Within the responses comments were included challenging amendments proposed in the draft plan to the conservation area boundary. Following extensive discussion, Members agreed to maintain the current boundaries of the conservation area.