

NOTES OF CASTLE POINT PLAN BOARD

3rd April 2024

Present:

Councillors: Gibson (Chair), Savage, Blackwell, Hart, Mumford, Fuller, and Palmer.

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

Apologies: Councillors: Mountford and Mumford, Angela Hutchings (Chief Executive, Dominic Chessum (Communications)

1: Minutes of meeting on 6th March 2024.

These were agreed.

2. Initial Engagement Report Addendum:

Members were briefed about an addendum to the initial engagement consultation reporting. This addendum evidences how the Council has been working with neighbouring authorities, consulting with local business as well as young people and local service providers since August 2023.

3: Draft vision for Castle Point Plan:

Members were presented with the draft vision for the Castle Point Plan which was written from consultation responses from residents. Members suggested some alterations to the wording of the vision and some were concerned about the lack of mention of new developments in the vision.

4: Urban Capacity and Spatial Options:

Members were presented with a list of potential development sites. This included the site typologies, for example garage sites, underutilised grassed areas, supermarkets, industrial sites. These sites have been grouped into clusters based on similar areas or site characteristics. The sites have had their capacities calculated. Initial screening created a list of sites with a capacity of over 5 units that are not in the green belt and passed an initial suitability testing.

5: Capacity Calculations:

Site capacities were calculated from modelled densities based on recent developments and planning permissions approved in each cluster. This was then applied to each cluster and area. Then reductions were made to allow for mixed and replacement uses, a further reduction was applied for uncertainty of certain types of sites coming forward based on the site typology.

Members then discussed the Total Urban Capacity and the methodology behind it.

6. Proposed Options:

Members explored the potential development options that could be included within the Regulation 18 Issues and Options consultation. Members discussed the capacity for redevelopment of existing industrial land and the addition of a junction in North West of Thundersley as potential options.

Members also discussed green belt sites that were submitted in the call for sites. These sites were screened with sites that could accommodate over 100 units, either alone or as part of a cluster of adjacent sites that are contiguous with the urban area being presented as potential options.

7. Options Discussion:

Members discussed how there is little local appetite for green belt options. Members also discussed how consultation on the implications that selecting the Standard Methodology or the Local Housing Need housing figures is essential. It was agreed that it was essential that all these options were clearly set out to ensure that the plan has considered reasonable alternatives.