

Agenda Item 5 GB6 Context

Since the currently adopted 1998 Plan, the national population had increased by over 12m by 2024, and it continues to rise.

More importantly, we now have **180,000** homeless children... in temporary accommodation.

The SM 'Objective Assessment' sets an annual target of 686.
but delivery has been only 99 over the last 4 years,

Capacity evidence & Positive Engagement

The 6196 housing target is unsound if it is not prepared positively or not Justified by Proportionate Evidence.

I seek to show that it fails on both these measures.

On Evidence, may I use GB6 as an exemplar for all the sustainable Grey Belt site. I stress that I do not promote GB6.

I've summarised this planning evidence base in two lists which I can leave with you.

List A CPBC's Plan Making Record details 19 documents and events from 1998, recommending the release of the very Grey Belt sites that are now excluded from the Plan...
But all are included in the Council's 'Plan B'.

List B, focuses on GB6 but only as an Example of all the Plan B Grey Belt sites

(Summaries List B)

Moving Now to Positivity...

Again using GB6 simply as an exemplar **for all Plan B grey Belt sites**

Notwithstanding the Council's own robust and consistent planning evidence... it has consistently refused to meet Grey Belt landowners' representatives.

Thus ignoring its own evidence base which brought forward this landowner sites... and the NPPF requirement to 'engage positively' with stakeholders, in preparing their Plan.

Moreover, CPBC's leader stated, on the record, that, much of Canvey's housing allocation, cannot and will not be delivered without new access roads which, he said, are not planned or achievable in the emerging Plan's time frame...AND THEREFORE Will NOT BE BUILT

This falls far short of positive preparation.

Agenda Item 9 Benefits

In Short... the Council seems to have no assessed, in its methodology the impact of Using the **Sustainable** 'Plan B' Grey Belt sites:

This would:

- Deliver 'desperately' needed homes for families & our children;

But not just these new homes... it would also:

- Retains local control over planning,
- Keeps our genuine Green Belt safer,
- And Secures significant Environmental, Economic and Social benefits such as:
 - Biological Net Gain,
 - new connectivity,
 - Improved the public realm.
 - And it would deliver public open space where none existed before...

For example, none of GB6 is public open space, but around 35% could be, based on the previous officer recommended 178 dwelling pre application advice.

In his introduction to this examination, Cllr Warren said, **rightly**, that local people greatly valued public open space.

By using Grey Belt, locals could enjoy much more open green space.

Agenda Item 10 The Examination Outcome.

The Plan should be found sound subject to main modifications to to include the sustainable Plan B Grey Belt sites...

Thereby we can help save our genuine Green Belt

But may I caution that this work should be strictly time limited
Because the Council has clearly shown a propensity to delay Plan-making.

ENDS