



THE CASTLE POINT PLAN



Your community. Your views.

Regulation 19 Consultation Spreadsheet

Representations and Responses to the EQIA

Ordered by ID number

January 2026

ID	Individual/ Organisation/ Agent?	First Name	Last Name	If organisation - name	Has agreed to publication of Name/Comments? (Required)	Future Notifications requested?	Comments	Summary	CPBC Officer Response
EQIA - 001	Individual	Carol	McDermott	Not stated	Yes	Yes	The needs of the many outweigh the needs of the few. This is not racist it is just common sense.	The needs of the many outweigh the needs of the few.	Noted
EQIA - 002	Individual	Jeanette	Parker -East	Not stated	Yes	Yes	I have no adverse comments to make with regard to the EIA	I have no adverse comments to make with regard to the EIA	Noted
EQIA - 003	Individual	Tim	McGinley	Not Stated	Yes	Yes	No more houses on Canvey we already are over populated need another access road off the island before we should even consider this we don't have the infrastructure to cope with this plus need better drainage systems have lived on Canvey all my life [REDACTED Personal Information] and am totally against this	No more houses on Canvey we already are over populated need another access road off the island before we should even consider this we don't have the infrastructure to cope with this plus need better drainage systems have lived on Canvey all my life [REDACTED Personal Information] and am totally against this	Noted
EQIA - 004	Individual	Marilyn	Burland	Not stated	Yes	Yes	Appears to cater for all groups	Appears to cater for all groups	Noted
EQIA - 005	Individual	Kiri	Monk	Not stated	Yes	Yes	Although not falling into many of the groups within the report the main one for me is the gender category. I'd be interested to know what the plan is to even things up for women on the island and to increase the social isolation that some feel. I work from home and find there is nothing for me on Canvey unless I want to join the gym or do a wellbeing class.	Although not falling into many of the groups within the report the main one for me is the gender category. I'd be interested to know what the plan is to even things up for women on the island and to increase the social isolation that some feel. I work from home and find there is nothing for me on Canvey unless I want to join the gym or do a wellbeing class.	The Castle Point Plan is primarily concerned with land use, but includes policies promoting community facilities and infrastructure, good design and accessible facilities that will benefit social isolation for all groups, including women. As an aside, the Essex Wellbeing Service (EWS) works to reduce social isolation by connecting people with a: • wellbeing coach • befriending co-ordinator • community agent • local volunteering programme
EQIA - 006	Individual	Mary	Bimson	Not stated	Yes	Yes	I feel we are thought of on Canvey as inferior to the rest of Castlepoint, this plan proves that to be the case, the rest of Castlepoint gets a few hundred while we get thousands and thousands, it's unfair and discriminatory against residents on Canvey island, our life's would be hell while the rest of Castlepoint would hardly notice any change to their life's or the cost of their properties, our properties would fall, we are being used as a dumping ground therefore discrimination is being displayed here.	I feel we are thought of on Canvey as inferior to the rest of Castlepoint, this plan proves that to be the case, the rest of Castlepoint gets a few hundred while we get thousands and thousands, it's unfair and discriminatory against residents on Canvey island, our life's would be hell while the rest of Castlepoint would hardly	There is no discrimination towards Canvey residents. The strategy of the Castle Point Plan is based on regeneration, renewal and development of brownfield sites.

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EQIA - 007	Individual	Mary	Bimson	Not stated	Yes	Yes	I feel that within castlepoint us on Canvey island are treated as though we are inferior to the rest of Castlepoint, I feel this plan shows this,, minimum housing across the rest of Castlepoint but Canvey gets thousands, it will be unbearable to live on Canvey but the rest of Castlepoint won't notice much change = unfair and discriminating against people living on Canvey.	I feel that within castlepoint us on Canvey island are treated as though we are inferior to the rest of Castlepoint, I feel this plan shows this,, minimum housing across the rest of Castlepoint but Canvey gets thousands, it will be unbearable to live on Canvey but the rest of Castlepoint won't notice much change = unfair and discriminating against people living on Canvey.	There is no discrimination towards Canvey residents. The strategy of the Castle Point Plan is based on regeneration, renewal and development of brownfield sites.

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EQIA-0008	Organisation	Kevin	Fraser	Essex County Council	Not stated	Not stated	Unsound - effective. ECC welcomes references to Supported and Specialist Housing (SSH) and inclusive design principles. However, the assessment does not fully consider whether the Plan's policies and spatial strategy will meet the housing and accommodation needs of older people, disabled residents, and other groups with support needs. These groups were highlighted in ECC's Regulation 18 response and are evidenced in the Essex Supported and Specialist Housing and Accommodation Needs Assessment (SSHANA, 2025). The EQIA could be strengthened by assessing how the Plan supports equitable access to appropriate housing for these groups, particularly in relation to accessible housing standards, the delivery of specialist accommodation, and the role of care-enabled technology and home adaptations in supporting independence. ECC recommends that the Equality Impact Assessment is strengthened to better reflect the evidence base, namely: 1. Expand the assessment of housing needs for older people, disabled residents, and other groups with support needs, drawing on the Essex Supported and Specialist Housing and Accommodation Needs Assessment (SSHANA, 2025). 2. Consider how the Plan's policies and spatial strategy support equitable access to appropriate housing and environments for these groups, including: 3. Accessible housing standards 4. Delivery of specialist accommodation 5. The role of care-enabled technology and home adaptations in supporting independence These refinements will help ensure the Plan is effective in meeting the needs of different groups in the community, in line with the requirements of the Equality Act 2010 – Public Sector Equality Duty and NPPF, paragraph 63	The assessment does not fully consider whether the Plan's policies and spatial strategy will meet the housing and accommodation needs of older people, disabled residents, and other groups with support needs.	The Essex Supported and Specialist Housing and Accommodation Needs Assessment was published in August 2025, after the Castle Point Plan (Reg 19 version) and it's associated EQIA was published for consultation. However, Policy HOU4 of the CPBC Plan supports the supply of Specialist Housing requirements, which is assessed proportionately in the EQIA, based on information available at the time, as having a 'Strong prospect of there being significant positive impacts' for both the 'Age' and 'Disability' protected characteristics. It is also noted that the SSHANA states that 'Prevalence rates for Castle Point for retirement/sheltered housing are lower than for other local authorities in Essex; however, this is likely to reflect that there are two large park homes sites that are expressly promoted to and are for older people'.

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EQIA - 009	Individual	Stephanie	Powell	Not stated	Yes	Yes	We should protect the open space we still have and should not be building on it. There is already too many houses in Benfleet and the infrastructure cannot cope. Roads are congested and in poor condition. GP and dental surgeries are over prescribed and it is ridiculous to want to build more. The only reason for this is greed and people who do not have to live here making more money.	We should protect the open space we still have and should not be building on it. There is already too many houses in Benfleet and the infrastructure cannot cope. Roads are congested and in poor condition. GP and dental surgeries are over prescribed and it is ridiculous to want to build more. The only reason for this is greed and people who do not have to live here making more money.	Noted. More a comment on the Plan than the EQIa
EQIA - 010	Individual	Diane	Fredericks	Not stated	Yes	Yes	I disagree with the amount of housing planned for Canvey as the roads are already at full capacity now. Benfleet is also gridlocked most of the time too. Water supply is also something that seems to be overlooked by developers. Brownfield sites should always be the first option for new development. Our doctors surgeries & hospitals are at full capacity with patients being treated in corridors. I do not accept the term grey belt. There is nothing grey in the lovely green spaces around here apart from the squirrels. I hope we have some trees left after the greedy developers are finished.	Disagrees with the amount of housing planned for Canvey as the roads are already at full capacity now. Benfleet is also gridlocked most of the time too. Water supply is also something that seems to be overlooked by developers. Brownfield sites should always be the first option for new development. Our doctors surgeries & hospitals are at full capacity with patients being treated in corridors. I do not accept the term grey belt. There is nothing grey in the lovely green spaces around here.	Noted. More a comment on the Plan than the EQIa
EQIA - 011	Individual	Laurel	Harding	Not stated	Yes	Yes	I am happy with my original response. I select Option A	Confirms original response.	Noted