

## **Examination of the New Castle Point Local Plan**

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### **Agenda**

**Hearing Day 4. Tuesday 25 May 2021 0930 start**

#### **Matter 5: Housing Allocations**

**Issue: Are the proposed housing allocations justified, effective and consistent with national policy?**

Benfleet area Policies HO9, HO10, HO11, HO12, HO19

#### **Local Policy HO9 Land west of Benfleet**

- Q.81 What are the exceptional circumstances for the release of the site and nearby land as a consequential change from the Green Belt?
- Q.82 Is the proposed Green Belt boundary justified and consistent with national policy as set out in paragraph 139 of the Framework?
- Q.83 What is the justification for the site to specifically deliver 850 new homes?
- Q.84 In the absence of the Policy clearly defining the scale of health care facility and residential care home required, would it be effective in securing the provision of the community hub?
- Q.85 How many care units are intended to be provided by the proposed care home? Would these be net of the 850 dwelling figure?
- Q.86 Would the Policy be effective in ensuring that any significant impacts from the development on the transport network (in terms of capacity and congestion) or on highway safety, can be cost effectively mitigated to an acceptable degree?
- Q.87 With particular regard to nearby Habitats sites and SSSI and the possible transport mitigation including increasing capacity on the A130 northwards of the site access, would the Policy be effective in protecting and enhancing biodiversity and is it consistent with the findings of the HRA?

Q.88 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?

Q.89 Are the proposed Modifications necessary for soundness?

### **Local Policy HO10 Land between Felstead Road and Catherine Road, Benfleet**

Q.90 Having regard to the recommendations of the Heritage Impact Assessment, would Policy HO10 be effective in conserving and enhancing the historic environment?

Q.91 Would the Policy be effective in pursuing opportunities for net gains for biodiversity?

Q.92 Would the Policy be effective in safeguarding existing public rights of way?

Q.93 Does the Policy set out a clear design vision and expectations for the proposed site as per paragraph 125 of the Framework and would it be effective?

Q.94 What is the justification for the site capacity being 'up to 89 new homes'?

Q.95 What are the exceptional circumstances for the release of the site and the neighbouring land from the Green Belt?

Q.96 Is the proposed Green Belt boundary justified and consistent with national policy as set out in paragraph 139 of the Framework?

Q.97 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?

Q.98 Are the proposed Modifications necessary for soundness?

### **Local Policy HO11 Land off Glyders, Benfleet**

Q.99 With particular regard to nearby Habitats sites and SSSI, would the Policy be effective in protecting and enhancing biodiversity and is it consistent with the findings of the HRA?

Q.100 Would the Policy be effective in minimising impacts on and providing net gains for biodiversity consistent with paragraph 170 of the Framework?

Q.101 Taking account of ground conditions and any risks from land instability, is the site suitable for the proposed use?

- Q.102 What is the justification for the site capacity being 'up to 30 new homes'?
- Q.103 What is the evidence that safe and suitable access can be provided for all users, during construction and any future occupation of the site?
- Q.104 What are the exceptional circumstances for the release of the site and neighbouring land from the Green Belt?
- Q.105 Is the proposed Green Belt boundary justified and consistent with national policy as set out in paragraph 139 of the Framework?
- Q.106 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?
- Q.107 Are the proposed Modifications necessary for soundness?

**Local Policy HO12 Site of the former WRVS Hall, Richmond Avenue, Benfleet**

- Q.108 Would the Policy be effective in ensuring that the development would be safe for its lifetime without increasing flood risk elsewhere?
- Q.109 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?
- Q.110 Are the proposed Modifications necessary for soundness?

**Local Policy HO19 Land at Glebelands, Thundersley**

- Q.152 What is the justification for the site capacity being 'up to 155 new homes'?
- Q.153 Would the Policy be effective in minimising impacts on and providing net gains for biodiversity consistent with paragraph 170 of the Framework?
- Q.154 Would the Policy be effective in providing for safe and suitable access for all users, and have the appropriate opportunities to promote sustainable transport modes been taken up consistent with paragraph 108 of the Framework?
- Q.155 What are the exceptional circumstances for the release of the site and neighbouring land from the Green Belt?
- Q.156 Is the proposed Green Belt boundary justified and consistent with national policy as set out in paragraph 139 of the Framework?

Q.157 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?

Q.158 Are the proposed Modifications necessary for soundness?

**Participants:**

RAGE – Mr R Baillie

Dr B Spink

Redrow & Persimmon, Pegasus, Mrs N Parsons, Mr I Dimbylow

Ms S Ainsley

Canvey Island Independent Party, Cllr M Tucker

Marden Homes, Strutt & Parker, Ms L Dudley-Smith/Mr D Stebbing

Vistry Group, Boyer Planning, Ms L Hindle

Gladman, Mr R Wilding, Mr S Carvel

Mr A Thornton

Dove Jeffery Homes Ltd, Mr R Dove, Mr R Forde, Smart Planning