

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

**Inspector:** Philip Lewis BA(Hons) MA MRTPI

**Programme Officer:** Andrea Copsey

Examination Office, PO Box 12607, Clacton-on-Sea, CO15 9GN

[copseyandrea@gmail.com](mailto:copseyandrea@gmail.com) 07842 643988

---

### **Agenda**

**Hearing Day 6. Thursday 27 May 2021 0930 start**

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

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

Hadleigh area. Policies HO13, HO14, HO15, HO16, HO17, HO32

#### **Local Policy HO13 Land east of Rayleigh Road, Hadleigh**

- Q.111 Would the Policy be effective in minimising impacts on and providing net gains for biodiversity consistent with paragraph 170 of the Framework?
- Q.112 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.113 Would the Policy be effective in providing for necessary community facilities?
- Q.114 Would the Policy be effective in achieving safe and suitable access to the site for all users, and would any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, be cost effectively mitigated to an acceptable degree?
- Q.115 What are the exceptional circumstances for the release of the site and nearby land from the Green Belt?
- Q.116 Is the proposed Green Belt boundary justified and consistent with national policy as set out in paragraph 139 of the Framework?

Q.117 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?

Q.118 Are the proposed Modifications necessary for soundness?

### **Local Policy HO14 Land at Brook Farm, Hadleigh**

Q.119 What is the justification for the site capacity being 'up to 173 new homes'?

Q.120 Would the Policy be effective in minimising impacts on and providing net gains for biodiversity consistent with paragraph 170 of the Framework?

Q.121 Is the Policy clear in regard to the provision of 'greenways' and would it be effective in this regard?

Q.122 The boundary of the proposed allocation site as shown on the Policies Map and that of the Green Belt appear to differ from that considered in the Castle Point Borough Green Belt Review - Part 2 update 2019 (GB-004). Has a specific Green Belt assessment been undertaken for the proposed allocation site?

Q.123 Is the Policy clear in regards to the provision of off-site sustainable drainage measures in the context of paragraph 165 of the Framework?

Q.124 What are the exceptional circumstances for the release of the site from the Green Belt?

Q.125 Is the proposed Green Belt boundary justified and consistent with national policy as set out in paragraph 139 of the Framework?

Q.126 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?

Q.127 Are the proposed Modifications necessary for soundness?

### **Local Policy HO15 Land south of Scrub Lane, Hadleigh**

Q.128 What is the justification for the site capacity being 'up to 55 new homes'?

Q.129 Is the Policy consistent with national policy in respect of open space and recreation as set out in paragraphs 96 – 97 of the Framework and is it justified?

Q.130 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?

Q.131 Are the proposed Modifications necessary for soundness?

### **Local Policy HO16 Land at Oak Tree Farm, Hadleigh**

Q.132 What is the justification for the site capacity being 'up to 65 new homes'?

Q.133 With particular regard to the Great Wood and Dodd's Wood SSSI, would the Policy be effective in protecting and enhancing biodiversity?

Q.134 Is the allocation of land for housing within an area of Flood Zones 2 and 3 justified in terms of the sequential test? Would the Policy be effective in applying the results of the Exception Test?

Q.135 Would the Policy be effective in minimising impacts on and providing net gains for biodiversity consistent with paragraph 170 of the Framework?

Q.136 What are the exceptional circumstances for the release of the site from the Green Belt?

Q.137 Is the proposed Green Belt boundary justified and consistent with national policy as set out in paragraph 139 of the Framework?

Q.138 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?

Q.139 Are the proposed Modifications necessary for soundness?

### **Local Policy HO17 Hadleigh Island, Hadleigh**

Q.140 What is the justification for the site capacity being 'up to 52 new homes'?

Q.141 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?

Q.142 Are the proposed Modifications necessary for soundness?

**Local Policy HO32 Land at 244-258 London Road, Hadleigh**

Q.238 What is the justification for the site capacity being 'up to 50 new homes'?

Q.239 Does criterion 2. which appears to phase the proposed development serve a clear purpose and is it justified?

Q.240 Given the proximity of a designated heritage asset and having regard to the findings of the Heritage Impact Assessment, would the Policy be effective in conserving and enhancing the historic environment?

Q.241 Are there any matters which would mean that the site is not deliverable or developable as per Framework definitions?

Q.242 Are the proposed Modifications necessary for soundness?

**Participants:**

This Land, CODE, Mr M Carpenter

JD Armitage & CALA Homes, JB Planning, Mr J Boyd

Countryside Properties, Phase 2 Planning, Mr K Coleman, Mr A Harrison,

Countryside Properties

Mr T Copsey