Sustainability Appraisal (SA) Scoping Report

Annex B – Baseline Information

June 2024

castlepoint
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Contents

1. Introduction

1.1 Background

This document forms an annex (Annex B) to the Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA) Scoping Report of the Castle Point Plan. An SA/SEA forms part of an assessment process designed to consider and report upon the significant sustainability issues and effects of emerging plans and policies, including their reasonable alternatives. Such an assessment informs the plan-making process by helping to refine the contents of such documents, so that they maximise the benefits of sustainable development and avoid, or at least minimise, the potential for adverse effects.

The purpose of the Scoping Report is to provide the context for, and determine the scope of, the SA/SEA of the Castle Point Plan and to set out the assessment framework.

This Report is the baseline annex (Annex B) to the main SA Scoping Report.

1.2 Baseline Information

The SEA Directive requires the production of the following information:

> "*the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;" Annex 1(b).*
>
> *"the environmental characteristics of areas likely to be significantly affected;" Annex 1(c); and*
>
> *"any existing problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance such as areas designated pursuant to Directives 79/409/EEC and 92/43/ECC" Annex 1(d).*

The baseline information identifies current sustainability issues in the Plan Area which should be addressed and provides a basis for predicting and monitoring the effects of implementing the document. To ensure the data collected was relevant and captured the full range of sustainability issues it was categorised under thirteen thematic topics. They cover all the topics referred to in Annex 1(f) of the SEA Directive and follow the order of:

- Economy and employment

- Housing
- Population and society
- Health and wellbeing
- Education
- Transport and connectivity
- Cultural heritage
- Biodiversity and nature conservation
- Landscapes
- Water and flood risk
- Climate and energy
- Air
- Waste, soils, and minerals
- Digital infrastructure.

2. Economy and Employment

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

The new Castle Point Plan will need to have regard to the NPPF, which includes as part of its three overarching objectives for the planning system building a "strong, responsive and competitive economy". Significant weight should be placed on the need to support "economic growth and productivity taking into account both local business needs and wider opportunities for development". Furthermore, planning policies should "create the conditions in which businesses can invest, expand and adapt".

The NPPF states that strategic policies should "set criteria, or identify strategic sites, for local and inward investment", "seek to address potential barriers to investment" and be flexible to "enable a rapid response to changes in economic circumstance". This policy approach should recognise and address the specific locational requirements of different sectors.

Build Back Better: Our Plan for Growth

Build Back Better: Our Plan for Growth sets out the Government's plans to support economic growth through significant investment in infrastructure, skills and innovation. The plan focusses on three pillars of growth: high quality infrastructure, providing skills to succeed and innovation to drive economic growth and create jobs. Each pillar is supported by specific actions, and the growth the plan supports is set out to levelling up the whole of the UK, support transition to net-zero and support the vision of a global Britain.

2.1 Economy

Table 1: Economic Activity

	Castle Point	Essex	East of England	Great Britain
Number of economically active	48,900	766,300	3,236,000	34,494,000
Percentage of the population economically active	90.2%	80.4%	79.2%	78.1
Job density	0.64	0.78	0.84	0.87

Source: NOMIS Labour Supply (October 2022 – September 2023)

The borough has the highest rate of economic activity at 90.2% compared to the county, region, and country. The rate of economic activity within Castle Point has seen an increase of 9% since 2017.

Table 2: Business Registration and De-registration Rate (2022)

	Castle Point	Essex	East of England	Great Britain
Birth	400	7,600	31,850	331,540
Death	380	7,715	32,615	340,200
All Active enterprises	3,615	71,995	290,480	2,859,940

Source: ONS, Business Demography 2022 (Released November 2023)

There has been a slight increase in the number of active businesses in Castle Point due to a higher rate of registrations than de-registrations. Compared to sub-national and national figures the Borough has experienced a higher start up rate and a lower de-registration rate indicating a more robust local economy.

Table 3: UK Business Counts

	Castle Point		Essex		East	
	Numbers	%	Numbers	%	Numbers	%
Enterprises						
Micro (0 to 9)	2,980	91.5	59,650	89.7	241,525	89.6
Small (10 to 49)	235	7.2	5,725	8.6	22,955	8.5
Medium (50 to 249)	30	0.9	970	1.5	4,125	1.5
Large (250+)	10	0.3	180	0.3	970	0.4
Total	3,255		66,520		269,575	
Local Units[1]						
Micro (0 to 9)	3,160	88	63,945	86	263,115	85.2
Small (10 to 49)	365	10.2	8,605	11.6	36,960	12
Medium (50 to 249	60	1.7	1,595	2.1	7,585	2.5
Large (250+)	5	0.1	190	0.25	1,025	0.3
Total	3,590		74,335		308,685	

Source: Nomis Labor Supply (Released September 2023)

In general, local based businesses are more prevalent within the Borough than in the county and comparatively more when compared to the national figure. Nearly three quarters of all local businesses within the Borough employ 4 or less people and approximately 6% employ more than 20 people.

Table 4: Proportion of businesses by industry type

Industry	Castle Point	Essex	East of England	Great Britain
Agriculture, Forestry & Fishing	10 (0.3%)	2,070 (2.8%)	11,235 (3.6%)	126,665 (4.1%)
Production	195 (5.4%)	4,240 (5.7%)	16,765 (5.4%)	162,640 (5.3%)
Construction	970 (27%)	14,240 (19.1%)	47,675 (15.4%)	367,860 (12%)
Motor Trades	110 (3.1%)	2,455 (3.3%)	10,260 (3.3%)	88,685 (3%)
Wholesale	110 (3.1%)	2,970 (4%)	12,210 (4%)	119,790 (4%)
Retail	325 (9.1%)	6,035 (8.1%)	25,995 (8.4%)	297,465 (9.7%)

[1] A local unit is a place of work, a factory, shop, or a branch. An Enterprise can be thought of as the overall business, made up of all the individual sites or workplaces (local units). It is defined as the smallest combination of legal units (generally based on VAT and/or PAYE records) that has a certain degree of autonomy within an enterprise group (ONS).

Industry	Castle Point	Essex	East of England	Great Britain
Transport & Storage (including postal	135 (3.8 %)	3,215 (4.3%)	16,100 (5.2%)	141,665 (4.6%)
Accommodation & Food Services	170 (4.7%)	4,005 (5.4%)	18,765 (6.1%)	217,350 (7%)
Information & Communication	130 (3.6%)	3,830 (5.2%)	18,530 (6%)	193,160 (6.3%)
Finance & Insurance	85 (2.4%)	1,575 (2.1%)	6,270 (2%)	70,265 (2.3%)
Property	115 (3.2%)	2,905 (4%)	11,890 (4%)	123,850 (4%)
Professional, Scientific & Technical	410 (11.4%)	9,715 (13.1%)	41,825 (14%)	429,575 (14%)
Business Administration & Support Services	320 (9%)	6,905 (9.3%)	26,825 (8.7%)	265,420 (8.6%)
Public Administration & Defense	15 (0.4%)	485 (0.7%)	2,585 (0.8%)	23,695 (0.8%)
Education	85 (2.4%)	1,605 (2.2%)	7,325 (2.4%)	74,140 (2.4%)
Health	155 (4.3%)	3,440 (4.6%)	14,970 (4.8%)	162,980 (5.3%)
Arts, Entertainment, Recreation, and other Services	250 (7%)	4,645 (6.2%)	19,460 (6.3%)	207,920 (6.7%)
Total	3,590	74,335	308,685	3,082,125

Source: ONS, 2023 data

There are comparatively more businesses within construction within the district than the county but noticeable fewer businesses within agriculture, forestry & fishing.

2.2 Employment

Table 5: Employment and unemployment

	Castle Point	Essex	East of England	Great Britain
In employment	48,100 (88.7%)	737,600 (77.3%)	3,126,000 (76.3%)	32,303,000 (75.1%)
Unemployed	1,500 (2.9%)	28,700 (3.7%)	110,000 (3.4%)	1,297,000 (3.9%)

Source: NOMIS, October 2023 – December 2023 data

88.7% of the working population in Castle Point Borough are in employment which is higher than sub-national and national employment levels. The proportion of the Borough's working population who are economically active but unemployed is 2.9% which is below sub-national and national unemployment figures.

Table 6: Economically active population unemployed

	Castle Point	Essex	East of England	Great Britain
Economically active and unemployed	1,500 (2.9%)	28,700 (3.7%)	3.8%	3.7%

Out of work benefits	1,245 (2.4%)	27,890 (3%)	3.2%	3.8%

Source: NOMIS, October 2022 – September 2023, and February 2024

Castle Point has a lower number of people who are of an economically active age but are unemployed when compared to the county, regional and national average. The percentage of the population claiming out of work benefits is also lower, but only marginally.

Table 7: Employment by occupation

	Castle Point	Essex	East of England	Great Britain
Soc 2020 major group 1-3	43%	52.1%	53.4%	52.6%
1 Managers, directors, and senior officials	#	11.7%	12.3%	10.5%
2 Professional occupations	#	26.2%	25.9%	27%
3 Associate professional & technical	#	14.1%	15%	14.9%
Soc 2020 major group 4-5	24.7%	21.8%	19.8%	18.4%
4 Administrative & secretarial	#	12.7%	10.8%	9.6%
5 Skilled trades occupations	16.9%	9%	9%	8.7%
Soc 2020 major group 6-7	21.7%	14.3%	13.4%	14.1%
6 Caring, leisure and Other Service occupations	#	8.5%	7.7%	7.9%
7 Sales and customer service occs	#	5.8%	5.7%	6.1%
Soc 2020 major group 8-9	#	11.8%	13.3%	14.9%
8 Process plant & machine operatives	!	4.2%	5.2%	5.4%
9 Elementary occupations	#	7.6%	8.1%	9.5%

Source: NOMIS, October 2022- September 2023 data

Sample size too small for reliable estimate

! Estimate is not available since sample size is disclosive

- The sample size is too small to allow data to be produced

Notes: Numbers and % are for those of 16+ % is a proportion of all persons in employment

The majority of jobs within the Borough and across all areas are in Soc 2020 major group 1-3 consisting of managers and professionals. For the Borough this accounts for 43% of all employee jobs. Two other industries in the district provide a higher proportion of employee jobs compared to the county, sub-national and national equivalent these are Soc 2020 major group 4-5 and Soc 2020 major group 6-7.

Table 8: Gross weekly pay by residence and workplace

	Castle Point	Essex	East of England	Great Britain
Gross weekly pay by residence				
Full time workers	£681.0	£711.6	£705.7	£682.6
Male full time workers	£761.8	£770.5	£755.6	£728.3
Female full time workers	£656.5	£632.5	£635.3	£628.8
Gross weekly pay by workplace				
Full time workers	£663.5	£657.7	£673.5	£682.6

	Castle Point	Essex	East of England	Great Britain
Male full time workers	#	£709.1	£717.8	£728.3
Female full time workers	£578.8	£586.4	£607.9	£629.1

Source: Nomis, 2023 data

Residents of the Borough in full-time employment on average earn a weekly salary of £681.0 which is slightly below the UK average and of the region and county. A breakdown of salaries shows that male residents earn considerably more at £761.80 than their female counterpart, with females earning more than the UK average.

Weekly salaries for those working in full-time employment within the district are lower than salaries of district residents at £663.5, which is considerably lower than other areas. Businesses within the East of England region in general pay lower salaries than UK as a whole. Overall, weekly salaries within the district are lower than the regional and national average, but higher than the county average.

2.3 Castle Point in context of the South Essex Economic Land Availability Assessment, Phase 1 Report (Avison Young, April 2019) and more recent employment forecasting data

At the stage of preparing this SA Scoping Report, an Economic Development Site Review is currently underway. This Report therefore analyses previous earlier evidence to understand Castle Point in context with South Essex.

Table 9 below indicates the projected employment growth for Castle Point Borough in context with the Association of South Essex Local Authorities for an earlier projected forecast for the period 2016 - 2036 within the South Essex Economic Land Availability Assessment, Phase 1 Report (Avison Young, April 2019). In a later Addendum to the Assessment[2] due to potential impacts of the Covid-19 pandemic and Brexit, Avison Young compared the 2016 EEFM to the 2021 Experian data which presented some small differences at a South Essex level, although these were not considered to be significant.

Table 9 also illustrates a more recent forecast for the period 2022 to 2040.

It should be noted that in 2020, the Use Class Order (England)[3] was amended, inclusive of a new Use Class E: Commercial, Business and Service replacing A1, A2, A3, B1, B2, D1 and D2. These previous classes were brought together under the new use Class E. For ease of reference the earlier Use Class designations have been unchanged in this Report.

[2] South Essex ELAA Demand Addendum Briefing Note, Avison Young 2022

[3] Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

Table 9: Projected Employment Growth Change since 2016 for ASELA authorities 2016 – 2036 and 2022 - 2040

Jobs change[4] (2016 – 36)	Basildon	Brentwood	Castle Point	Rochford	Southend	Thurrock	ASELA
Office (B1a/b)	4,390	1,089	690	538	2,987	2,084	**11,778**
Manufacturing / industrial (B1c,B2)	1,352	-107	-68	357	-269	1,115	**2,380**
Warehousing (B8)	-3	-117	-51	-111	-232	292	**-222**
Total B class	**5,738**	**864**	**571**	**784**	**2,486**	**3,491**	**13.935**
% of Total ASELA growth	**41%**	**6%**	**4%**	**6%**	**18%**	**25%**	**100%**
Jobs change [5](2022 – 40)	**Basildon**	**Brentwood**	**Castle Point**	**Rochford**	**Southend**	**Thurrock**	**ASELA**
Office (B1a/b)	2,800	1,700	700	900	2,500	5,100	13,700
Manufacturing / industrial (B1c,B2)	-2,000	-500	-500	-300	-800	-500	-5,100
Warehousing (B8)	100	0	0	100	100	600	900
Total B class	**900**	**1,200**	**200**	**700**	**1,800**	**5,200**	**10,000**
% of Total ASELA growth	**9%**	**12%**	**2%**	**7%**	**18%**	**52%**	**100%**

2016 - 2036

Table 9 above illustrates the job change projections for 2016 to 2036 in comparison to the forecasted job change in 2022 to 2040. The 2016 to 2036 forecast illustrates a job increase in the office sector, but a decline in industrial and warehousing sectors within the Castle Point Borough. This is in contrast to the strength of industrial jobs growth for Basildon, Thurrock, and to a lesser extent Rochford.

For the same period the jobs growth in Castle Point, Rochford and Brentwood is much more modest than in Southend, Thurrock, and Basildon, thought to be a reflection in the strength of office jobs growth driving the respective growth in each authority.

For Castle Point, there is a negative requirement for land for manufacturing, industrial and warehousing employment uses, but a positive requirement for land for office activity.

[4] South Essex Economic Land Availability Assessment, Phase 1 Report (Avison Young, 2019)
[5] Cambridge Econometrics, Employment by industry data, South Essex Projections

Recommendations in the 2019 South Essex Economic Land Availability Assessment

The 2019 Assessment made recommendations regarding the requirements for supporting economic growth

- To consider the suitability of employment activities at the strategic level as well as local authority level.
- New settlements, as well as new and existing town centres, will play an important role in accommodating employment floor space as part of mixed use development, which can help to counteract the residential development pressures on employment land.
- To consider the shortage of flexible small business space and over-reliance on dated poor quality employment stock that does not meet modern occupier requirements.

To consider the review of:

- Road infrastructure investment.
- Skills and education investment to improve locals skills levels and support.
- Digital infrastructure requirements.
- Public transport accessibility improvements for both urban and rural locations.
- New residential development to support localised economic growth

2022 – 2040

For the period 2022 – 2040, Table 9 illustrates a significant decline in the industrial sector across all South Essex areas in contrast to the 2016 – 2036 period forecast. The 2022 – 2040 forecast illustrates a decline in warehousing within Brentwood and Castle Point with no forecasted growth compared to the other South Essex areas, but also no forecasted loss of jobs in this sector.

The 2022 – 2040 forecast illustrates an increase across all of the South Essex areas for office jobs growth with Castle Point seeing the lowest growth.

There is still a negative requirement for land as presented in the 2016 – 2036 forecast for industrial uses within Castle Point as well as all the other South Essex areas. There is also still a positive land requirement for office activity.

South Essex Economic Development Needs Assessment (EDNA) 2017

The 2017 EDNA provided an analysis of the economic and employment land opportunities and challenges for South Essex and established a strategic, multi-authority strategy for economic opportunity. It provided guidance on land delivery to help set the direction for future investment.

Table 10: EEFM[6] Base Forecast Employment Change for South Essex authorities from EDNA[7] (2016 – 2036)

Employment (jobs)	Basildon	Castle Point	Rochford	Southend-on-Sea	Thurrock	Total South Essex
Office	3,820	293	523	2,571	2,341	**9,548**
Manufacturing /Industrial	723	-392	-346	-1,306	545	**-776**
Warehouse	371	-88	-21	-79	321	**504**
Total	4,914	-187	156	1,186	3,207	**9,276**
% of Total SE growth	**53%**	**-2%**	**2%**	**13%**	**35%**	**100%**

The EEFM forecast above in Table 10 above, clearly supported the data from the South Essex Economic Land Availability Assessment 2019 with regard to forecasted office growth and jobs and forecasted decline in manufacturing / industrial uses and jobs for the earlier forecasted period 2016 to 2036. The more recent data illustrated in Table 9 for the forecasted period 2022 – 2040 does, however, present a more up to date forecast indicating significant changes in the industrial and warehousing sectors.

Summary of Recommendations in the South Essex Economic Development Needs Assessment 2017

- Improving local skills levels and improving economic prospects.
- Increasing productivity levels and GVA growth.
- Promoting the culture of entrepreneurship.
- Supporting and promoting key economic growth sectors.
- Maintaining a Flexible and Responsive Employment Land Portfolio.
- Elevating the role and position of key town centres.
- Maximising strong transport connections and making the case for transport investment.
- Prioritising required amenities and infrastructure to support growth; and
- Strengthen the sub-region's connections and relationship with London.

Analysis of Existing Employment Sites in Castle Point Borough - Future Advice

The 2017 EDNA analysed the main existing employment sites within the Castle Point Borough and set out future advice with regard to protection, retention, and improvement as summarised in Table 11. Further work on Economic Development Sites is underway at this time, but this provides a good starting position for understanding the future role of these employment sites.

Table 11: Castle Point Existing Employment Sites Summary Future Advice from EDNA 2017

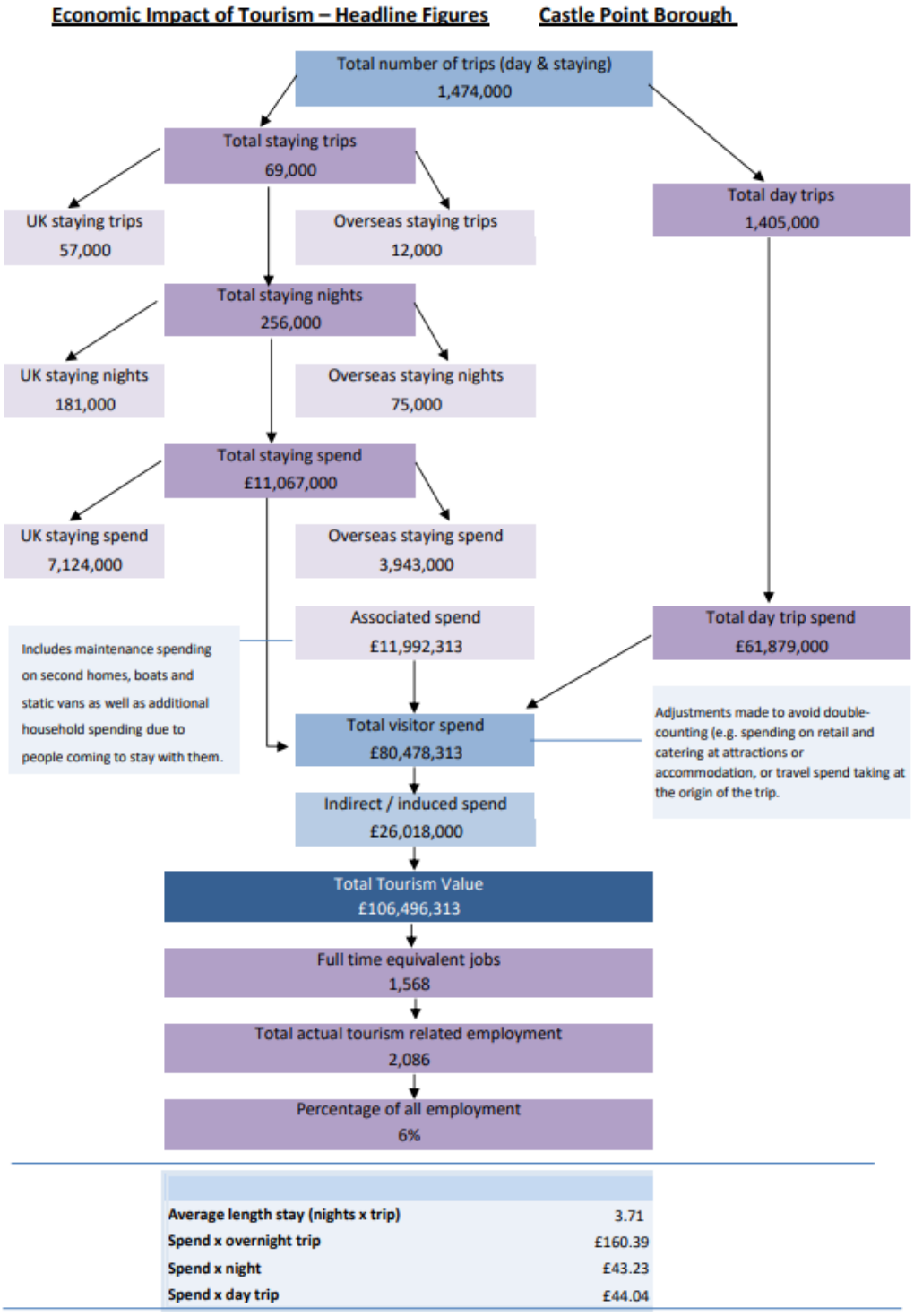
[6]EEFM - East of England Forecasting Model, a set of baseline forecasts for housing and jobs (2016 – 2036)
[7] South Essex Economic Development Needs Assessment 2017

Council Site Ref	Site	Site Cluster	Site Area	Future Advice
CP1	**Gas and oil Receptor and Storage Facilities**	Canvey Island	22.93	**Protect and Maintain** Supporting port related transport & logistics activity
CP6	**Castle Point Borough Council Offices**	A13 Corridor	2.21	**Protect and Maintain** Appropriate for occupier and local employment requirements
CP8	**Lychgate Industrial Estate**	Northern Cluster	2.57	**Significant Intervention Required** Invest in stock improvement to attract occupiers and maximise opportunity created by site's connectivity
E2	**Charfleets Industrial Estate**	Canvey Island	27.53	**Protect and Maintain** Supports waste related and general industrial activity
E3	**Manor Trading Estate**	Northern Cluster	15.05	**Protect and Maintain** Although monitor close proximity to residential along western boundary
E4	**Stadium Way Industrial Estate**	Northern Cluster	8.31	**Protect and Maintain** Suitable for B class employment activity and current occupiers

2.4 Review of Economic Impact of Tourism, Castle Point Borough 2022 (Destination Research) Report

The Economic Impact of Tourism Report examined the volume and value of tourism and the impact of visitor expenditure on the local economy. The report analysed tourism activity at the Castle Point level in context with the UK. The findings indicated that overall domestic trips, including overnight trips were preferred to overseas trips due to financial pressures in the UK. At the regional level, there has been an increase in volume (21%) and value (50%) since 2021. The report indicated that increases in visitor spending generates new employment with 'actual' jobs being higher when part time and seasonal working is considered. Figure 1 illustrates the Headline Figure for Castle Point Borough in context with the UK.

Figure 1: Economic Impact of Tourism – Headline Figures



Source: Economic Impact of Tourism, Castle Point Borough 2022 (Destination Research)

The report also indicated that tourist accommodation occupancy is recovering from the impacts of the Covid pandemic, which saw a noticeable decline in 2021 at the national level as set out in Table 12.

Table 12: Accommodation Occupancy – England

Accommodation Occupancy – Room Occupancy - England		
Year	**Average annual room occupancy**	**Difference from 2019**
2019	77.70%	
2021	52.50%	-26.20%
2022	73.40%	-4.30%

Source: Economic Impact of Tourism, Castle Point Borough 2022 (Destination Research)

Should demand for overnight accommodation within the Castle Point Borough increase (established through future business surveys) to the level that outweighs supply requiring new hotel development, then it is suggested that they would be incorporated into mixed use developments.

2.5 Infrastructure

2.5.1 Castle Point: Transport Evidence for the New Castle Point Plan

An updated local Transport Assessment is being prepared to support the new Castle Point Plan and help to inform infrastructure planning and the associated securing of developer contributions and other sources of funding for transport infrastructure.

The new Assessment will inform any transport interventions required based on the modelling of transport in and around the Borough, as well as the testing of potential development options.

2.5.2 National Infrastructure Hazardous Installations

There are two top tier Hazardous Installations in the Borough which are considered to be National Infrastructure but pose a risk to the resident community. Their impacts and risk are managed in line with the COMAH Regulations[8], but nonetheless, it is important to be mindful of them and the risk they pose through the planning process by avoiding vulnerable developments within their proximity.

National Planning Practice Guidance[9] provides for development proposals around hazardous installations.

[8] COMAH – Control of Major Accident Hazards (COMAH) competent authority

[9] National Planning Practice Guidance – Hazardous substances Para: 002 Ref. ID: 39-002-20161209, 2016

2.6 Summary

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
Economic activity within the Borough is greater than average at 90.2%. Proportion of micro-businesses is greater than average. Construction companies make up over a quarter of the total businesses in the Borough. Unemployment is lower than average. Residents receive less than average gross pay. There is inequality of pay between men and women.	It is uncertain how the job market will change without the new Castle Point Plan. The degree of change in local circumstances will be influenced by economic issues at the national and international level. This included uncertainties posed by Brexit and slow economic growth in the UK economy[10]. Infrastructure in place may not have the capacity to support future business growth. The new Castle Point Plan should include policies that will help address traffic congestion and digital connectivity that will be necessary to make employment sites in Castle Point more attractive to potential investors. Without employment land allocations, development could be sporadic and/or unsustainable. Castle Point needs to ensure a future supply of jobs and continued investment to ensure identified employment development opportunities are taken forward and issues of income deprivation are better addressed.	Changes following Brexit. Changes following the Covid pandemic. Investment decisions across TGSE may falter or be sporadic.

[10] The UK avoided falling into recession at the end of 2022 after the economy performed better than expected. The economy continued to grow in the first two quarters of 2023, however it stagnated in the third quarter and saw zero growth between July and September 2023. In March 2023, the Office for Budget responsibility predicted that GDP in the UK would grow by 1.8% in 2024 and 2,5% in 2025. However, these figures were revised in November 2023 to present more modest levels of 0.7% growth in 2024 and 1.4% in 2025.

3. Housing

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

NPPF (2023)

The new Castle Point Plan will need to have regard to the NPPF, which includes as part of its objective the promotion of “strong, vibrant and healthy communities” by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing”. Ultimately, planning policies should “aim to achieve healthy, inclusive and safe places”.

The NPPF states that strategic policies should set out the pattern, scale and quality of development and make sufficient provision for “housing (including affordable housing)…[as well as] community facilities) such as health, education and cultural infrastructure”. Policies should reflect “the size, type and tenure of housing needed”. This policy approach is to include but should not be limited to housing requirements relating to affordable homes, families with children, older people, students, people with disabilities, service families, travellers, those who rent homes and people wishing to commission the construction of their own homes. Major developments that involve the provision of new housing planning policies and decisions should expect at least 10% of the total number of homes to be delivered for affordable home ownership subject to conditions and exemptions.

To help diversify opportunities for builders, the new Castle Point Plan should promote a better mix of site sizes and increase the number of schemes that can be built out quickly to meet housing need. The NPPF states that at least 10% of the sites allocated for housing through a local authority’s plan should be half a hectare or smaller.

The NPPF promotes a theme of enhancing healthy and safe communities, which is to be achieved by creating places which “promote social interaction (and) enable and support healthy lifestyles”. As part of this approach, social, recreational and cultural facilities and services that the community needs should be guided by planning policies that “plan positively provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship) and other local services; support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community; help prevent unnecessary loss of valued facilities and services”.

National Planning Practice Guidance

The NPPF is supported by planning practice guidance relating to the housing supply and delivery, the housing needs of different groups, including older and disabled people, and healthy and safe communities.

The Levelling Up and Regeneration Act 2023

The Levelling Up and Regeneration Act makes a range of legislative changes associated with the Government's "levelling up" agenda, which intends to reduce geographical, economic, social and health inequalities. The Bill includes extensive changes to the planning system, which the new Castle Point Plan must respond to.

Spatial Planning for Health

Spatial Planning for Health is a resource developed by Public Health England which sets out the linkages between spatial planning and health, based on the findings from an umbrella literature review. The review also highlights the inextricable link between the built and natural environment and health. Key findings of the review include:

- Improving neighbourhood walkability and infrastructure designed to promote walking and cycling in neighbourhoods, was found to be associated with numerous positive health outcomes.

- Areas of mixed land use, diverse housing types and high-quality public transport were found to be associated with positive health outcomes such as increased physical activity levels and reduced risk of pedestrian injury.

- Good quality housing and affordable housing was associated with a variety of positive health outcomes.

- Among vulnerable groups provision of affordable housing was associated with improved quality of life, mental health and clinical health-related outcomes.

- Improvement to air quality, prioritisation of neighbourhood tree planting. And provision of open space and green spaces, was associated with increased physical activity, increased environmental cooling, and improved general physical health outcomes.

- Provision of infrastructure to support walking and cycling and increased access to buildings and facilities was associated with increased physical activity and improved social engagement among older adults.

- Flooding was associated with a number of health-related issues including carbon monoxide poisoning and poor mental health outcomes.

- The provision of open and green space, high quality public transport and improved air quality was associated with numerous positive health outcomes.

Housing Targets

The reform of the planning system by the new Government has led to significant changes in the way housing targets are devised which will impact on future housing supply. The revocation of Regional Strategies (including the East of England Plan) has given local planning authorities the responsibility of setting their own housing targets based on housing land supply, need, and robust supporting evidence.

The revisions to the NPPF in 2018 introduced a new standardised methodology for calculating housing needs. This methodology indicates that over a ten-year period, Castle Point's housing need is 355 dwellings per annum. Over a 10-year period that would equate to 3,550 dwellings. It is however expected that with new future population projections data this number could rise alongside a subsequent revision of the NPPF's standardised OAN methodology.

3.1 Housing Supply

Table 13: Net additional dwellings in future years

Time Period	Target	NPPF Buffer (20%)	Under-delivery / Backlog	Required Supply (Five Years)	Supply identified in Trajectory	Number of Years of Supply
2024-2029	**1,775**	**355**	**828**	**1,775**	**947**	**2.22**
2029-2034	**1,755**	**355**	**898**	**3,550**	**877**	**2.06**

Source: Annual Monitoring Report April 2023 - March 2024

The table above indicates that the Council is unable to identify five years' worth of housing land supply up to the period 2034 and will be unable to do so going forward in the absence of an up-to-date local plan. It is therefore necessary to prepare a new Castle Point Plan with identified strategic housing land allocations to overcome this situation.

3.2 Existing Housing Stock

Table 14: Dwelling Stock by tenure

	Local Authority (incl. owned by other LAs)	Private Registered Provider	Other public sector	Private sector	Total
Castle Point	(3.8%)	(1.5%)	(0%)	(95%)	38,977
Essex	(6.4%)	(7.7%)	(0.04%)	(86%)	661,625
England	(6.3%)	(10.4%)	(0.13%)	(83.2%)	25,160,404

Source: Dwelling Stock by Tenure, ONS, 2022

There were 38,977 dwellings within Castle Point Borough as of March 2022 which was the fourth smallest of all local authority areas in Essex. The composition of dwelling stock was similar to that of Essex, East of England, and England with the majority of dwellings being in the private sector. The Borough reported the highest proportion of stock within the private sector at 95%. In contrast there were considerably fewer dwellings owned by Private Registered Providers in Caste Point.

Table 15: Mean dwelling prices (£)

Administrative Area	Average dwelling price
Castle Point	£354,291
Essex	£359,191
East of England	£337,000
England	£298,575

Source: Land Registry Data (as at January 2024)

The average dwelling price within Castle Point Borough is £354,291. This is significantly higher than the national average. The average dwelling prices for the Borough and Essex are both above the national average while the regional average is lower.

Table 16: Housing price to income ratio

Year	House price to income ratio			
	Castle Point	Essex	East	England
2020	11.2	10.3	9.47	7.86
2021	12.2	11.52	10.57	9.06
2022	12.3	11.22	10.27	8.47
2023	11.2	10.63	9.76	8.26

Source: ONS, House price to workplace-based earnings ratio, 2024

House price to income ratio within the district is higher than the county, regional and national averages. From 2020- 2023 the housing price to income ratio has increased both within the district and nationally. Castle Point has a ratio of 11.2, whereas, Essex, East of England and England have ratios of 10.63, 9.76 and 8.26 respectively.

3.3 Housing Need – Castle Point Local Housing Needs Assessment 2023

Castle Point Borough Council has worked alongside Opinion Research Services to prepare a Local Housing Needs Assessment (LHNA). This considers the needs of the Borough for the period 2023-2043 to identify size, type and tenure of homes that would be needed in the future, and the housing needs of different groups, including affordable housing. The document has been prepared in accordance with the National Planning Policy Framework (NPPF) and Planning Practice guidance (PPG).

The LHNA will be used by the council to develop its policies for affordable housing in the Borough.

Local Housing Needs Assessments (LHNAs) are a crucial part of the evidence base that informs policy and helps shape strategic thinking in housing need and planning.

The Assessment has primarily used secondary data but has also reported upon a telephone survey of 501 Castle Point Borough residents that was conducted by the consultants between June and July 2023. The survey included the following topics:

- Your Home
- Moving Home
- Separate Homes for New Households
- Home Adaptations

Table 17: Objectively Assessed Need for Castle Point 2023-43

Castle Point	Annual Need
ONS 2018 based household projections: 10-year migration trend	197
Adjustment for Census and Mid-year population estimates 2021	-1
Vacancy rate applied	+7
C2 Dwelling equivalent	+5
Concealed families	+13
Suppressed household formation / Pent-up demand	+34
Total	**255**

Source: Local Housing Needs Assessment Castle Point (Opinion Research Services 2023)

Table 18: Assessing total need for affordable housing in Castle point 2023-2043

Castle Point 2023-2043	Affordable Housing Need		Overall Housing Need
	Households unable to afford	Households aspiring to home ownership	
Current housing need in 2023	643	1,579	2,222
Future housing need 2023-2043	490	1,495	1,985
Total Affordable Housing Need	**1,133**	**3,075**	**4,208**

Source: Local Housing Needs Assessment Castle Point (Opinion Research Services 2023)

It should be noted that the calculation for assessing total need for affordable housing gets adjusted further in to the plan-making process, taking into account the fact that many of those who aspire to own their homes will meet their needs through buying homes on the second hand market which can be more affordable than purchasing new build homes. Therefore, the actual need for affordable home ownership is much less.

3.4 Homelessness

Table 19: Number of homelessness acceptances where a duty owed

Year	Number of homelessness acceptances assessed as owed a duty (owed prevention duty[11] or relief duty[12])
2022 - 23	248
2021 - 22	241
2020 - 21	232
2019 - 20	289
2018 - 19	304

Source: Homelessness Statistics, DLUHC

There has been a significant drop in homelessness acceptances since 2019 in the Borough. This decrease of homelessness acceptances is not in line with national trends, which have seen an increase of 10.7%, whereas the Borough saw a decrease of 18%.

3.5 Gypsy and Traveller Accommodation

At the time of compiling this Scoping Report a new Gypsy and Travellers Accommodation Assessment (GTAA) is being prepared to support the new Castle Point Plan. This Scoping Report therefore examines the most recent Assessment – Greater Essex Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment 2018.

The 2018 GTAA identified a need for no additional pitches for households that met the planning definition.

There was, however, a need for 5 additional pitches for households that did not meet the planning definition.

Table 20: Additional need for Gypsy and Traveller households in Castle Point 2016-2033

Status	Total
Meet Planning Definition	0

[11] Prevention duties include activities aimed at preventing homelessness (DLUHC)

[12] Relief duties where help is required to secure accommodation (DLUHC)

Status	Total
Unknown	0-1 (10% = 0)
Do Not Meet Planning Definition	5

Source: Greater Essex GTTAA, Opinion Research Services, 2018

Table 21: Breakdown of sites and yards by local authority

Local Authority	Gypsies and Travellers		Travelling Showpeople	
	Sites	Pitches	Yards	Plots
Basildon	102	206	1	2
Braintree	10	59	2	6
Brentwood	20	55	0	0
Castle Point	2	7	0	0
Chelmsford	22	81	3	42
Colchester	11	28	0	0
Epping Forest	54	148	1	9
Harlow	3	37	0	0
Maldon	17	61	1	5
Rochford	13	20	0	0
Southend-on-Sea	0	0	0	0
Tendring	6	17	0	0
Thurrock	18	131	2	8
Uttlesford	19	61	1	1
Total - Essex	279	780	9	65
Total – Greater Essex	297	911	11	73

Source: Greater Essex GTTAA, Opinion Research Services, 2018

3.6 Summary

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
The NPPF revisions in 2018 introduced a new standardised methodology for calculating housing needs. This methodology indicates that over a ten-year period, Castle Point's housing need is 342 dwellings per annum. It is however expected that with new population projections data, this number could rise alongside a subsequent revision of the NPPF's standardised OAN methodology. Housing supply is currently below the annual requirement. The percentage of privately owned dwellings is greater than average at 95%.	Homelessness rates could continue to increase in future years. House prices could continue to increase, due to proximity to London. Homes could be constructed at a lesser standard due to constraints.	TGSE may not meet objectively assessed needs.

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
Mean house prices are greater than the national average, but lower than county average. Housing price to income ratio is higher than average at 11.2. Homelessness is increasing at a higher rate 20/21; 232, 21/22; 241, 22/23; 248. The district requires 5 gypsy/traveller pitches. Future Considerations: • Land availability • Tenure models • London effect • Homelessness • Good quality homes, in all tenures	Without the Local Plan: Not planning positively for an appropriate mix of housing types and tenures and locations. Stalling delivery of homes. Unmet need for affordable housing. Not meeting OAN.	

4. Population and Society

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

Communities

The new Castle Point Plan will need to have regard to the NPPF, which includes as part of its objective the promotion of “strong, vibrant and healthy communities” by “ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations’ and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and cultural well-being”. Ultimately, planning policies should “aim to achieve healthy, inclusive and safe places”.

The NPPF promotes a theme of enhancing healthy and safe communities, which is to be achieved by creating places which “promote social interaction (and) enable and support healthy lifestyles”. As part of this approach, social, recreational and cultural facilities and services that the community needs should be guided by planning policies that “plan positively provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services; support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community; help prevent unnecessary loss of valued facilities and services”. The NPPF is supported by planning practice guidance relating to the housing supply and delivery the housing needs of different groups, including older and disable people, and healthy and safe communities.

Housing

The NPPF states that strategic policies should set out the pattern, scale and quality of development and make sufficient provision for “housing (including affordable housing)… [as well as] community facilities (such as health, education and cultural infrastructure)”. Policies should reflect the “size, type and tenure of housing needed”. This policy approach is to include but should not be limited to housing requirements relating to affordable homes, families with children, older people, students, people with disabilities, service families, travellers, those who rent their homes and people wishing to commission the construction of their own homes. Major developments that involve the provision of new housing planning policies and decisions should expect at least 10% of the total number of homes to be delivered for affordable home ownership subject to conditions and exemptions.

New Development

To help diversify opportunities for builders, the Castle Point Plan should promote a better mix of sites and increase the number of schemes that can be built out quickly to meet housing need. The NPPF states that at least 10% of the sites allocated for housing through a local authority’s plan should be half a hectare or smaller.

The Levelling Up and Regeneration Act

The Levelling Up and Regeneration Act makes a range of legislative changes associated with the Government's "levelling up" agenda, which intends to reduce geographical, economic, social and health inequalities. The Bill includes extensive changes to the planning system, which the new Castle Point Plan must respond to.

Spatial Planning for Health

Spatial Planning for Health is a resource developed by Public Health England which sets out the linkages between spatial planning and health, based on the findings from an umbrella literature review. The review also highlights the inextricable link between the built and natural environment and health. Key findings of the review include:

- Improving neighbourhood walkability and infrastructure designed to promote walking and cycling in neighbourhoods, was found to be associated with numerous positive health outcomes.

- Areas of mixed land use, diverse housing types and high-quality public transport were found to be associated with positive health outcomes such as increased physical activity levels and reduced risk of pedestrian injury.

- Good quality housing and affordable housing was associated with a variety of positive health outcomes.

- Among vulnerable groups provision of affordable housing was associated with improved quality of life, mental health and clinical health-related outcomes.

- Improvement to air quality, prioritisation of neighbourhood tree planting. And provision of open space and green spaces, was associated with increased physical activity, increased environmental cooling, and improved general physical health outcomes.

- Provision of infrastructure to support walking and cycling and increased access to buildings and facilities was associated with increased physical activity and improved social engagement among older adults.

- Flooding was associated with a number of health-related issues including carbon monoxide poisoning and poor mental health outcomes.

- The provision of open and green space, high quality public transport and improved air quality was associated with numerous positive health outcomes.

3.4 4.1 Population

Table 22: Population

	2011	2022	% change
Castle Point	87,964	89,731	2%
Essex	1,396,599	1,519,509	8.8%
East of England	5,862,418	6,398,497	9.1%
Great Britain	61,470,827	65,685,738	6.8%

Source: ONS, 2023

Castle Point Borough has an estimated population of 89,731. Since 2011 the population has grown at a considerably lower rate than that of the county, region, and the country. At 2% it is considerably below the national population growth rate of 6.8%.

Table 23: Population age structure

	Castle Point	Essex	East of England	England
Persons aged 0-4	(4.9%)	(5.5%)	(5.46%)	(3.37%)
Persons aged 5-14	(11.1%)	(12%)	(12%)	(12%)
Persons aged 15-19	(5.2%)	(5.37%)	(5.5%)	(5.7%)
Persons aged 20-44	(27.2%)	(30%)	(31%)	(32.7%)
Persons aged 45-64	(26%)	(26.2%)	(26%)	(25.5%)
Persons aged 65+	(25.4%)	(20.8%)	(19.8%)	(18.6%)

Source: ONS, 2023

The majority of Castle Point Borough's population are adults within the age bands of 20-44 years and 45-64 years. The district has a lower proportion of young persons under the age of 15 at 16% compared to the proportion of persons aged 65 and over at 25.4%. The proportion of young persons is below the county, regional and national equivalent.

Table 24: Population projections

	2024	2034	2043	Percentage change (2024 – 2043)
Castle Point	91,428	93,519	95,999	4.99%
Essex	1,534,708	1,607,698	1,667,768	8.67%
England	57,816,890	59,988,992	61,744,098	6.79%

Source: ONS population projections (2018 based)

The population of Castle Point Borough is projected to increase to 95,999 by 2043 which represents a 4.99% projected growth on the 2024 projected population figures. This percentage change is lower than the county figure, and the national growth figure.

Table 25: Population projections for Castle Point on broad age groups

Broad Age Groups	2024	2034	2043	% of projected population in 2024	% of projected population in 2043
Children	14,705	14,236	14,812	16.1%	15.42%
Working age	52,777	52,801	53,775	57.7%	56.01%
Older People	23,946	26,481	27,416	26.2%	28.55%

Note: Children (0-14), Working age (15-64), Older people (65 and over)

Source: ONS population projections (2018 based)

The population within Castle Point is projected to increase overall. Categorised as aged 65 years and over, there is projected to be 27,416 older people by 2043 a slight increase compared to 26,481 in 2034. By 2043 the projected number of children is 14,812 meaning that the population will be an ageing one, which will likely result in changing requirements of the Borough's residents. This is further demonstrated by the slight decrease in children as a percentage of the population in 2043.

3.5 4.2 Education

The new Castle Point Plan presents an opportunity to improve the accessibility and provision of high-quality education and training facilities in the Borough. By improving levels of educational attainment there is potential for wider social benefits and improvements to the local economy to result.

Table 26: Number attending and capacity of schools in Castle Point Borough

	Total Net capacity 10 Year Plan 2024/2034	Number on roll (2024/25)	Surplus / deficit (2024/25)	Forecast number on roll (2026/27)	Forecast surplus / deficit 2026/27 including adjustment for new housing
Primary School	6,920	6,296	145	6,044	138
Secondary School	6,550	6,082	103	6,052	122
Special School	0	0	0	0	0
Total	13,470	9,378	248	12,096	260

Source: 10 Year Plan – Meeting the demand for mainstream school places in Essex, 2024-2033, , ECC, 2024

School age population numbers are projected to grow relatively slowly and school capacity within Castle Point is expected to be sufficient to accommodate children in the Borough. Primary schools are predicted to have a surplus of 138 places for the 2026/27 academic year. Secondary schools are predicted to have a surplus of 122 for the same time period. However, when adjustments are made to the pupil forecast figures to take account of the numbers of primary and secondary pupils it is anticipated will be produced by new housing that is likely to be built by 2027 the forecasts show a surplus of some 138 places for primary schools and a surplus of 122 secondary school places.

Table 27: Secondary schools and colleges in Castle Point

School / College	Institution type (age range)	Ofsted inspection result	Ofsted inspection date
The Appleton School	11-19	2-Good	12-13 February 2019
Castle View School	11-16	3-Requires improvement	5-6 December 2023
The Cornelius Vermuyden School	11-16	4-Inadequate	31 October – 1 November 2023
The Deanes School	11-16	2-Good	26-27 September 2023
The King John School	11-18	2-Good	7-8 July 2021
Prospects College of Advanced Technology (PROCAT) (a)	General FE College (16+)	2-Good	10-13 May 2021
SEEVIC College	General FE College (16+)	2-Good	9-12 November 2021

Source: Ofsted (April 2024)

Out of the seven Secondary schools and colleges found in Castle Point, two have received an Ofsted result which is lower than Good, Castle View School and The Cornelius Vermuyden School.

Table 28: Adult qualifications

	Castle Point		Essex	East of England	Great Britain
NVQ4 and above	15,200	31.3%	38.9%	41.7%	45.7%
NVQ3 and above	27,400	56.3%	61.8%	64.5%	66.9%
NVQ2 and above	36,700	77.5%	85.1%	87.1%	18.9%
NVQ1 and above	41,800	86.1%	88.9%	90.0%	85.8%
Other qualification	!	!	4.5%	4.3%	88.5%

Note: ! Estimate not available

Nomis, 2022 data

The population of Castle Point Borough has in general fewer qualifications than the overall sub-national and national populations. 86.1% of the working age population of Castle Point Borough which accounts for 41,800 people are qualified to at least level 1 or higher compared to 85.8% across Great Britain. Level 1 represents foundation GNVQ, NVQ 1 or up to 5 GCSEs at grades A*-C. The most significant

difference is that Castle Point has comparatively lower proportions of the population qualified at Level 2, Level 3 and Level 4 and above. With 56.3% of the population having attained at least 2 or more A levels, advanced GNVQ, NVQ 3 or equivalent (level 3) and 31.3% achieving a higher national diploma, degree, and higher degree level or equivalent (level 4). Castle Point has a significantly lower skilled workforce in comparison to the county and a lower proportion than the regional level.

Table 29: Apprenticeship starts by Castle Point's residents

Year	Number of Apprenticeship Starts
2018 - 2019	630
2019 - 2020	520
2020 - 2021	520
2021 - 2022	600
2022 - 2023	550

Source: Apprenticeships starts data (GOV, November 2023)

Table 30: Apprenticeship starts by Castle Point residents, by age

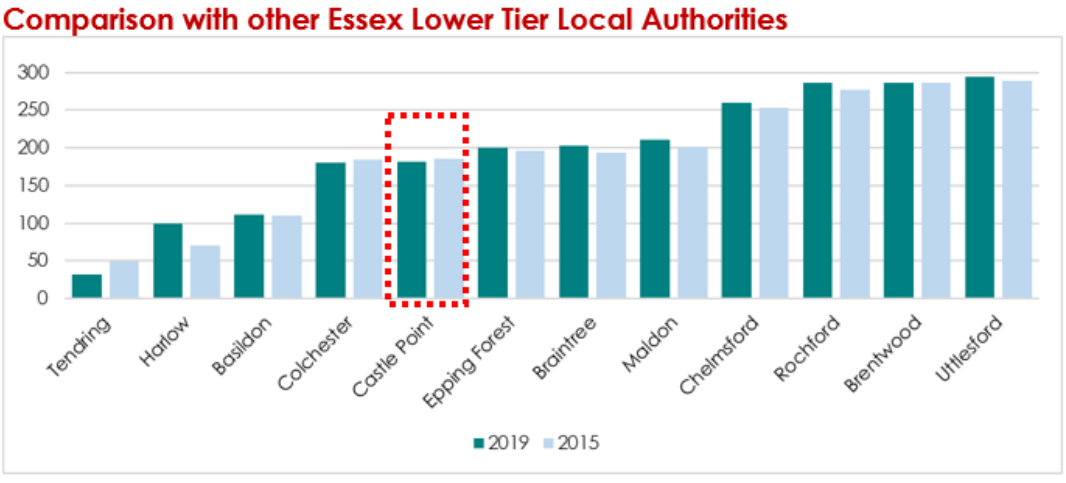
Year	Under 19 yrs	19-24 yrs	25+ yrs
2018 - 2019	240	190	200
2019 - 2020	170	160	190
2020 - 2021	140	180	210
2021 - 2022	170	210	230
2022 - 2023	180	170	200

Source: Apprenticeships starts data (GOV, November 2023)

Castle Point has seen a decrease in uptake of apprenticeships in the period 2018/19 – 2022/23, this is in line with the national figure. This could correlate with a national decline in Small Medium Enterprises (SMEs), and their taking on of apprentices as widely reported.

3.6 4.3 Quality of Life

Figure 2: Indices of multiple deprivation 2019



Source: ECC, Changes in the Index of Multiple Deprivation for Essex, 2019

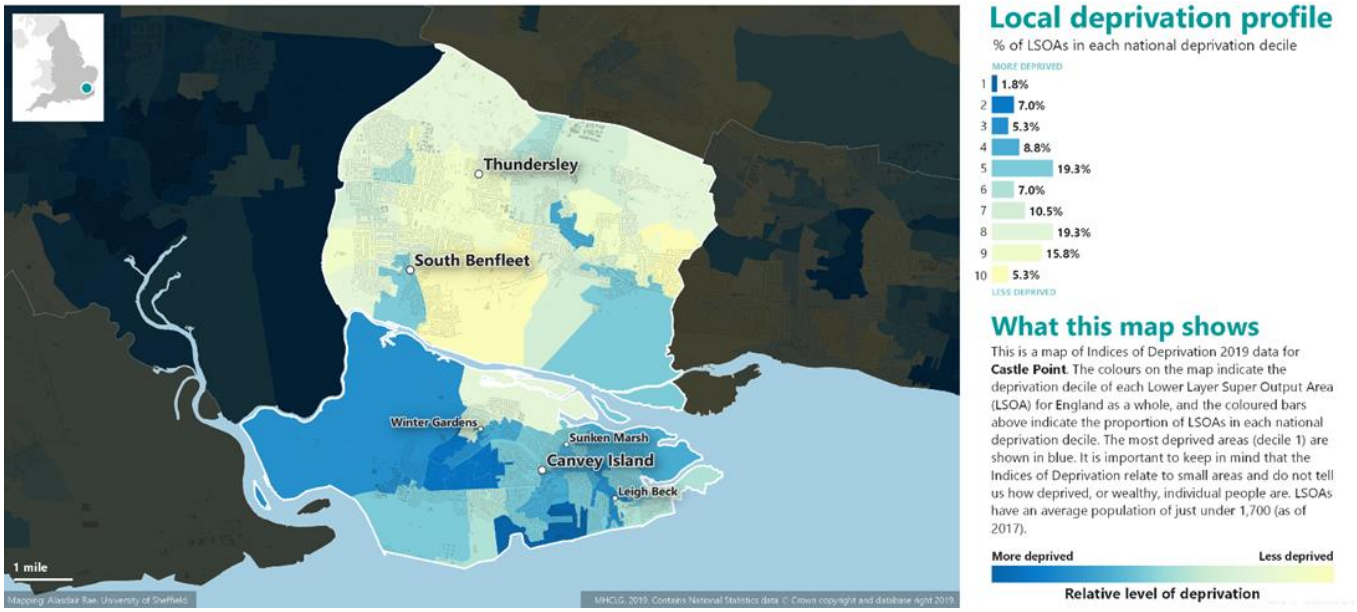
In the Indices of Multiple Deprivation 2019 the Castle Point Borough was ranked 182 out of 317 lower tier authorities in England based on the average rank of the LSOAs in this area (where 1= most deprived). This places Castle Point in the 50% of least deprived Lower Tier Local Authorities (LTLAs) nationally.

Compared to previous years the average rank of the area has decreased year on year since 2007 (IMD 2007 – 26 places; IMD 2010 – 8 places; IMD 2015 – 4) and has moved from decile 7 to decile 6 between 2007 and 2010.

Compared to the other local authority areas in Essex, Castle Point is ranked as 4th out of 12 in the county for overall deprivation. Castle Point is one of two areas in Essex which fall into the 7th decile nationally and is also one of the 3 areas in Essex which moved down in their rank of average compared to the 2015 IMD period.

Figure 3 below illustrates that 1.8% of the Castle Point population live in the 20% most deprived areas, whilst 53.2% of the population live in the 20% least deprived areas[13]. The map shows that the most deprived areas are within Canvey Island, with the least deprived areas being within the Benfleet area.

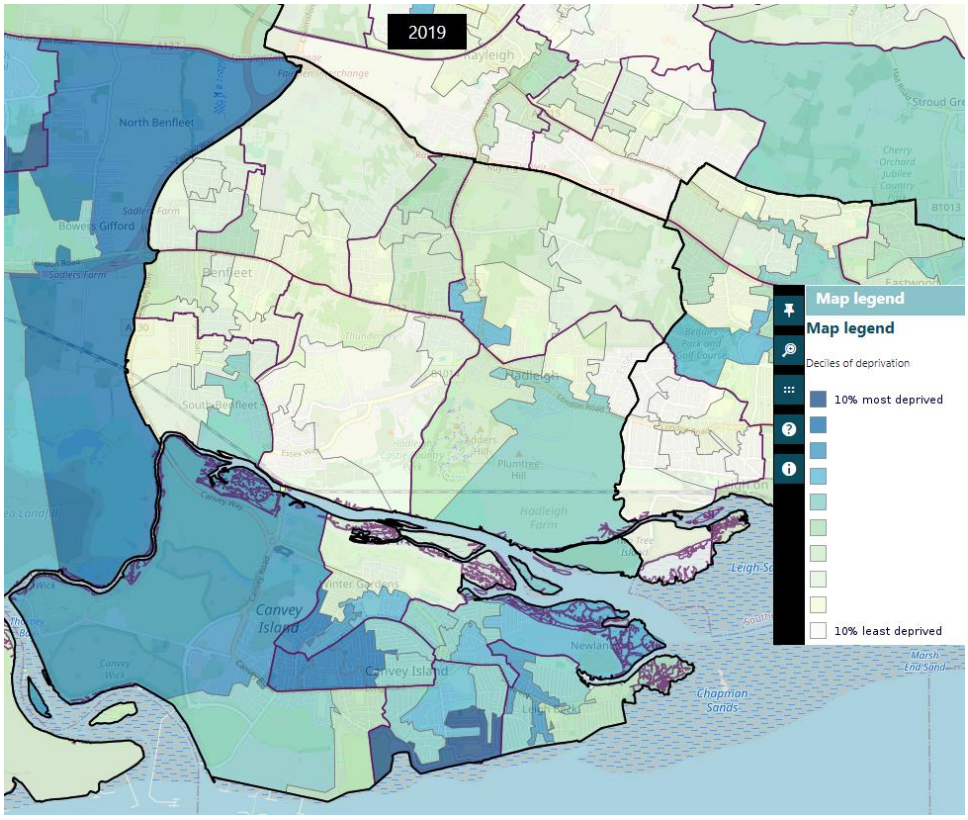
Figure 3: Castle Point Local Deprivation Profile Map



Source: Essex County Council Indices of Multiple Deprivation (IMD) 2019 Report

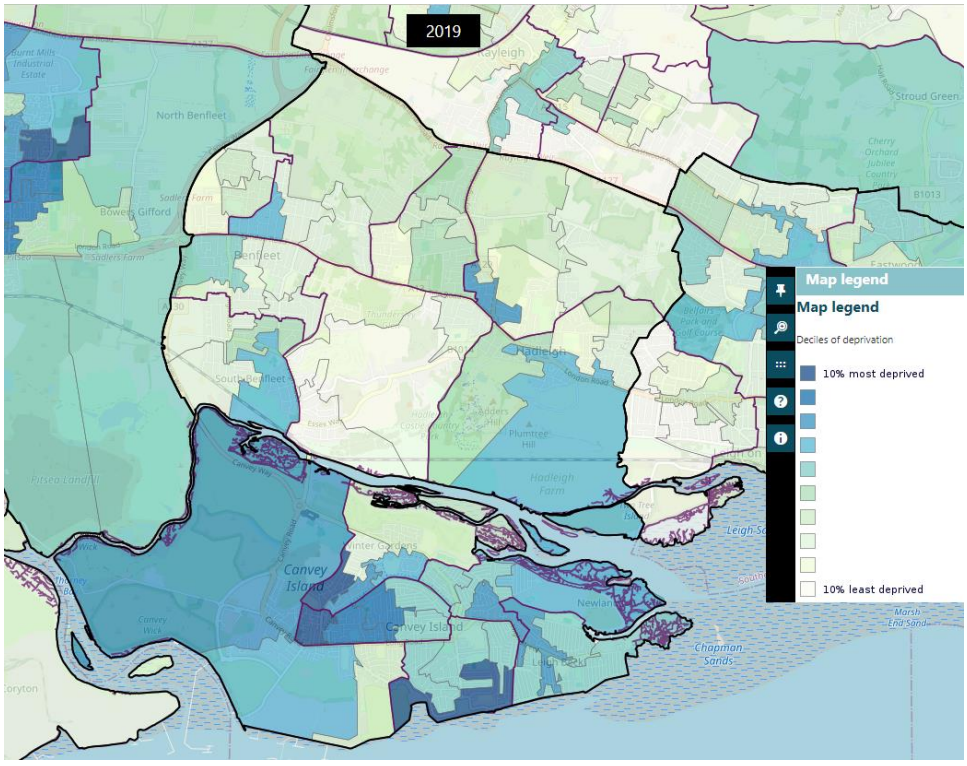
[13] Essex County Council Indices of Multiple Deprivation (IMD) 2019 Report

Figure 4: Index of Multiple Deprivation (IMD) for Castle Point



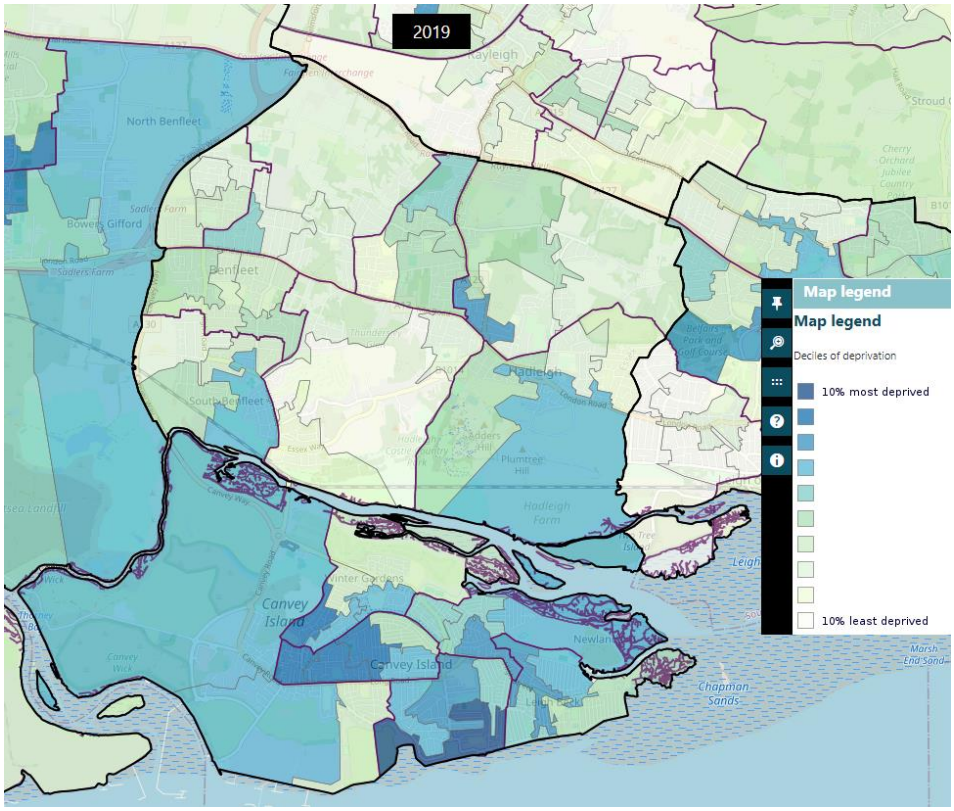
Source: Indices of Deprivation 2019 explorer, 2024

Figure 5: Income Deprivation Domain for Castle Point



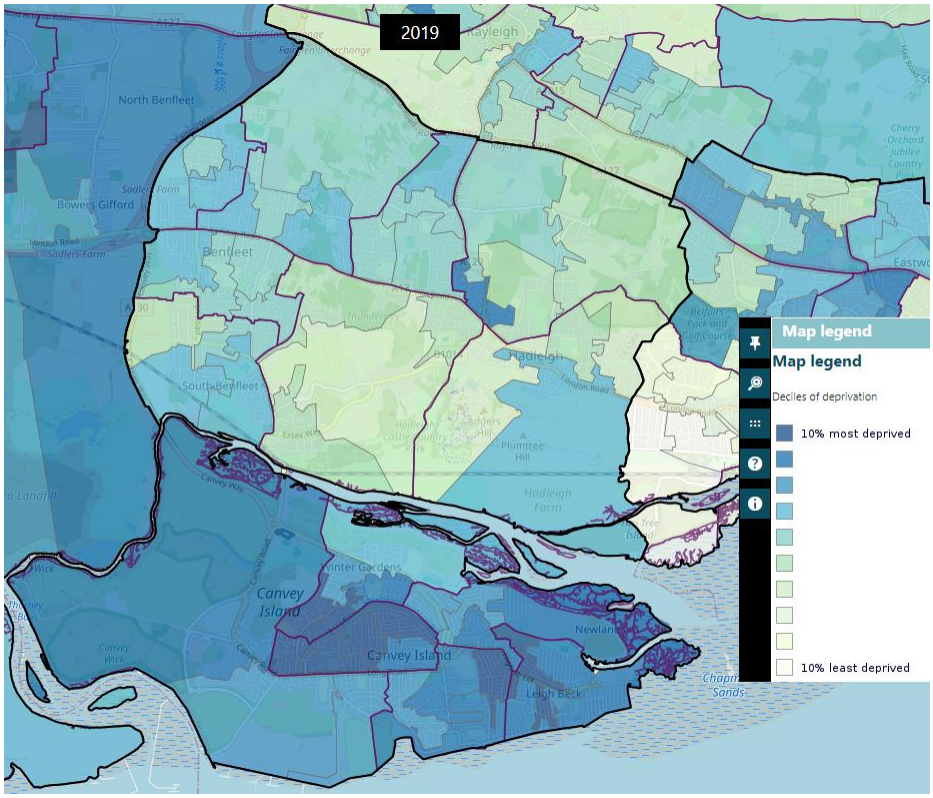
Source: Indices of Deprivation 2019 explorer, 2024

Figure 6: Employment Deprivation Domain for Castle Point



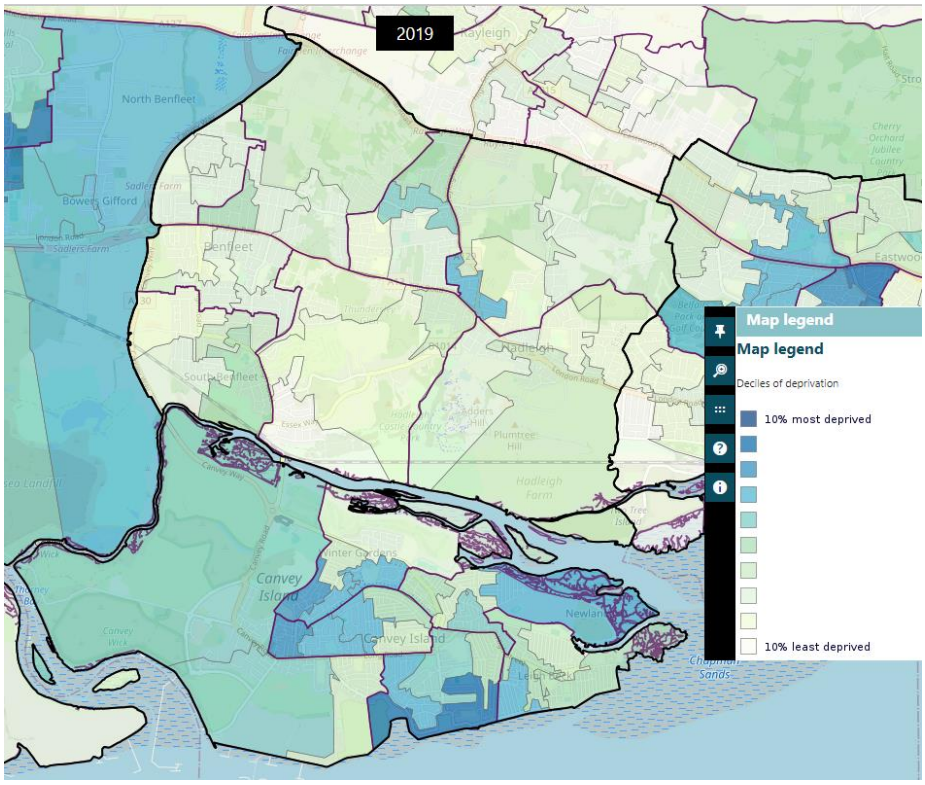
Source: Indices of Deprivation 2019 explorer, 2024

Figure 7: Education, Skills, and Training Domain for Castle Point



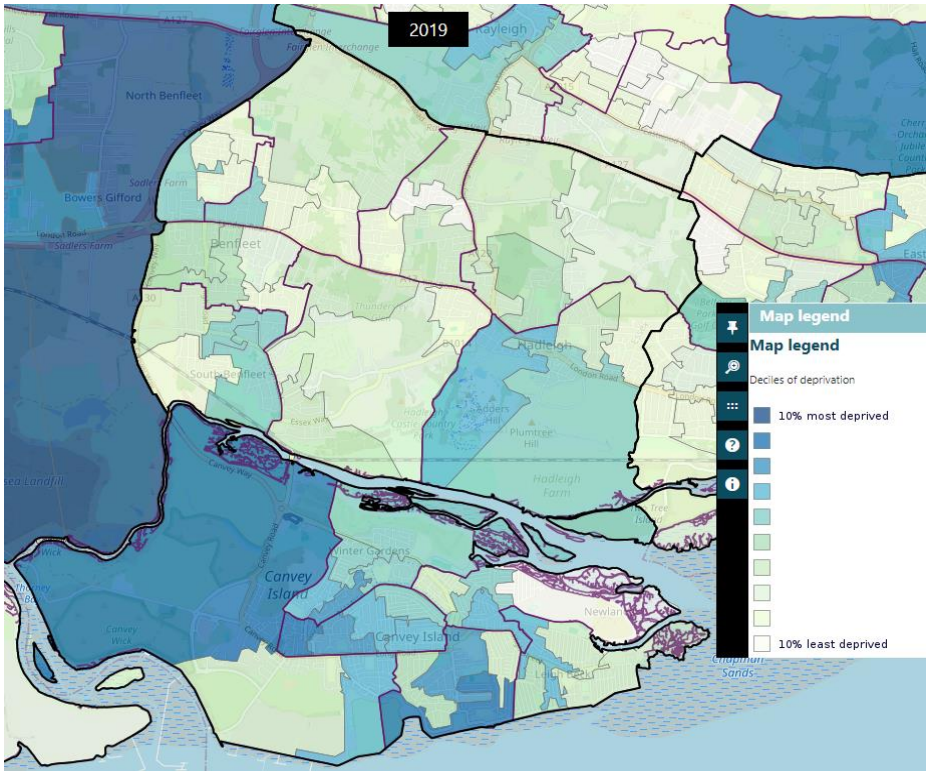
Source: Indices of Deprivation 2019 explorer, 2024

Figure 8: Health Deprivation and Disability Domain for Castle Point



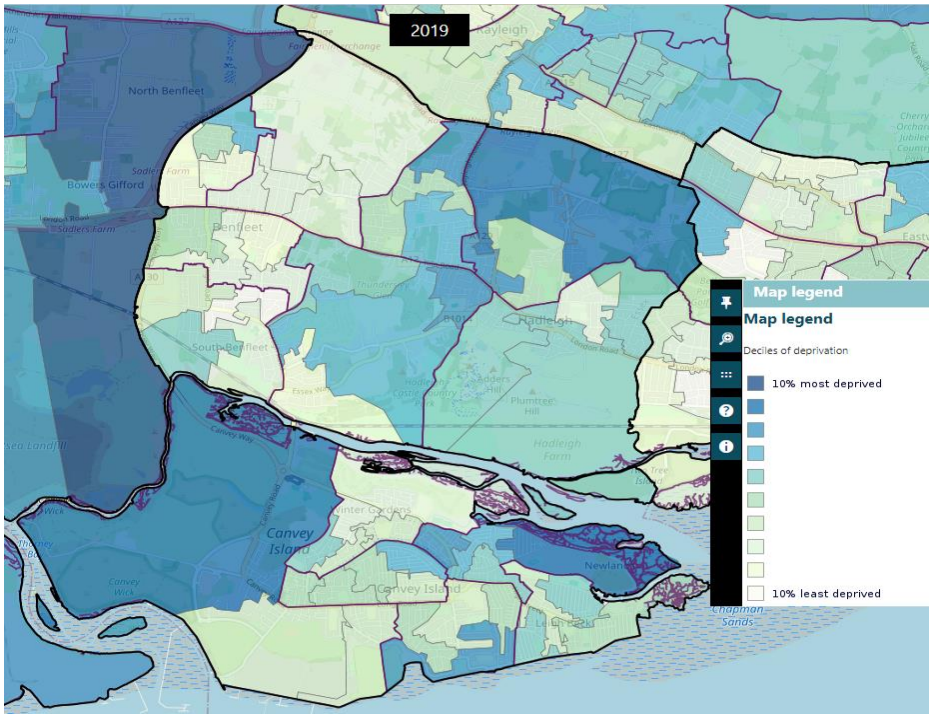
Source: Indices of Deprivation 2019 explorer, 2024

Figure 9: Crime Domain for Castle Point



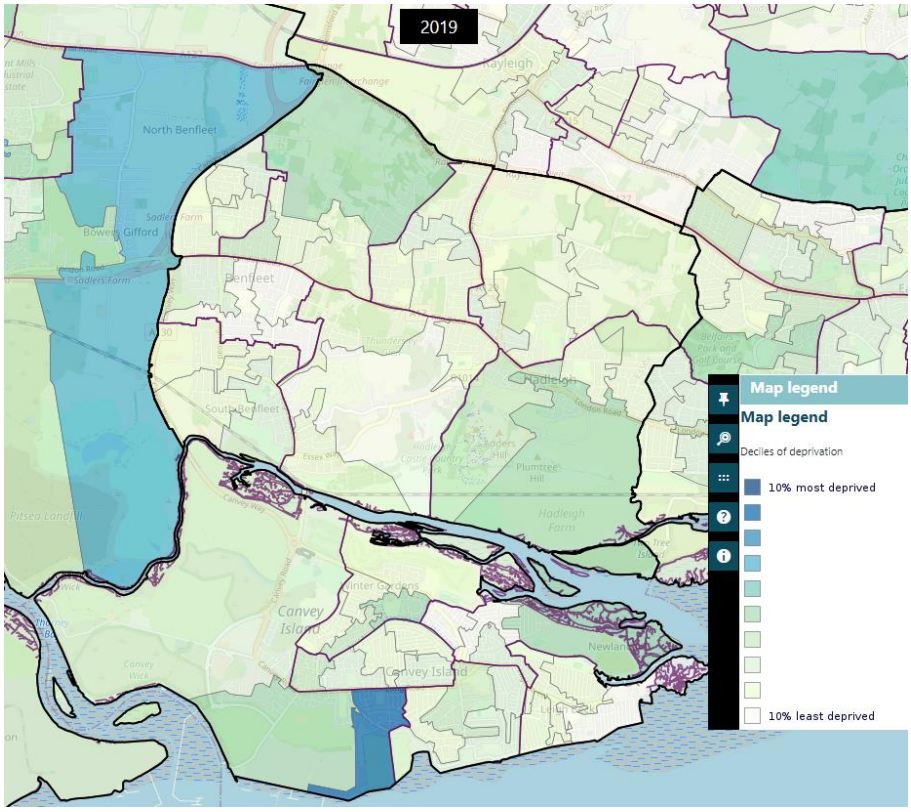
Source: Indices of Deprivation 2019 explorer, 2024

Figure 10: Barriers to Housing and Services Domain for Castle Point



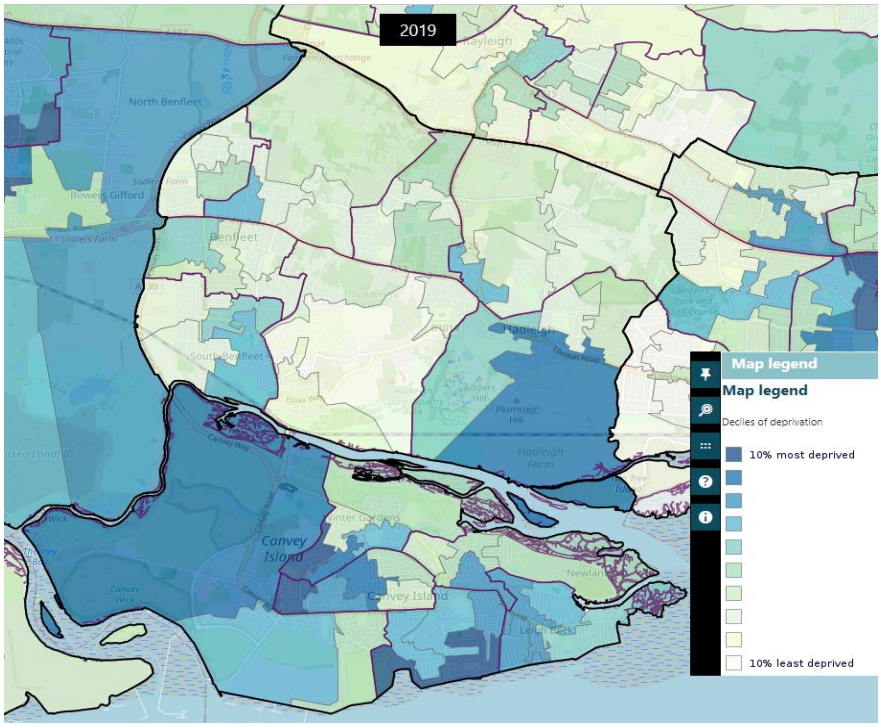
Source: Indices of Deprivation 2019 explorer, 2024

Figure 11: Living Environment Deprivation Domain for Castle Point



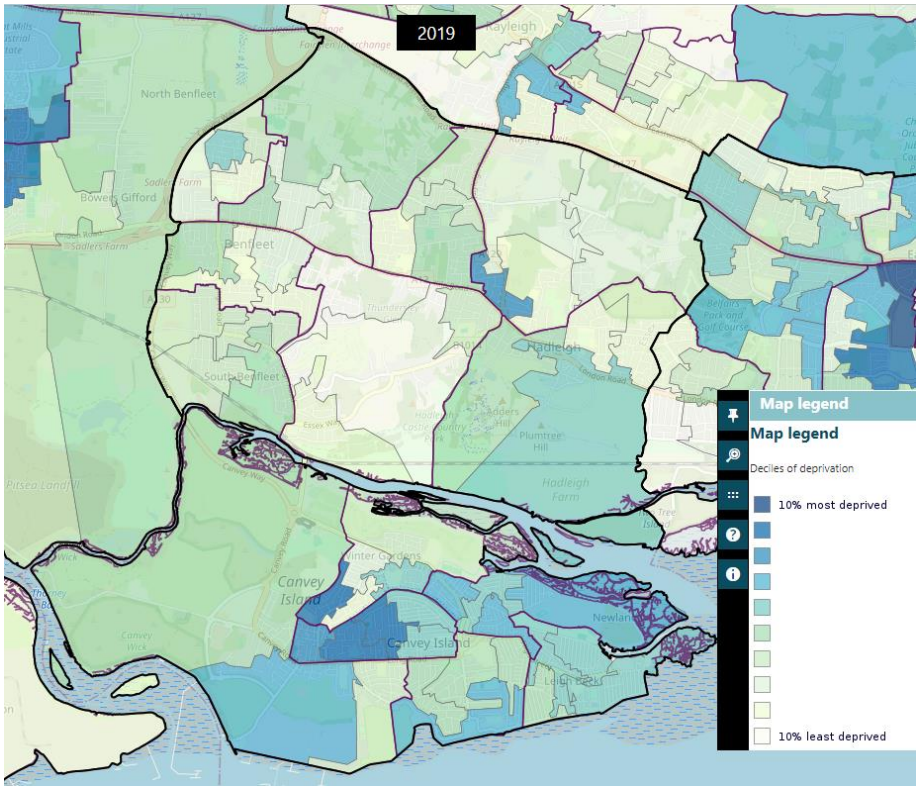
Source: Indices of Deprivation 2019 explorer, 2024

Figure 12: Income Deprivation Affecting Children Index for Castle Point



Source: Indices of Deprivation 2019 explorer, 2024

Figure 13: Income Deprivation Affecting Older People Index for Castle Point



Source: Indices of Deprivation 2019 explorer, 2024

4.4 Summary

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
Population change within the district was 2% in a 10-year period. Considerably lower than the national and regional averages. The population within Castle Point is ageing and will continue to increase in age. Predicted population change within Castle Point is lower than national predictions, but higher than the Essex predictions. There is a surplus of school places at primary and secondary schools. Out of seven secondary schools, two are rated below good. Castle Point has a lower skilled workforce in comparison to the county and region. Future Considerations • Changing demographics and planning for suitable services • Change to migration trends • Inequality	Castle Point must adapt to having an ageing populous. Population change within the district is considerably lower than average, possibly causing further problems with the aging population. Likely evolution of the Baseline without the Local Plan • No opportunity to plan positively to reduce deprivation and improve social inclusion. There is a need to reduce inequality between those living in the most deprived areas of Castle Point and those living in the least deprived areas of the Borough through spatial planning particularly with a view to encouraging new development that will provide jobs, raise income levels, support education/skills/training, reduce crime, and barriers to housing and services. • No opportunities to address ageing population and meet the needs of a changing population with a need for suitable accommodation for all types of residents with a range of care needs.	The wider area must adapt to having a greater than average percentage of aging populous

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
	• Population growth and demographic change is likely to place additional demand on key services and facilities such as health, education and social care. Services are less likely to be delivered without a new Castle Point Plan in appropriate locations, or of sufficient quality and quantity.	

5. Health and Wellbeing

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

5.1 Life Expectancy and Health

One of the most important measures of health inequality is life expectancy. This is closely linked to a person's socio-economic circumstances, which are measured by level of deprivation. **Table 31: Life expectancy**

Area	2017 - 2019		2020-2022	
	Males	Females	Males	Females
Castle Point	80.1	83.5	79.1	82.9
East of England	80.4	83.8	79.8	83.5
England	79.7	83.3	78.9	82.8

Source: ONS, 2024 data

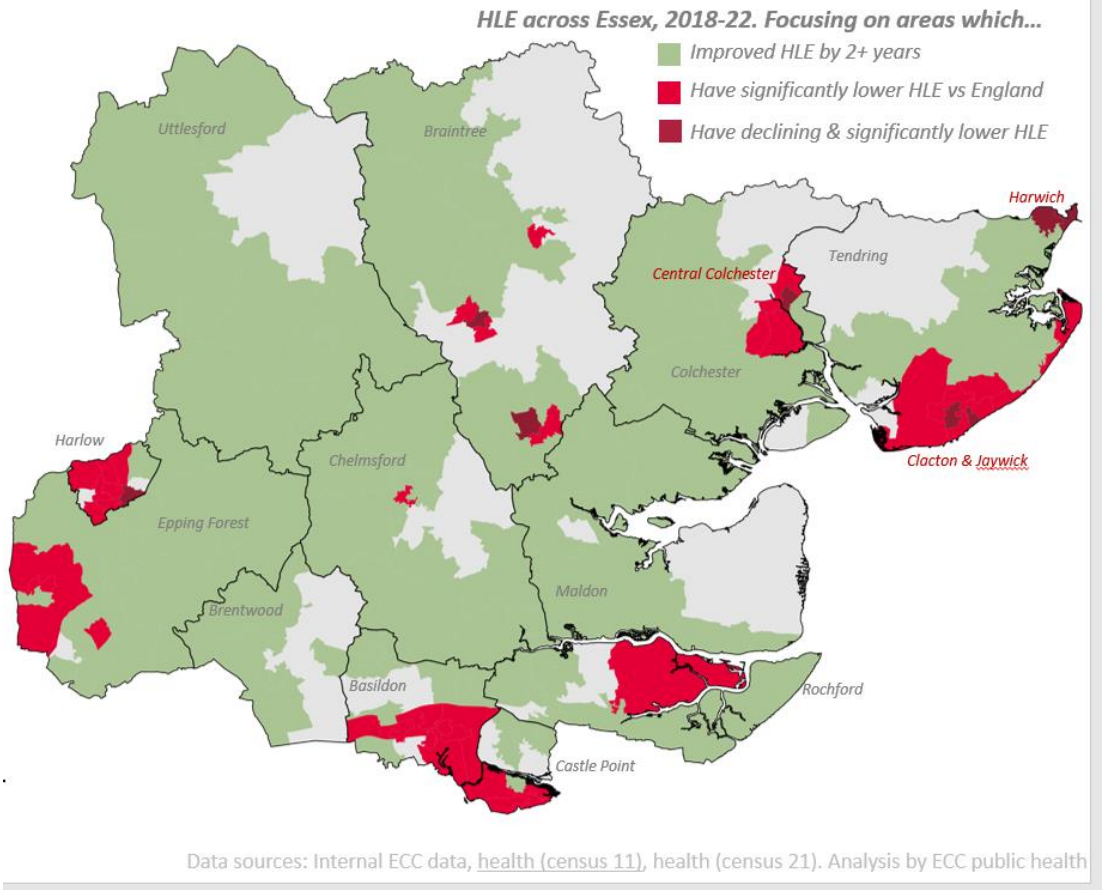
Life expectancy of residents within Castle Point Borough is lower than the regional averages but higher than national averages with men living for an average of 79.1 years and women on average living 82.9 years. In general, life expectancy is increasing nationwide. The implications of this will mean that as people live longer there will be increased pressure on services for the elderly.

Life expectancy varies between the deprived and less deprived areas as illustrated in the map in Figure 14 below when compared to the map in Figure 3: Castle Point

Local Deprivation Profile Map above. Figure 14 illustrates that almost all of Canvey Island (aside from Winter Gardens) has low healthy life expectancy compared to the rest of the Borough.

In Castle Point, males living in the least deprived areas can, at birth, expect to live 7.3 years longer than males living in the most deprived areas. For females, this gap is 6.4 years[14].

Figure 14: Low Healthy Life Expectancy Across Essex



Source: Essex County Council data, 2021

The health of people in Castle Point is varied compared with the England average. About 14.7% of children live in low income families. In year 6, 19.2% of children were classified as obese in 2019. Estimated levels of excess weight in adults (aged 18+) are worse than the England average. The rate for self-harm hospital admissions is better than the average for England. Rates of STIs and TB are better than average. Rates of statutory, homelessness, violent crime, long term unemployment and early deaths from cardiovascular diseases are better than average[15].

[14] Public Health Profiles data – Public Health England, 2024
[15] Castle Point , Health Profile 2019, Public Health England 2019

5.2 5.2 Physical Activity and Open Space

60.8% of Castle Point residents were active in the year 2022-2023[16]. Castle Point has seen a 3.2% increase in active residents during this period compared to an average of 3.9% across Essex. In general, Essex has seen a reduction in inactivity levels (0.9%).

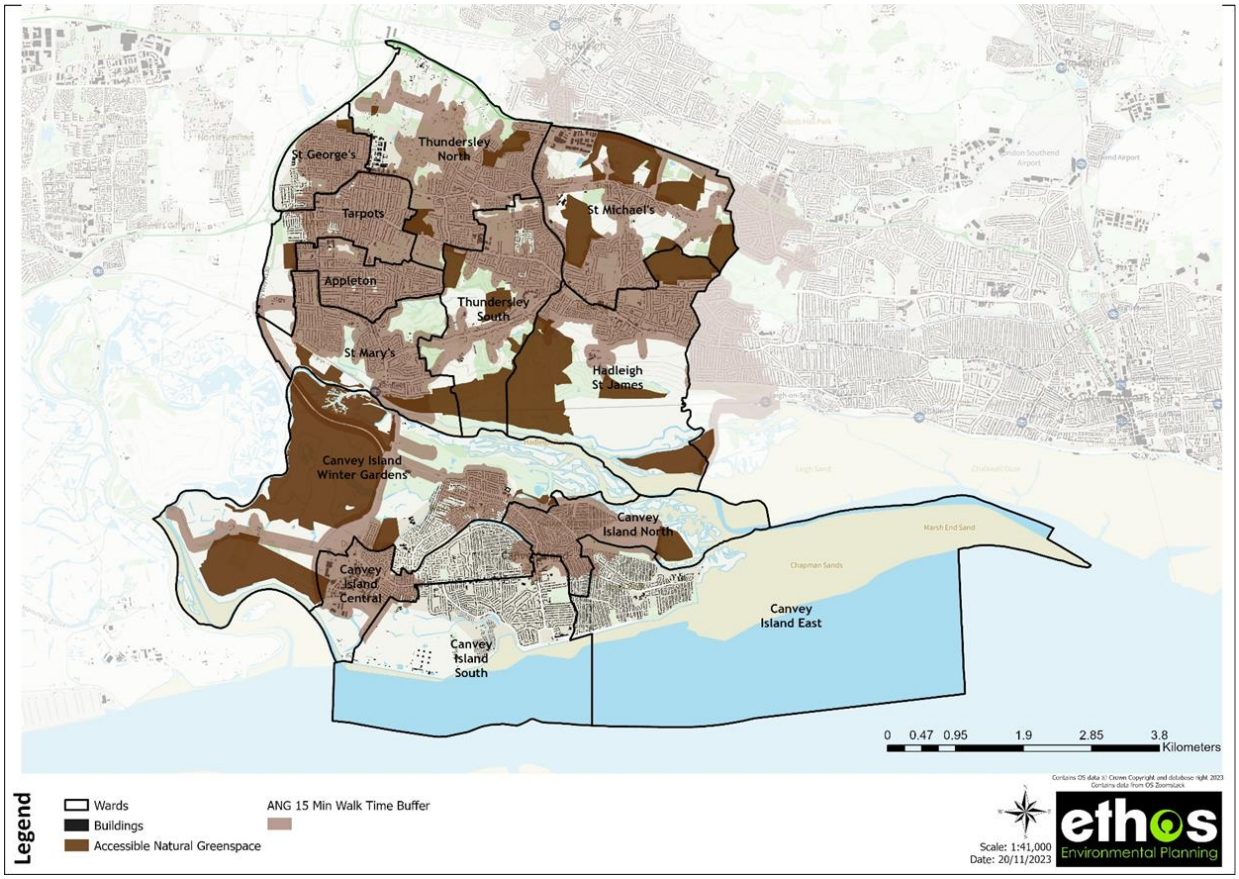
Accessible Natural Greenspace

Accessible Natural Greenspace Standard (ANGSt) created by Natural England sets out the minimum amount of accessible natural greenspace that any household should be within reach of. Analysis of Accessible Natural Greenspace Provision for Essex (2009) showed that only 7% of Essex households met all the ANGSt requirements while 14% didn't meet any. According to the report, "the areas that fare the worst according to the ANGSt criteria are the more rural parts of the county; although there may be greenspace surrounding rural inhabitants, there is often limited official public access beyond the footpath network". This isn't necessarily true of households within Castle Point as 100% of them meet some ANGSt criteria. The Borough covers around 4,481ha and 677ha of it is considered to be accessible natural greenspace as shown in the figure below.

The Castle Point Open Space Assessment, 2023, reports that "*there is generally good access* [15 minutes' walk time] *across the majority of the borough, however there is a large gap in access across the southern part of Canvey Island*."

[16] Active Essex, 2024 data

Figure 15: Accessible Natural Greenspace in Castle Point

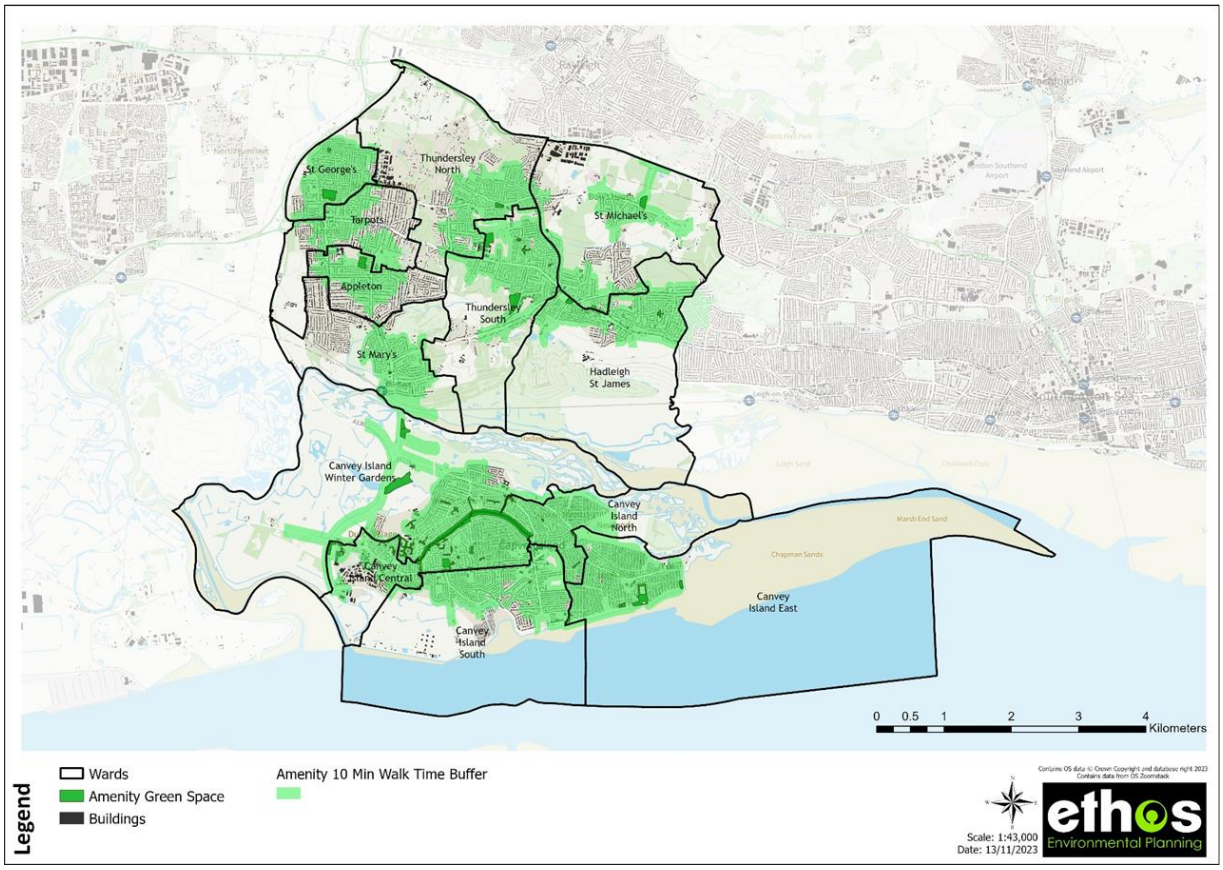


Source: Castle Point Open Space Assessment, 2023

Accessible Amenity Green Space

The Castle Point Open Space Assessment, 2023, has reported that there is "*generally good access across the built-up area of the borough, although there are small gaps within several wards. This includes the west of St Mary's east of Tarpots and Appleton. In Canvey Island, access is generally good with a small gap in the south of Canvey Island Central*".

Figure 16: Access to Amenity Green Space in Castle Point



Source: Castle Point Open Space Assessment, 2023

5.3 General Health of the Borough

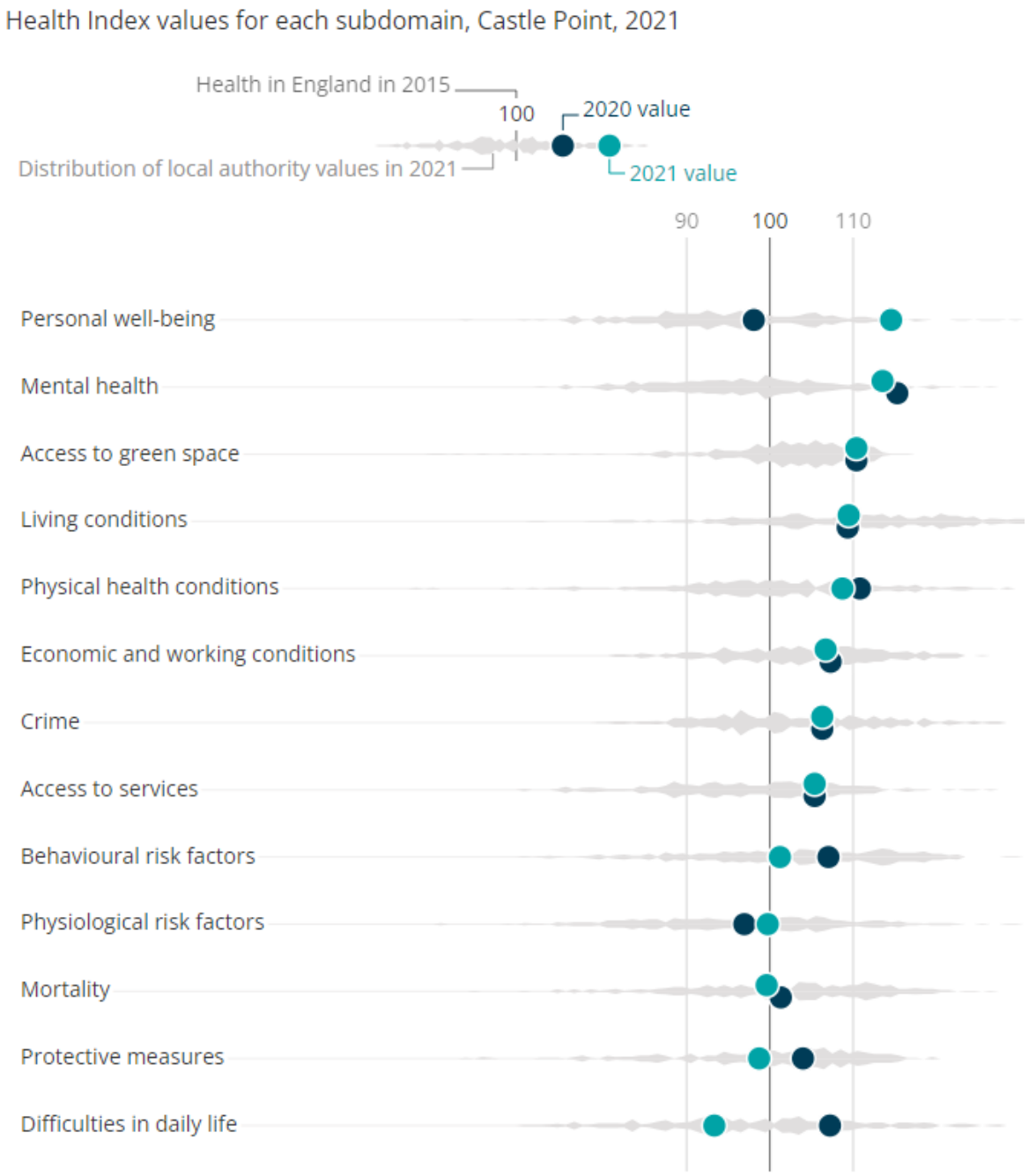
Health Index for England

The Health Index[17] for England is a new measure of the health of the nation. It uses a broad definition of health to provide a single value for the health of each local authority area that can be broken down into various measures within three broad domains: health outcomes; health related behaviours and personal circumstances; and wider drivers of health that relate to the places where people live.

Castle Point has an overall Health Index of 110.6 which is down 1.5 points compared with the previous year. Castle Point ranked roughly in the top 30 percent of local authority areas in England for health in 2021. As shown in Figure 14, health in Castle Point is strongest for the "personal well-being" subdomain, which looks at people's belief that activities in life are worthwhile, feelings of anxiety, happiness, and life satisfaction. Castle Point's worst score is "difficulties in daily life".

Figure 17: Health Index values for each subdomain in Castle Point (2021)

[17] How Health has changed in your area: 2015-2021, ONS, 2023



Source: ONS, 2023

Castle Point and Rochford have a higher rate of diabetes (7.2%) than the Essex (6.6%) and England (6.5%)[18] averages. The district has the lowest rate of hospital admissions due to hip fractures. Generally, both adults, young people and children have good wellbeing and as a result there is a low percentage of mental health problems.

[18] Castle point Local Authority Profile, JSNA 2019, ECC

Teenage pregnancy in the Borough is second highest in Essex and above the county average[19], linked to a range of poor outcomes in later life. The amount of testing for chlamydia is lower than the county average, and a lower rate of positive diagnosis[20].

Castle Point has some areas which have high levels of child poverty. Free early education entitlement has an average take up.

Although the overall picture for Castle Point is relatively good in terms of health, it is not the same for everyone. Some people are more likely to experience poor health because of their circumstances, and this is where resources will need to be targeted.

For example, since 2007 Castle Point has seen a rise in deprivation, particularly on Canvey Island. Deprivation can affect health and wellbeing.

5.4 Summary

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
Life expectancy within the borough is greater than England averages, but lower than the Essex average. Adult activity has increased in the period 2022-2023, at present; slightly lower than the county, regional and national averages. Future Considerations • Changing lifestyles and the rise in lifestyle related illnesses – sedentary lifestyles, lack of time spent outdoors etc • Changes to health and social care	Lifestyle changes to more sedentary practices. Likely Evolution of the Baseline without the Local Plan • Not designing to encourage physical activity, safe neighbourhoods and with the needs of an ageing population in mind.	New developments not being designed to appropriately reflect the need to shift to more active lifestyles.

[19] Under 18 Conceptions and Abortions Statistical Update for 2021, Public Health Intelligence, ECC
[20] Local Government Association, Chlamydia Diagnosis Rate , 2023 data

6. Transport and Connectivity

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

NPPF (2023)

The new Castle Point Plan will need to have regard to the NPPF, which seeks to promote sustainable transport requiring that related issues should be considered from the earliest stages of plan-making. The framework requires that the planning system should "actively manage patterns of growth" in support of the objectives underpinning the promotion of sustainable transport and address the "potential impacts of development on transport networks". The promotion of sustainable transport should seek to promote opportunities arising or proposed transport infrastructure, along with changing transport technology. Furthermore, opportunities to promote walking, cycling and public transport use should be identified and pursued.

The framework states that planning policies should aspire to create "healthy, inclusive and safe places." This involves supporting a mix of uses across an area and focussing development at locations that can be made sustainable, to minimise the number and length of car journeys required.

National Planning Practice Guidance

The National Planning Practice Guidance offers guidance to local planning authorities on assessing and reflecting strategic transport needs in Local Plan making. It also provides advice on when Transport Assessments and Transport Statements will be required, outlining their essential contents.

6.1 Modes and Flows of Travel

Table 32: Private Vehicle Ownership

	All households	No car or van	1 or more cars or vans
Castle Point	37,393	5,597 (15%)	31,796 (85%)
East of England	2,628,779	442,119 (16.8%)	2,186,660 (83.2%)
England	23,436,083	5,516,097 (23.5%)	17,919,986 (76.4%)

Source: Nomis, Car or van availability by household composition, Census 2021 data

In general, Castle Point Borough has a higher number of cars or vans per household compared to sub-national and England levels for no cars to one or more cars or vans.

Travel to work methods and flows

The tables below include the data from 2011 due to the impact of the Covid-19 pandemic on the 2021 Census data in that many workers worked from home at the time data was recorded due to the 'lockdown' occurrence at that time.

Table 33: Travel to work methods for the residential population of Castle Point Borough

	Castle Point		East of England		England	
	Count	%	Count	%	Count	%
All People[21]	64,626	100%	4,245,544	100%	38,881,374	100%
Works mainly at or from home	1,700	2.63%	161,428	3.80%	1349,568	3.47%
Underground, metro, light rail, or tram	169	0.26%	33,110	0.78%	1,027,625	2.64%
Train	5,747	8.89%	205,077	4.83%	1,343,684	3.46%
Bus, minibus, or coach	1,465	2.27%	106,303	2.50%	1,886.539	4.85%
Taxi or minicab	250	0.39%	23,227	0.31%	131,465	0.34%
Driving a car or van	26,390	40.83%	1,757,121	41.39%	14,345,882	36.90 %
Passenger in a car or van	1,947	3.01%	143,749	3.39%	1,264,553	3.25%
Motorcycle, scooter or moped	336	0.52%	22,475	0.53%	206,550	0.53%
Bicycle	651	1.01%	100,651	2.37%	742,675	1.91%
On foot	2,549	3.94%	288,663	6.80%	2.701,453	6.95%
Other	239	0.37%	17,708	0.42%	162,727	0.42%
Not Currently working	23,183	35.87%	1,396,032	32.88%	13,718,653	35.28 %

Source: Census data 2011 from ONS (updated Jan 2013)

Castle Point Borough has a lower proportion of residents driving to work by either car or van (40.83%) when compared to regional levels. There is a considerably higher usage of trains as a mode of transport within the Borough compared to the national trend but fewer residents' cycle or travel by underground or on a bus, minibus or coach, rail travel could be greater because of the travel links into London. The proportion of residents who walk to work is significantly lower when compared to regional and national levels.

It is suggested by the increased train line usage that residents of Castle Point are regularly taking advantage of the rail links to commute into the city.

Table 34: Travel to workflows in Castle Point Borough

Usual residence	Work in Castle Point	Live in Castle Point	Net flow
Southend-on-Sea	2,577	4,869	-2,292
Rochford	1,479	1,554	-75
Basildon	1,331	5,083	-3,752

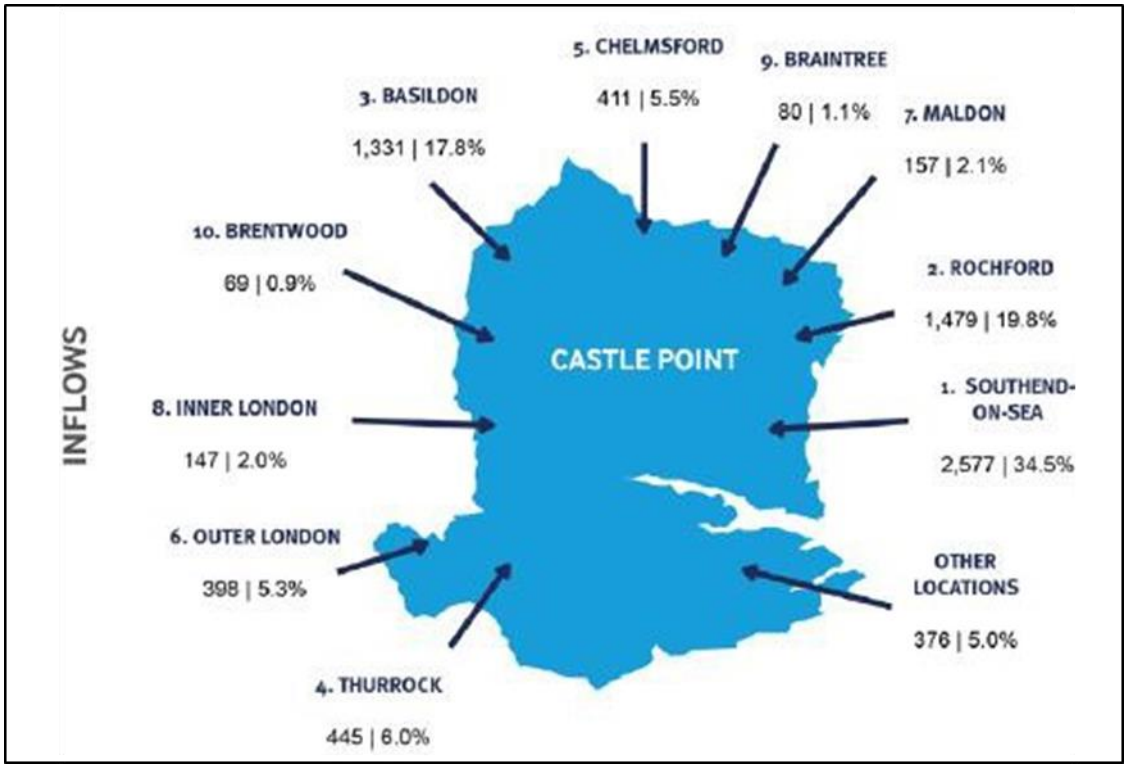
[21] All usual residents aged 16 years and over in employment before the Census

Usual residence	Work in Castle Point	Live in Castle Point	Net flow
Thurrock	445	1,638	-1,193
Chelmsford	411	1,030	-619
Maldon	157	140	17
Westminster, City of London	10	2,577	-2,567
Havering	142	626	-484
Braintree	80	134	-54
Total	7,470	23,573	16,103

Note: Total net flow does not equal Castle Points' net flow exactly due to only the major commuting locations being included.

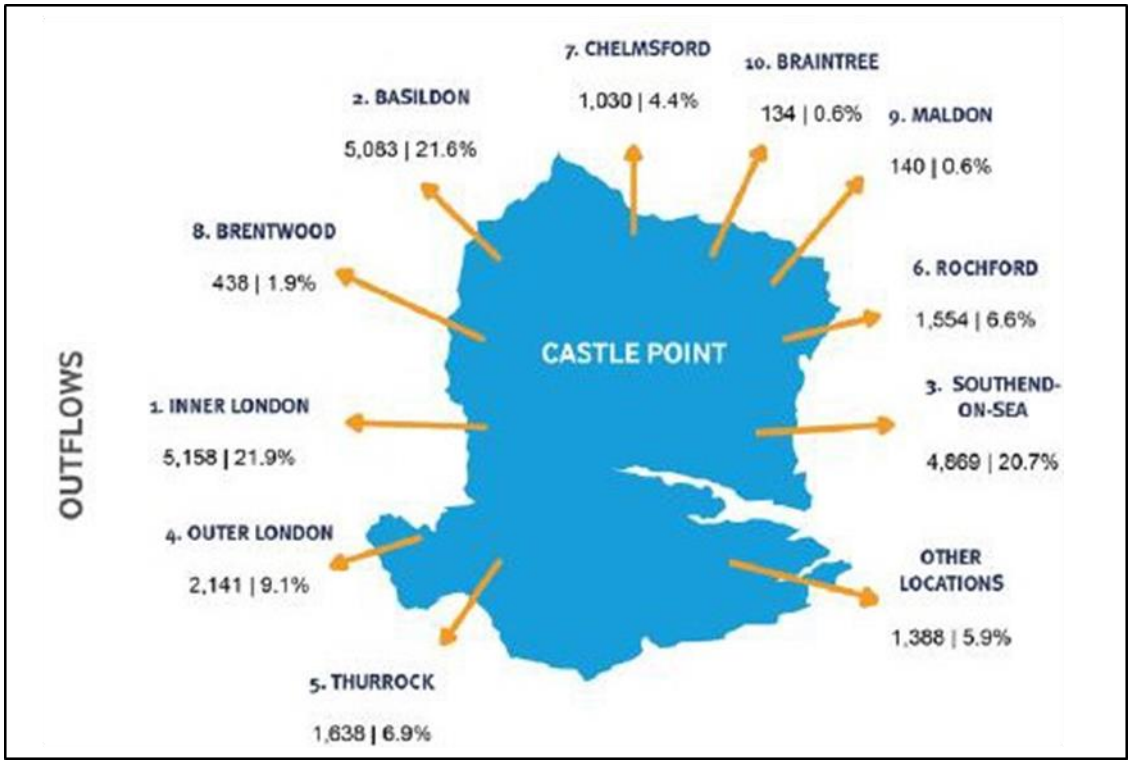
Source: NOMIS, census data 2011

Figure 18: Travel to Work Patterns – Inflow



Source: Essex Employment and Skills Board District Profile – Castle Point, 2017

Figure 19: Travel to Work Patterns – Outflow



Source: Essex Employment and Skills Board District Profile – Castle Point, 2017

6.1.1 Essex Local Transport Plan 2011 (LTP3)

At the time of preparing this SA Scoping Report a new Transport Plan for Essex (LTP4) is being prepared (completion due in 2024) which will replace the current Essex Transport Strategy. The LTP3 therefore currently remains the statutory transport Plan for Essex.

The Essex Transport Strategy is an important component of the Local Transport Plan. The strategy enables: helping the delivery of the Council's long-term vision. Supporting the delivery of the Integrated County Strategy. Identifying suitable transport investment. Supporting identified and unidentified funding bids.

The Vision of the Local Transport Plan is: 'for a transport system that supports sustainable economic growth and helps deliver the best quality of life for the residents of Essex'.

Table 35: Outcomes and Challenges of the Essex Transport Strategy

Outcome	Challenges
Provide connectivity for Essex communities and international gateways to support sustainable economic growth and regeneration	Providing good connectivity to and within urban areas to support self- contained employment and housing growth and regeneration. Providing good inter-urban connectivity within Essex and with adjacent major urban areas.

Outcome	Challenges
	Maximising the benefit to the local economy of Greater Essex's international gateways and strategic transport links to London, the East and Southeast of England and the rest of the UK.
Reduce carbon dioxide emissions and improve air quality through lifestyle changes, innovation, and technology.	Reducing the carbon-intensity of travel in Essex. Reducing pollution from transport to improve air quality in urban areas and along key corridors. Protecting and enhancing the natural, built, and historic environment.
Improve safety on the transport network and enhance and promote a safe travelling environment	Reducing the number of people killed or seriously injured on Essex roads. Working with partners to promote a safe and secure travelling environment.
Secure and maintain all transport assets to an appropriate standard and ensure that the network is available for use.	Effectively and efficiently managing our roads and footways. Effectively and efficiently managing all of the Council's wider transport assets. Keeping the transport network operational and safe in all seasons.
Provide sustainable access and travel choice for Essex residents to help create sustainable communities.	Enabling Essex residents to access further education, employment, and vital services (including healthcare, hospitals, and retail). Maintaining the vitality of our rural communities Encouraging and enabling healthier travel and leisure activities Creating strong and sustainable communities.

Source: Essex Highways, June 2011

Transport services and projects should be delivered efficiently and effectively. Procedures are put in place to ensure that the programme of transport interventions delivers the outcomes identified in the transport strategy. The Highways Strategic Transformation programme will see changes to how ECC works, ensuring; value for money, efficiency, and the consideration of the wider needs of Essex at the core of all decisions.

The delivery of the Local Transport Plan will be monitored, with each of the five indicators at the core of a series of performance indicators. This provides a broad measure of the plan and allows for the assessment of success in the local transport plan implementation.

6.1.2 Castle Point Transport Assessment

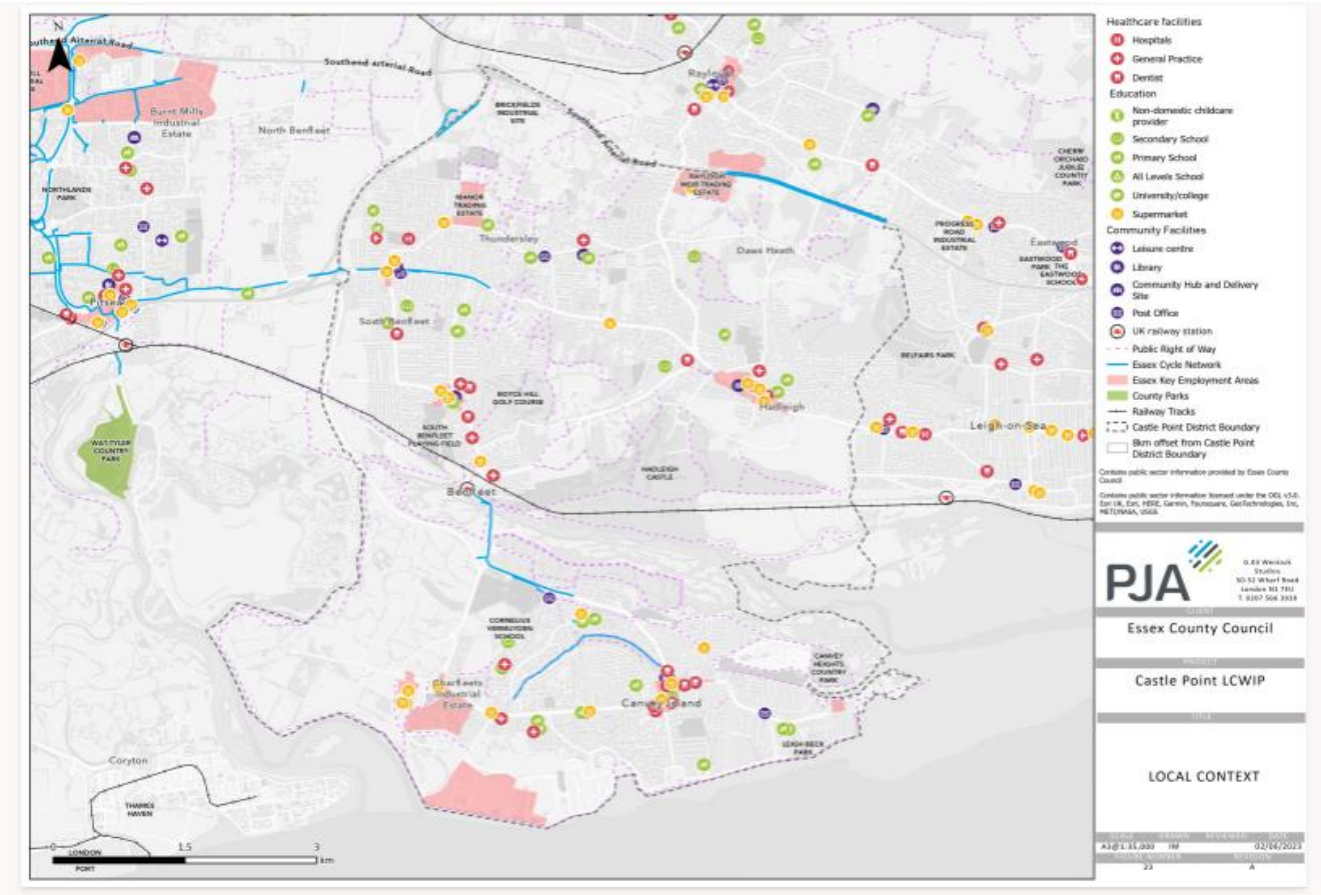
At the time of preparing this SA Scoping Report a local level Transport Assessment is currently being prepared for the Castle Point Borough to further inform the Castle Point Plan. This Assessment will be used to inform infrastructure planning and will be used to secure developer contributions and other sources of funding for transport infrastructure within the Castle Point Borough. Completion date for the Assessment is mid-2024.

6.2 Accessibility

Accessibility to Key Services in Context

Figure 20 illustrates key facilities in context to Castle Point Borough.

Figure 20: Access to Healthcare Facilities, Education, Facilities and Key Employment Sites in Geographical Context within Castle Point Borough

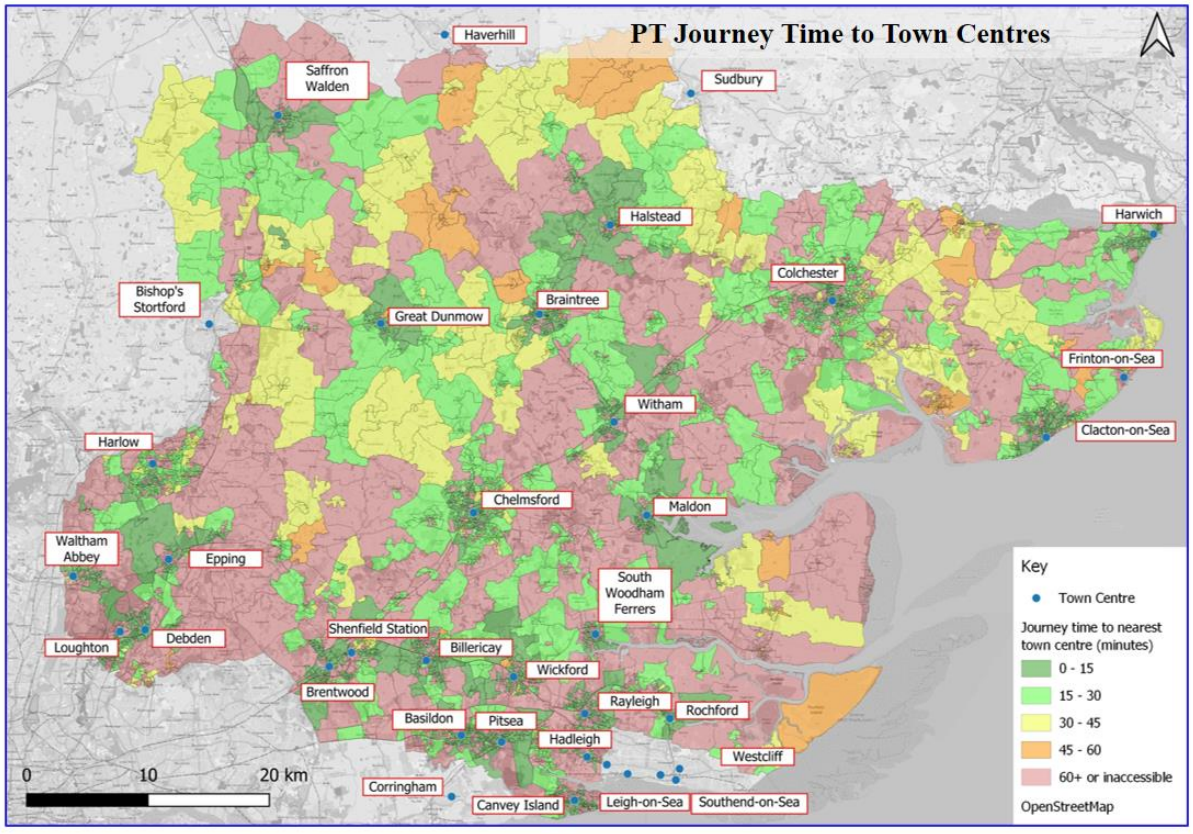


Source: Castle Point Local Cycling and Walking Improvement Plan, Stage 1 Analysis, 2023

The map below indicates significant areas where access to the nearest town centre is difficult by public transport.

For town centres to become more resilient, the challenges facing them should form a focal point of local authority strategy across a range of themes, including transport. It is noticeable from the map below that there are areas in Castle Point that present difficult access into Hadleigh and Canvey Island town centres by public transport.

Figure 21: Accessibility to Key Services by Public Transport – Town Centres in Context



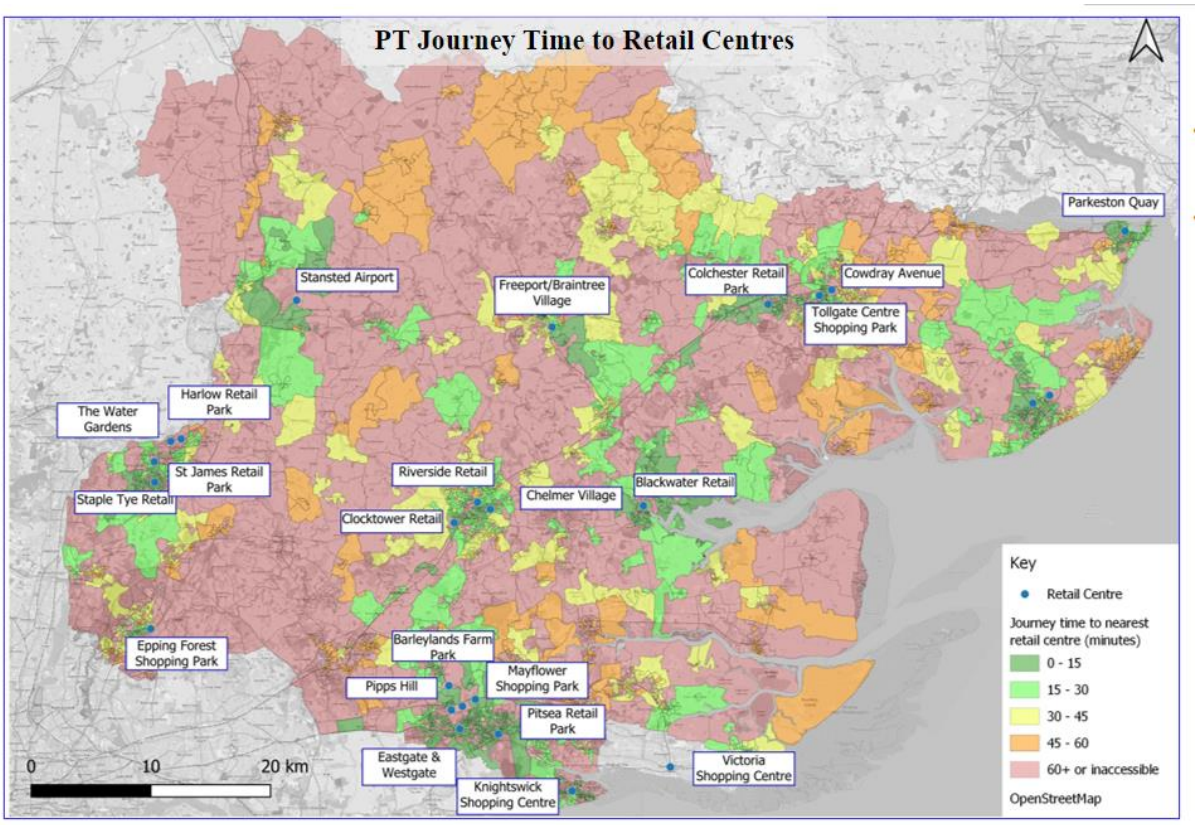
Source: Essex County Council data, 2022

Accessibility to Retail Centres

Large areas of Essex have poor accessibility to their nearest retail centre by public transport. This could be because, by their nature, public transport services are focussed on main town centres rather than more local shopping centres and retail parks. Retail parks have historically been built within the context of car-centric planning policies. To retain these community assets investment is needed to improve public transport and active travel connections.

It is noticeable from the map below that there are significant areas in Castle Point that present difficult access to retail centres by public transport.

Figure 22: Accessibility to Retail Centres by Public Transport in Context

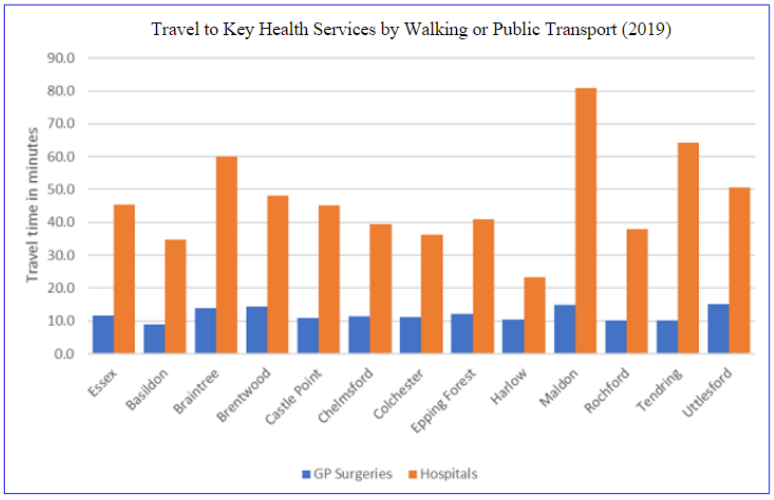


Source: Essex County Council data, 2022

Accessibility to Key Health Services in Context

Travel time to GP surgeries (11.6 minutes) and to hospitals (45.4 minutes) in Castle Point by public transport is the same as the Essex County average.

Figure 23: Travel to Key Health Services by Public Transport – Hospitals and GPs in Context to the Essex County



It should be noted that figures are based on average journey time by public transport but do not account for frequency of services at different times of day.

Source: Essex County Council data, 2019

Accessibility by Public Transport to Schools in Context

Both primary and secondary schools are typically less accessible by public transport for rural residents as journey times are often more than an hour.

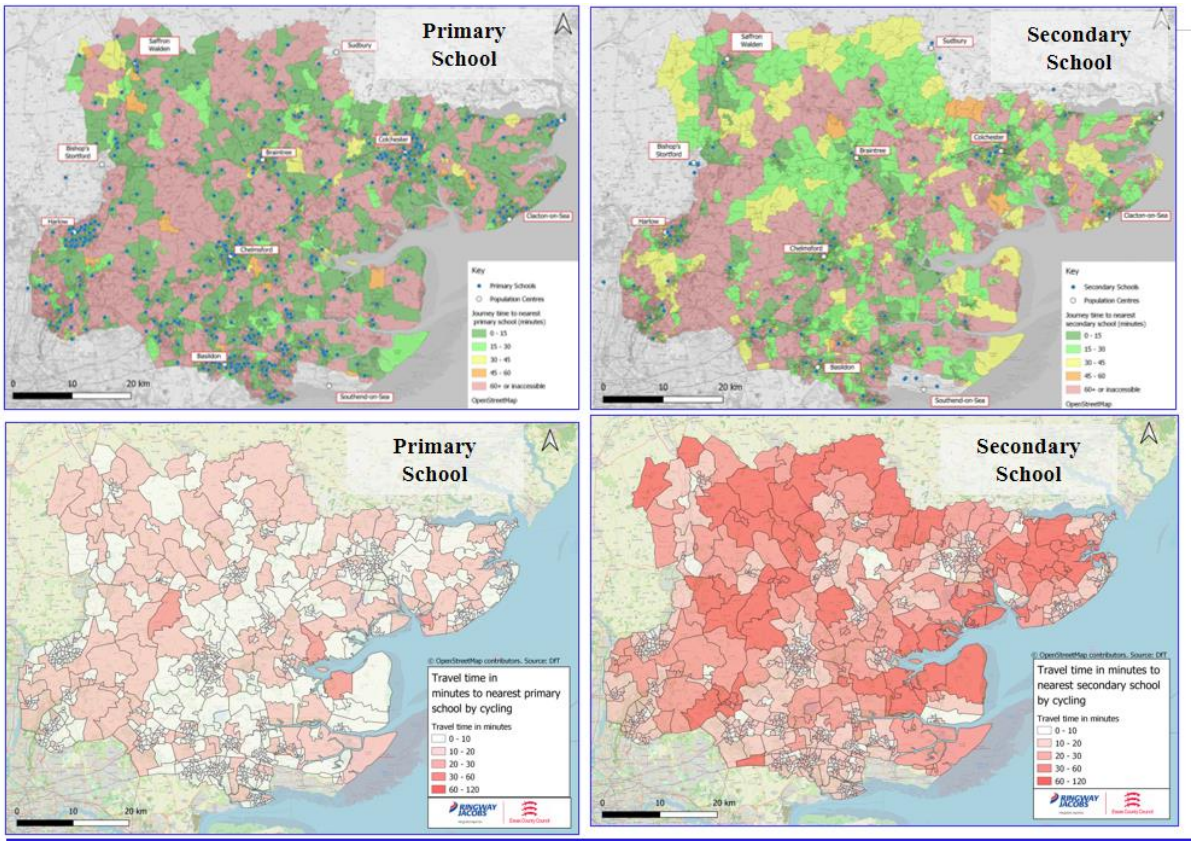
Children between years 0-6 (including low-income families) can get free home to school transport if they attend their nearest school and live more than 2-3 miles away. This is provided by Essex County Council, who has a statutory duty to provide free home to school transport for qualifying children.

Most areas are within a 20-minute cycle ride from primary school, making active travel highly accessible. However, accessibility is only utilised if safe cycle networks exist. Schools must also have adequate and safe cycle parking.

Accessibility is reduced in almost all areas as children tend to travel further distances to secondary school. Also, special consideration is needed for access to SEN Schools where students are often unable to travel independently.

It is noticeable from the map below that there are significant areas that present difficult access to both primary and secondary schools by public transport.

Figure 24: Accessibility by Public Transport to Schools in Context



Source: Essex County Council data, 2022

Accessibility by Public Transport to Leisure Centres in Context

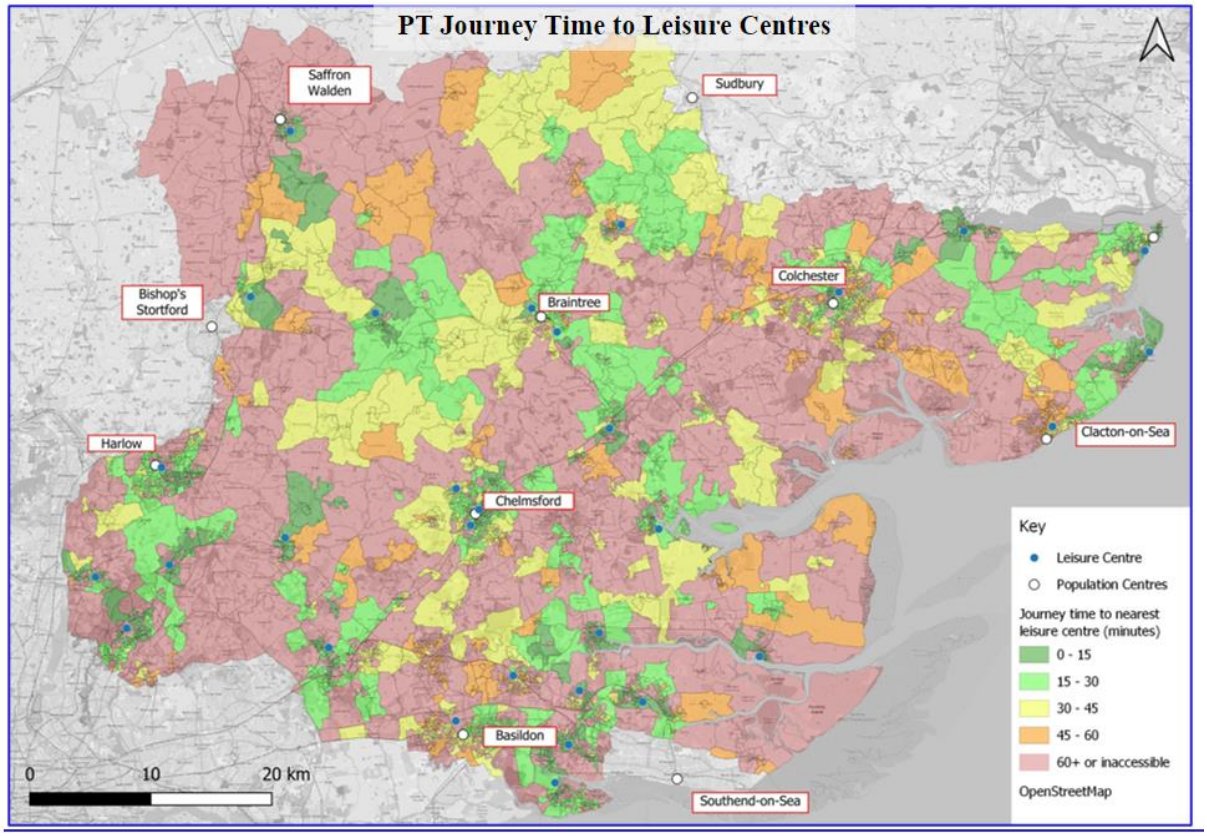
Though leisure centres are important hubs for local community activity, accessibility to them is difficult across Essex.

Along with local retail centres, leisure centres can serve as an important hub for community activities, particularly for encouraging car- free activities, and have a significant role to play in creating sustainable communities.

Leisure centres can encourage use of local facilities by providing appropriate, high quality walk / cycle infrastructure and include high provision of green infrastructure compared to town centres.

The map below illustrates that there are significant areas in Castle Point that present difficult accessibility by public transport to nearby leisure centres.

Figure 25: Accessibility by Public Transport to Leisure Centres



Source: Essex County Council data, 2022

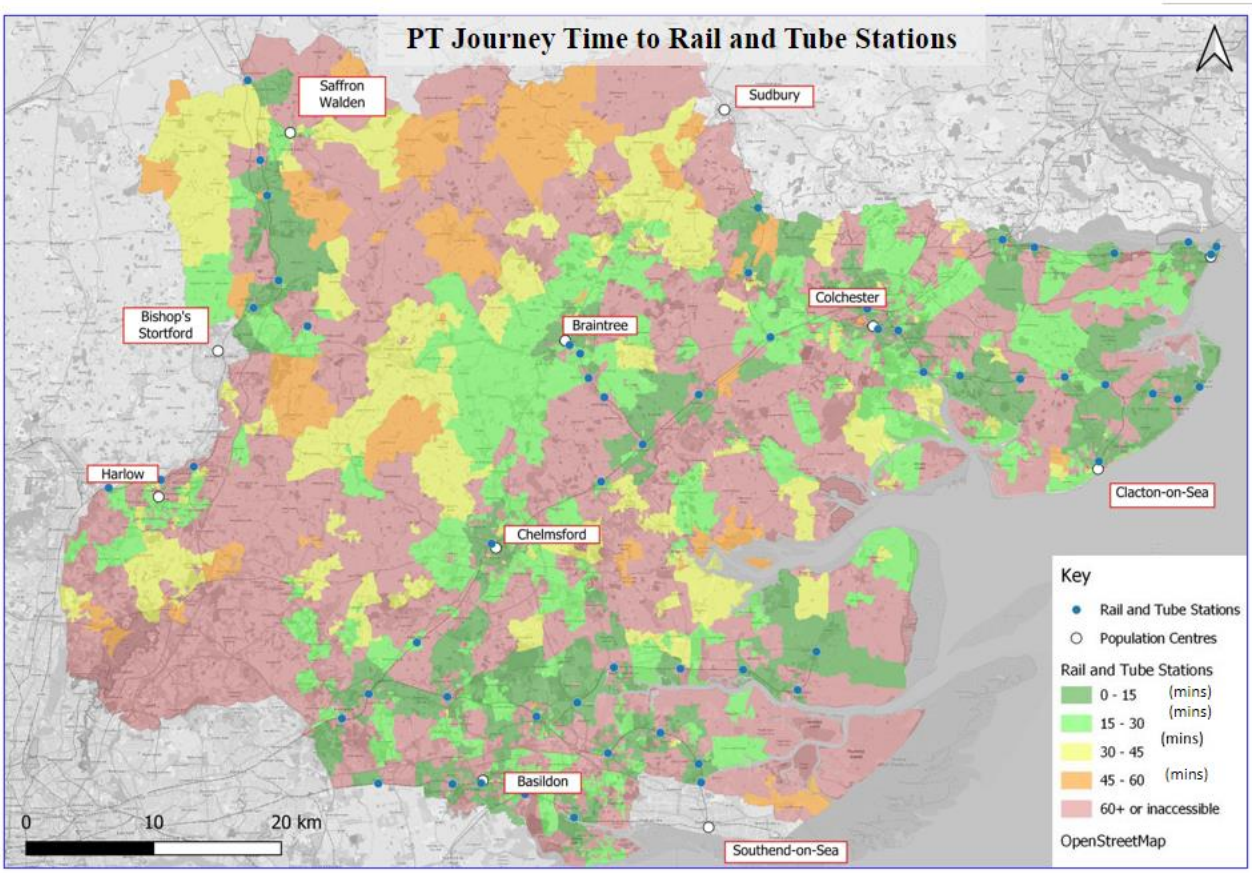
Accessibility by Public Transport to Rail and Tube Stations in Context

Even where rail and tube stations are present, last mile journeys to /from stations are made difficult by gaps in local transport networks.

Public transport journey times to stations of more than 30 minutes adds considerable lengths to the rail commute itself, resulting in increased car usage to access stations.

Ideally stations should be located in or next to existing communities, with accessible, inclusive and well-integrated walking and cycling networks and safe cycle parking to encourage active travel including to surrounding rural areas. There are opportunities to promote Transit Orientated Developments (TODs) closer to existing stations. There is one rail station in Castle Point Borough, Benfleet Station which is located in South Benfleet and provides rail access into Southend and London. From the map below is it noticeable that there are areas in Castle Point that present as having difficult access to the Benfleet Station.

Figure 26: Castle Point Public Transport Journey Time to Rail and Tube Stations in Context to the Essex County

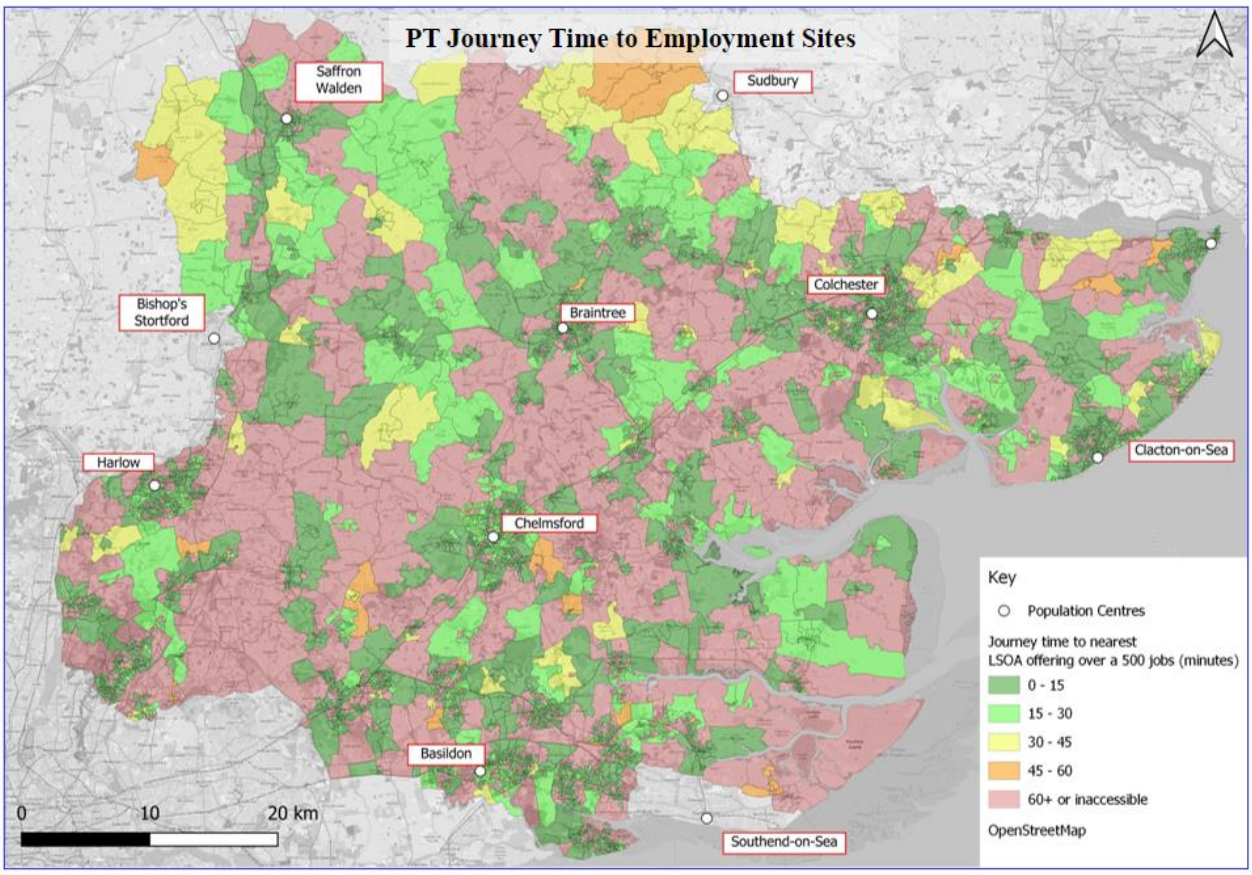


Source: Essex County Council data, 2022

Accessibility by Public Transport to Employment Sites in Context

The map below illustrates that there are generally considerable swathes of area in Essex that are inaccessible by public transport to reach key employment centres which could pose unreachable job opportunities. From the map below it is noticeable that there are areas in Castle Point that present difficult travel time accessibility by public transport.

Figure 27: Public Transport Journey Time to Employment Sites in Context



Source: Essex County Council data, 2022

6.3 Road Safety

Table 36: All Casualties (by Collision) by District in 2022

	All	Car	Motor cycles	Pedal Cycles	Pedestrians	Other	Killed / Seriously Injured
Basildon	234	147	31	14	27	15	48
Braintree	332	213	35	24	43	17	74
Brentwood	186	134	17	6	16	13	35
Castle Point	**97**	**53**	**12**	**8**	**17**	**7**	**26**
Chelmsford	426	259	47	46	42	32	87
Colchester	388	226	54	36	46	26	75
Epping Forest	428	272	54	31	42	27	104
Harlow	130	77	19	10	13	11	26
Maldon	123	72	15	9	9	18	41

Rochford	96	54	11	8	20	3	14
Tendring	331	189	47	24	44	27	100
Thurrock	324	192	22	37	35	38	70
Uttlesford	206	206	21	9	7	13	64
Essex	3,593	2,195	416	294	425	260	826

Source: Safer Essex Roads Partnership, 2022 data

In 2022 Castle Point saw a total of 97 individuals who were either slightly (71) or seriously (26) injured. There were no fatalities recorded for 2022. When compared to other Essex Local Authorities Castle Point shares with Harlow the second lowest incidences of killed or seriously injured due to collision.

6.4 Summary

Without the new Castle Point Plan, car dependency will continue to be high, and sites may be in inaccessible locations with no easy access to public transport. The longer journeys to services and facilities and employment sites will mean that it will be difficult to encourage residents to undertake journeys by alternate modes of transport. Without the new Castle Point Plan development is more likely to come forward at less connected locations and locations where there is limited potential to support improvements for sustainable transport. This type of approach is likely to entrench the existing propensity towards using cars for journeys in the Borough.

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
Residents of the borough have higher than average ownership of cars and vans. More commuters using the train on average, compared to the national and regional statistics. Residents who commute to work using a car is greater than regional and national averages. Greatest outflow of population for work	Ageing population requires an adaptable approach to new transportation options. Population increase could encourage private car purchases, leading to further congestion, and pollution. The new Castle Point Plan provides an opportunity to promote sustainable and active transport through measures such as supporting infrastructure that will increase network connectivity and new technologies such as those related to electric vehicles. It can also help direct development to the most sustainable locations and promote mixes of use that will encourage travel by more active modes.	Must adapt as an area to vehicle improvements, electric and autonomous etc.

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
is generally to London. Greatest inflow of population for work is from Southend. The Borough has second lowest number of road accidents, leading to death or serious injury in the county.		

7. Cultural Heritage

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

Valletta Treaty, The European Convention for the Protection of Architectural Heritage of Europe, and the UNESCO World Heritage Convention

At the international level, the new Castle Point Plan should have regard to the Valletta Treaty which sets out that the conservation and enhancement of archaeological heritage is one of the goals of urban and regional planning policy. The European Convention for the Protection of the Architectural Heritage of Europe defines 'architectural heritage' and requires that the signatories maintain an inventory of it and take statutory measures to ensure its protections. Furthermore, conservation policies should be integrated into planning systems and other spheres of government influence. The UNESCO World Heritage Convention promotes co-operation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.

At this time, the UK has submitted the East Coast Flyway as a proposed Natural World Heritage Site to UNESCO. The East Coast Flyway is globally important for migratory waterbirds and for its nearly contiguous complex of ecologically connected and immensely variable coastal wetlands.

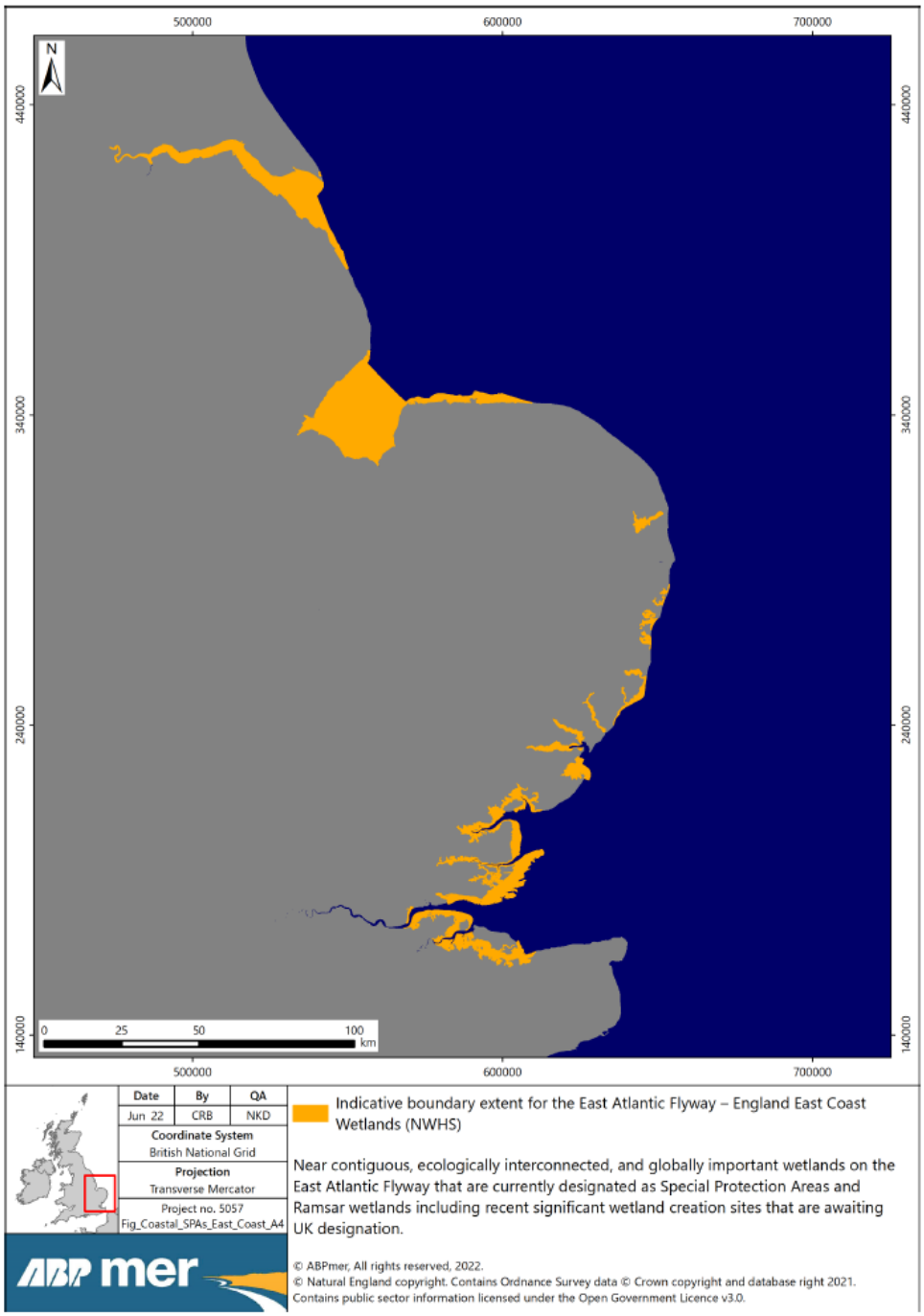
These East Coast Wetlands, include many exceptional, extensive and biodiverse habitats located across a range of dramatic and dynamic estuaries as well as open coast ecosystems and support over 155 different bird species most of which migrate internationally along the East Atlantic Flyway (EAF) which extends from the Arctic to South Africa.

The extent and boundary of the proposed Natural World Heritage Site (NWHS) is largely defined by a series of existing protected nature conservation areas, designated for their international importance, including 21 Special Protection Areas (SPAs) for avian interest, 21 Ramsar Convention Wetlands of International Importance and 19 Special Areas of Conservation (SACs) for habitats and non-avian species, plus six nationally designated Marine Conservation Zones (MCZs). These sites are also underpinned by other national designations such as Sites of Special Scientific Interest (SSSIs).

The area within the proposed boundary contains almost 170,000 hectares (ha) of coastline including large expanses of coastal grazing marsh and c85,000 ha of intertidal including c17,500 ha of saltmarsh habitat, some reedbeds and c67,500 ha of mudflats and sandflats.

Part of the proposed World Heritage Site is in Castle Point.

Figure: 28: Proposed World Heritage Site – East Coast Flyway



Proposed World Heritage Site – East Coast Flyway

NPPF (2023)

The new Castle Point Plan will need to have regard to the NPPF which sets out as part of its environmental objective the protection and enhancement of the built and historic environment. The framework also states that plans should include a positive

strategy for “the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats.” Such a strategy is required to take into consideration the desirability of sustaining and enhancing the significance of heritage assets and bringing them into viable use as well as the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.

Heritage Statement 2017

The Government’s Heritage Statement[22] describes out how it will support the heritage sector and help to protect and care for heritage and the historic environment. The document notes the potential to maximise the economic and social impact of heritage so that more people can enjoy and benefit from it.

Listed Buildings and Conservation Areas

Legislation for the grading for building works, most notably in relation to Listed Buildings and Conservation Areas is provided for in the Planning (listed Buildings and Conservation Areas) Act 1990. The Act introduced special controls for the demolition, alteration or extension of buildings, objects or structures of particular architectural or historic interest, as well as Conservation Areas.

6.4 7.1 Recorded Archaeological Sites and Finds in Castle Point Borough

The most complete information relating to the cultural heritage of the Borough is recorded on the Historic Environment Record maintained by Essex County Council.

There are no historic assets in the Castle Point Borough identified by Historic England as being at risk due to neglect, decay or development, or are vulnerable to becoming so as at 2022[23].

6.4.1 7.1.1 The Local List of Buildings of Architectural or Historic Interest

The existing Local List is based upon Appendix 11 of the 1998 Adopted Local Plan; this contains a total of 37 records. There are 8 records for Benfleet,10 records for Canvey Island, 16 records for Hadleigh and 3 records for Thundersley.

Since adoption of the 1998 Local Plan, three records have been designated as Scheduled Ancient Monuments and another site removed entirely. One record has been designated as a Grade II listed building and one record has been demolished.

Local List Review 2024

[22] The Heritage Statement 2017, Department for Culture, Media and Sport (2017)
[23] Heritage at Risk – East of England Register 2022, Historic England

The Council has since identified that a review of the Local List (non-designated heritage assets) 1998 is required. Between May and November 2023, a Local List of Heritage Assets Nominations public consultation was undertaken as part of the preparation of the Castle Point Plan. This consultation provided an opportunity for local residents and other stakeholders to nominate buildings that they valued for their historic, architectural, or cultural importance. The feedback from this consultation will be used by the commissioned historic environment specialists to help inform their review of the Local List.

At the time of preparing this SA Scoping Report the Council have commissioned historic environment specialists (Place Services) to undertake a review of the Local List, and to review any additional buildings or structures that were nominated by local residents for inclusion on the Local List. This review is expected to be completed by the end of 2024.

Local List Review 2024 Methodology

The methodology proposed an assessment of each submitted nomination. The assessment will be based on a set of criteria for assessing buildings.

Table 37: Criteria for Assessing Buildings

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Authenticity	Buildings should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic Interest (including Social and Communal Interest)	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be

Criterion	Description
	regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets … can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
Designed Landscape	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history.
Landmark / Townscape	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Source: Castle Point Borough Council Local List of Heritage Assets Nominations consultation, November 2023

6.5 7.2 Listed Building & Conservation Area

Castle Point has 36 listed buildings and churches within the Borough. This includes 3 grade I listed and 2 grade II* listed. Additionally, the Borough features two designated Conservation Areas, these being:

- Florence gardens in Hadleigh, which aims to protect a series of bungalows which were once part of a Salvation Army Home Farm Colony, a conservation appraisal and management plan has been prepared for the area, which must be considered in the new Castle Point Plan.

- The conservation in South Benfleet around the medieval settlement remains and the Grade I listed church, a conservation appraisal and management plan are being prepared for the area, which must be considered in the new Castle Point Plan.

6.6 7.3 Scheduled Ancient Monuments

The built environment of Castle Point Borough features seven Scheduled Ancient Monuments:

- Roman Saltern, 260m southeast of great Russell Head Farm, Canvey Island
- Heavy anti-aircraft gun site, 170m southwest of the junction of cedar road and west crescent
- Heavy anti-aircraft gun site, 380m east of the Northwick farm
- Hadleigh castle: an enclosure castle and an associated dam and mill
- Heavy anti-aircraft gun site on sandpit hill
- Roman Fort (near Hadleigh)
- Romano-British site north of pound wood, Thundersley

7.4 Historic Parks and Gardens

Historic England does not list any historic parks and gardens in the Borough.

7.5 Summary

The historic environment is considered a finite resource. It cannot be replaced and is susceptible to decline over time as historic features experience degradation and decay. However, cultural heritage as a whole can evolve and change, and features which are not currently considered a valued part of the historic environment may become so in the future, either due to their uniqueness, past use, or historic or cultural significance.

New development and infrastructure and environmental pressures, such as extreme weather and flooding, present the greatest risk to cultural heritage assets in the Borough. The requirement for development and infrastructure and the likelihood for many environmental pressures are likely to continue regardless of whether or not the New Castle Point Local Plan progresses. The planning and listed buildings consent regime set out through national legislation will help to limit particularly adverse effects in relation to development that might otherwise affect heritage assets. However, without the new Castle Point Plan development is more likely to come forward at locations of increased sensitivity for the historic environment.

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
There are 7 Scheduled Ancient Monuments in Castle Point. There are 58 records on the Local List. Most designated heritage assets would be protected without the Castle Point Plan. Proposed East Coast Flyway as a Natural World Heritage Site	Ensuring heritage assets do not become 'at risk'. Inappropriate, poorly located development, as well as climate change may harm the setting of designated and undesignated heritage assets, and areas of historical and cultural interest in Castle Point. The new Castle Point Plan provides an opportunity to update planning policy in the Borough to reflect changes in local circumstance and ensure the protection and enhancement of the Borough's historic assets (including their settings) from inappropriate development.	Green Infrastructure Strategy Link to London National Park City

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
	New policy can also support improved accessibility to and interpretation of distinctive features of local heritage. There is potential for new policy to support any vacant heritage assets being brought back into appropriate uses. There is potential for new policy to support any proposed heritage sites.	

8. Biodiversity and Nature Conservation

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

The 25 Year Environment Plan[24]

The 25 Year Environment Plan sets out government policy to help the natural world regain and retain good health. Key areas related to biodiversity are set out in the plan around which actions are to be focussed. These include:

- Recovering nature and enhancing the beauty of landscapes:
    - Develop a Nature Recovery Network to protect and restore wildlife and provide opportunities to re-introduce species that have been lost from the countryside.
- Securing clean, healthy, productive and biologically diverse seas and oceans:
    - Achieve a good environmental status of the UK's seas while allowing marine industries to thrive and complete our economically coherent network of well-managed marine protected areas.
- Protecting and improving our global environment:
    - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.
    - Support and protect international forests and sustainable agriculture.

Overview of The Environment Act 2021

The Environment Act 2021 sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction. It also establishes the Office for Environmental protection which will act as an impartial and objective body for the protection of the environment. The Act sets out legislation which covers local air quality management frameworks and the recall of motor vehicles.

State of Nature Report 2019[25]

The State of Nature report provides an overview of the health of the county's wildlife and how human impacts are driving sweeping changes in the UK. It considers 50 years of monitoring to see how nature has changed since the 1970s. At the national level during this period, there has been a reported 13% decline in the average

[24] A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2019
[25] State of Nature, National Biodiversity Network, 2019

abundance of wildlife in the UK, with key drivers for change being agricultural productivity, climate change and increasing average temperatures, urbanisation and hydrological changes. The report finds that on average, metrics suggest that decline in species abundance and distribution of species has continued in the UK throughout the most recent decade.

NPPF Environmental Objective

A requirement of the NPPF's (2023) environmental objective is that the planning system should contribute to protecting and enhancing the natural environment including helping to improve biodiversity and using natural resources prudently. In support of this aim the framework states that Local Plans should "identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks" and should also "promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

The NPPF requires that plans should take a strategic approach in terms of "maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at catchment or landscape scale across local authority boundaries".

Habitats Regulations Assessment (HRA)

A HRA Screening Report and Appropriate Assessment has been previously undertaken for the 2018 withdrawn Local Plan. A HRA requires a process of steps and tests for plans or projects that could potentially affect Habitats sites. A HRA will demonstrate how the *Plan* or *Project* is compatible with EU obligations. This earlier Assessment Screening stage predicted the following sites to have a Likely Significant Effect arising from the Plan (withdrawn) (without considering mitigation:

- Benfleet and Southend Marshes SPA and Ramsar site
- Blackwater Estuary SPA and Ramsar site
- Foulness SPA and Ramsar site
- Dengie SPA and Ramsar Site
- Essex Estuaries SAC
- Thames Estuary and Marshes SPA and Ramsar site
- Outer Thames Estuary SPA

The Council has commissioned a further HRA Scoping Report (published for consultation January 2024), and Assessment to be undertaken to support the new Castle Point Plan (due for completion Autumn 2024). More detail is set out on the HRA Scoping Report further below.

8.1 Biodiversity Action Plans and Assessments

8.1.1 Biodiversity Action Plan

The Essex Biodiversity Action Plan3 (EBAP) set out 25 species and 10 habitat action plans covering Essex. The Essex Biodiversity Action Plan (EBAP) 2011 comprised of initiatives relating to 11 habitat types. These were:

- Arable Field Margins
- Hedgerows
- Traditional Orchards
- Lowland Dry Acid Grassland
- Lowland Meadows
- Lowland Heathland
- Ponds
- Floodplain and Coastal Grazing Marsh
- Lowland Raised Bog
- Reedbeds
- Coastal Salt Marsh

In addition to the above, wet woodlands are BAP habitats and will be taken into consideration alongside the listed BAP species and habitats in the SA/SEA of relevant policies and sites in the Castle Point Plan.

8.1.2 Castle Point Borough Strategic Biodiversity Assessment 2019

The Strategic Biodiversity Assessment followed a review of Local Wildlife Sites in the Borough in 2019, to consider a strategy to build an effective local ecological network with regard to relevant national and local policy, guidance and strategy at that time.

The Assessment set out suggested strategic principles to underpin a biodiversity strategy in the Borough to conserve and enhance biodiversity by:

- Protecting and enhancing existing sites with nature conservation designations: SPA, SAC, Ramsar, SSSI, LNR, LoWS, LoGS.
- Recognising and improving the connections between such sites.
- Creating new habitats for biodiversity.

- Where possible, enhancing the biodiversity value of land outside of recognised ecological networks.

The Assessment established five biodiversity priorities in the Borough as set out below in order of significance:

1. Protect existing sites for nature conservation from negative impacts.
2. Maintain and enhance the existing designated sites to achieve favourable condition.
3. Increase the size of designated sites by creating adjacent habitat.
4. Create additional habitat for biodiversity where it will give the best results.
5. Improve the ecological connections between sites within and beyond the Borough.

Table 38: Local Wildlife Sites Opportunity Areas for Habitat Restoration and Enhancement

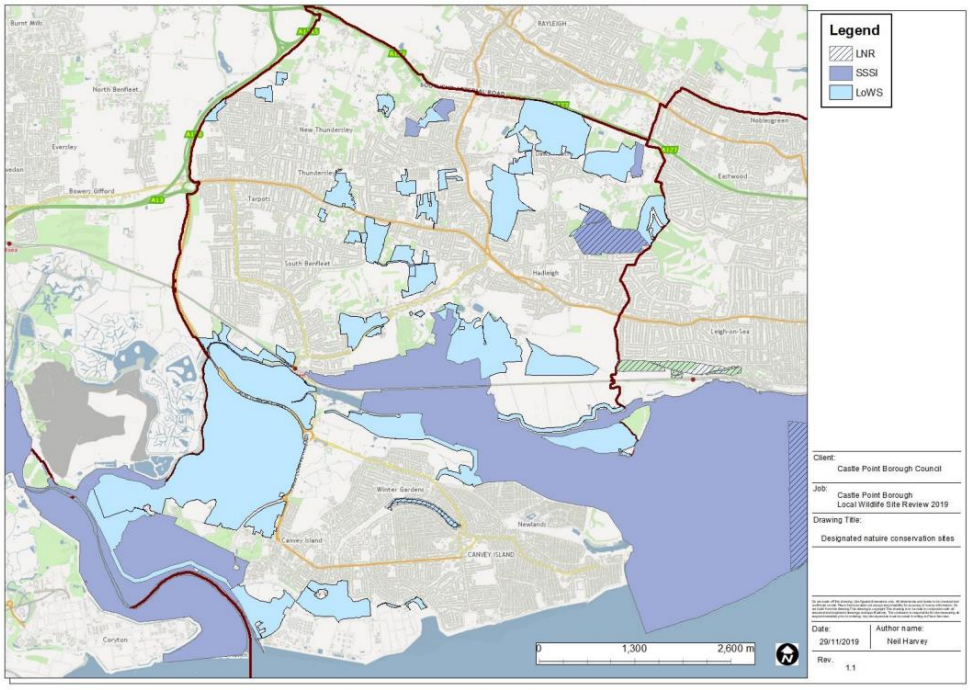
CPT4	West Canvey Marshes	Habitat outside of the RSPB reserve could be enhanced by improving water levels and managing for conservation outcomes.
CPT5	Canvey Village Marsh	Management could be improved if focused on nature conservation outcomes.
CPT6	Benfleet Sewage Works	Scrub management needed to restore open grassland.
CPT9	Kents Hill Wood	Active woodland management is needed.
CPT10	Coombe Wood	Conservation management would maintain the site's value.
CPT11	Mount Road Wood	Active woodland management is needed to diversify structure, along with restoration of open habitats.
CPT12	Vicarage Hill	Extensive scrub management is needed to re-establish open grassland habitat.
CPT13	Reeds Hill Pasture	Management could be improved if focused on nature conservation outcomes.
CPT14	Thundersley Glen	Better grassland management would enhance the site for biodiversity and thinning is needed to maintain open habitats. Invasive species should be removed.
CPT16	The Chase Paddocks	The western paddocks would benefit from lighter grazing. The eastern paddock needs scrub management to maintain the grassland area.
CPT18	Shipwrights Wood	Active woodland management is needed to maintain the conservation value of the wood, including the removal of Cherry Laurel.
CPT20	Coopers Wood	Management is needed to maintain the open grassland of the glade.
CPT21	Thundersley Great Common Wood	Active woodland management is needed to maintain the conservation value of the wood, including the removal of Cherry

		Laurel.
CPT23	Thundersley Plotland	Many habitat blocks could be managed more favourably for biodiversity, including the removal of invasive non-native species.
CPT36	Northwick Farm and Sea Wall	Management is needed to preserve the balance of scrub to open habitats. The seawall needs more frequent cutting.
CPT37	Benfleet Marsh	A reduction of management pressure would improve the plant community and control over water levels would also help to recreate Coastal Grazing Marsh habitat
CPT38	Brick House Farm Marsh	A nature conservation management strategy including maintenance of an open mosaic would enhance this site.
CPT40	Thundersley Brickfields	A nature conservation management strategy including maintenance of an open mosaic would enhance this site.
CPT43	Badger Hall Woods	Active woodland management is needed to maintain the conservation value of the wood

Source: Castle Point Borough Strategic Biodiversity Assessment, Place Services (2019)

Table 38 sets out Local Wildlife Sites where habitat restoration or enhancement through improved management are necessary and which could be achieved as a Biodiversity Net Gain project.

Figure 29: Designated nature conservation sites

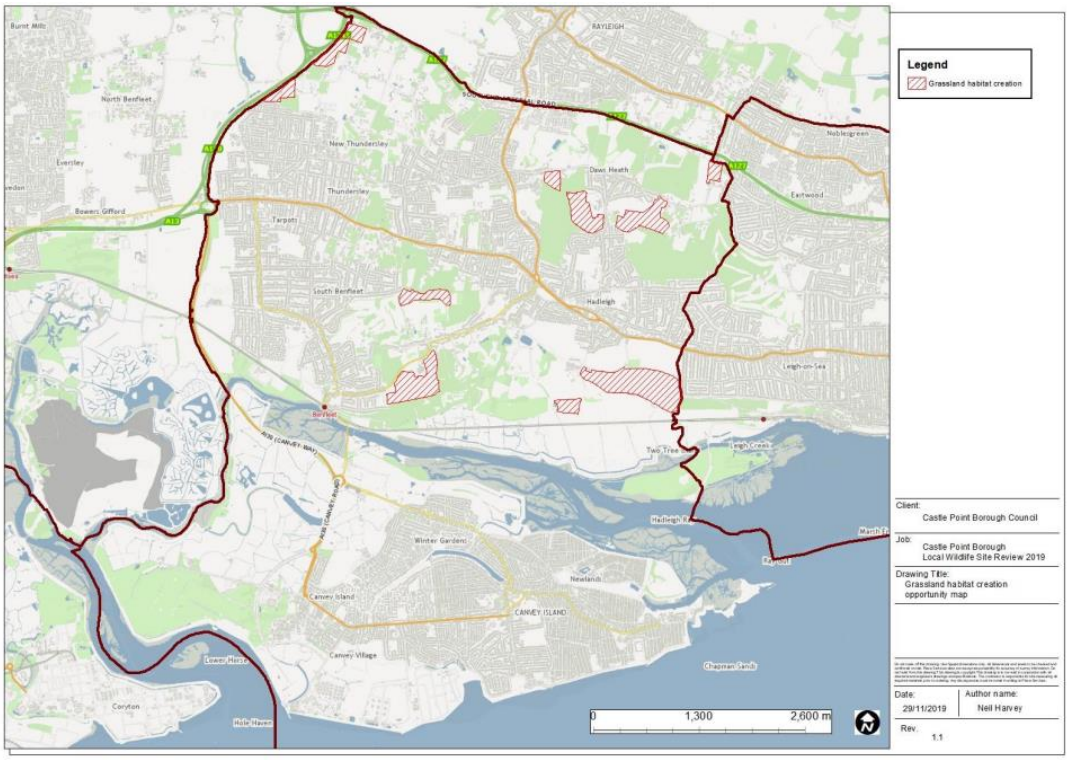


Source: Castle Point Borough Strategic Biodiversity Assessment, Place Services (2019)

Figure 30: Grazing Marsh creation opportunity map

Source: Castle Point Borough Strategic Biodiversity Assessment, Place Services (2019)

Figure 31: Grassland habitat creation opportunity map

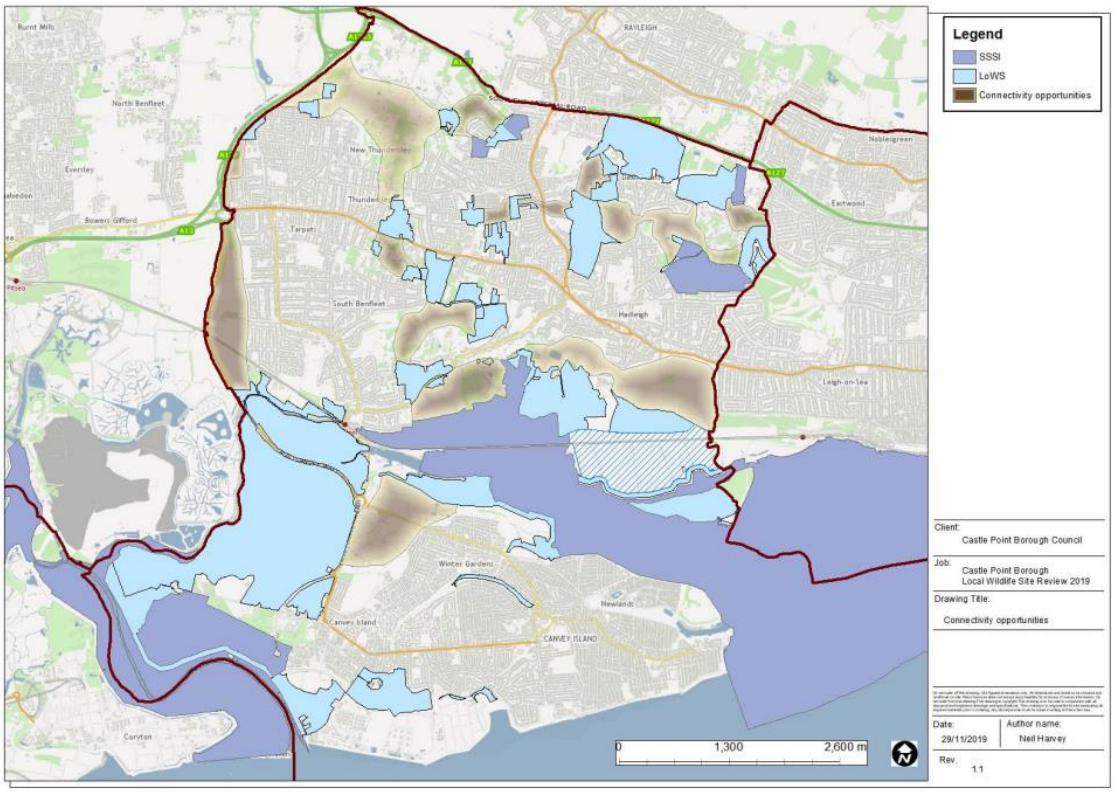


Source: Castle Point Borough Strategic Biodiversity Assessment, Place Services (2019)

Figure 32: Woodland habitat creation opportunity map

Source: Castle Point Borough Strategic Biodiversity Assessment, Place Services (2019)

Figure 33: Connectivity Opportunities



Source: Castle Point Borough Strategic Biodiversity Assessment, Place Services (2019)

8.1.3 Castle Point Local Wildlife Site Review 2024

The Council has commissioned specialist consultants (Place Services) to undertake a Borough wide review of Local Wildlife sites to inform green infrastructure planning, local planning, and the delivery of biodiversity net gain using the latest DEFRA Metric[26] for each site assessed to ensure a biodiversity net gain baseline assessment. This review is to be completed April 2024.

8.2 Designated Sites

Natural England records show that there are no international or European designated sites within Castle Point. Nationally designated sites include 6 Sites of Special Scientific Interest (SSSIs). There are also 43 locally important nature conservation areas which are designated as Local Wildlife Sites (LoWSs). The LoWSs within the Borough have a total area of 872.1 hectares.

The 6 SSSSIs are:

- Benfleet and Southend Marshes
- Canvey Wick
- Garrolds Meadow
- Great Wood and Dodds Grove
- Holehaven Creek
- Thundersley Great Common

Table 39 sets out the percentage of area meeting the Public Service Agreement levels. There has been no further updated information by Natural England since 2018.

Table 39: Condition of Sites of Special Scientific Interest

SSSI name:	% Area meeting PSA target of favourable or unfavourable recovering condition
Benfleet and Southend Marshes	92.26%
Canvey Wick	100.00%
Garrolds Meadow	100.00%
Great Wood and Dodd's Grove	100.00%
Holehaven Creek	100.00%
Thundersley Great Common	100.00%

[26] The DEFRA Metric is a statutory metric to be used when measuring biodiversity value for the purposes of Biodiversity Net Gain. It measures all types of habitat.

Source: Data taken from Natural England, June 2018

There is a Public Service Agreement (PSA) target of at least 95% of all nationally important wildlife sites being brought into favourable condition. 5 of the 6 sites in Castle Point are meeting this target. Those not, are Benfleet and Southend Marshes.

In addition to designated sites, consideration should also be given to non-designated site value in regard to ecology on a site- by-site basis in order to protect, connect and enhance species and habitats, including those that are protected. This could include greenfield sites and areas of habitat considered to enrich appreciably the habitat resource within the context of local areas, such as species-rich hedgerows, municipal parklands or individual veteran trees.

8.2.1 Essex Coastal Recreational Avoidance and Mitigations Strategy

The Essex Coastal Recreational Avoidance and Mitigation Strategy (RAMS) is a joint initiative between 11 Essex Local Planning Authorities to identify and mitigate for the recreational impacts new homes will have on the international and nationally protected sites along the Essex Coast. The RAMS was implemented at the beginning of 2019.

A Supplementary Planning Document to support the RAMS Strategy was published in May 2020. This document provided the legal basis for the RAMS including the level of developer contributions being sought for strategic mitigation.

8.3 Green Infrastructure and Ecosystem Services

Green Infrastructure (GI) includes land uses such as parks, river corridors, open spaces, playing fields, nature reserves and woodlands, as well as allotments, street trees and private gardens. GI provides the following services, sometimes referred to as 'ecosystem services'[27]:

- Places for outdoor wellbeing, aesthetics, relaxation, play, exercise and learning.
- Wildlife habitat for the benefit of the wildlife itself and the services provided by species such as pollination of crops, disease regulation and nutrient cycling.
- Climate change benefits - for example flood regulation, carbon storage in soil and plants and cooling urban heat islands.
- Local food production - in allotments, gardens and through agriculture.

[27] Ecosystem services are defined as 'The benefits people obtain from ecosystems.'

- Production of sustainable resources such as timber and fuel.
- Regulating soil nutrients and reducing the impacts of pollution.
- Provision of water resources.

Essex Green Infrastructure Strategy 2020

A Green Infrastructure Strategy for Essex[28] was published in 2020 in order to fully understand and maximise the benefits of GI in the County. The purpose of the Strategy is to protect, create, improve and connect Green Infrastructure to combat climate change and improve the environment of Essex.

South Essex Strategic Green and Blue Infrastructure Study 2020

The South Essex Strategic Green and Blue Infrastructure Study 2020[29] sets out the inspired vision for green and blue infrastructure across South Essex, and provides high level objectives, strategic opportunities, and policies. The intention of the South Essex GBI is to steer, and be supported by, individual local plans.

8.4 Biodiversity Net Gain

Biodiversity Net Gain is the principle of development that leaves biodiversity in a better state than before, through a hierarchy of avoiding impact in the first instance, then minimising, restoring and, as a last option, creating new habitat elsewhere. It thereby contributes to the integrity of green infrastructure and ecosystem services.

The Environment Act 2021 and Biodiversity Net Gain

The Environment Act was brought in to halt decline of species by 2020 and introduces a mandatory minimum 10% biodiversity net gain within development to ensure development improves or creates new habitats for nature. This means that developers must deliver the biodiversity net gain of 10% to result in a more or better quality natural habitat than there was before development.

Castle Point Biodiversity Net Gain (BNG) Supplementary Planning Document January 2024

Castle Point Council have prepared a Supplementary Planning Document (SPD) in which they have recently consulted (January 2024) with local residents and stakeholders. The SPD sets out guidance on planning for and delivering BNG, as well as the Councils expectations for BNG, to assist developers, planning applicants, decision makers and landowners with development proposals. The SPD outline:

• What is Biodiversity, BNG, and its importance.

[28] Essex Green Infrastructure Strategy, ECC, 2020
[29] South Essex Green and Blue Infrastructure Study , ASELA, 2020

• Legislation and political drivers.

• Biodiversity Metrics.

• BNG good practice principles.

• Links to other planning

• Summary of the Essex Local Nature Recovery Strategy (LNRS).

Castle Point Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report 2023

Castle Point Council published the SEA and HRA Screening Report 2023 for consultation (January 2024) with residents and stakeholders alongside the BNG SPD consultation. The purpose of the Screening Report was to assess whether or not the BNG SPD required a SEA in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plan and Programmes Regulations and whether or not it required a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) and (4) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2017.

SEA is a tool used at the plan-making stage to assess the likely effects of the plan when judged against reasonable alternatives.

Conclusions of the Screening Report

The SEA outcome of the Report concluded that the BNG SPD would result in positive, long-term effects in relation to biodiversity protection and enhancement, and that none of the effects would be significant to require an assessment of the significant environmental effects of the plan.

The HRA outcome of the report also concluded that the BNG SPD would result in positive, long-term effects in relation to biodiversity protection and enhancement, and that the BNG SPD would not cause significant effects that could cause and adverse effect on the integrity of Habitat Site. The Report considered that a full HRA was not required.

8.5 Summary

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
The Plan area is in close proximity to a number of SPAs.	Opportunities for recreation. Contribution to Essex Green Infrastructure Strategy.	Green Infrastructure Strategy.

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
From the Essex Biodiversity Action Plan (EBAP) there are 25 species, and 10 habitat action plans covering Essex. There are 6 SSSIs in Canvey Island. 5 of these 6 are meeting quality target of 100% favourable or unfavourable recovering condition. There is an Essex Coastal Recreational Avoidance, Disturbance and Mitigation Strategy (RAMS) and SPD There are 43 Local Wildlife Sites. A BNG SPD has been prepared and positively screened and consulted upon.	Potential for declining biodiversity in Castle Point due to need for growth in the Borough aligned development without action, as well as climate change. Opportunities to encourage biodiversity net gain via statutory protections. Without a new Castle Point Plan, it is possible that development could be sited inappropriately and adversely impact biodiversity sites. A new castle Point Plan will provide opportunities to incorporate updated policy to support the management, conservation and enhancement of biodiversity in connection with new development in Castle Point. New policy also provides an opportunity to manage the sensitivities of biodiversity sites and networks, e.g., locating development away from the most sensitive locations and providing for new green and blue infrastructure. There will also be opportunities for policy to support the achievement of biodiversity net gain at new development in line with the national policy approach and to support the achievement of the emerging Local Nature Recovery Strategy.	Link to London National Park City.

9. Landscapes

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

The new Castle Point Plan should support development that contributes to responsible use of land resources and their quality, therefore protecting the health and well-being of residents in Castle Point and its surroundings from being put at unacceptable risk from or being adversely affected by unacceptable levels of soil pollution and other impacts.

The NPPF (2023) includes as part of its overarching objective of protecting the natural environment, recognition for the value of landscape. Planning policies are required by the framework to recognise the intrinsic character and beauty of the countryside, and the wider benefits to be secured from natural capital. Great weight is to be given to conserving landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty (AONB). As part of the approach to achieving well-designed places the NPPF states that planning policies and decisions should ensure that developments "are sympathetic to local character and history, including the surrounding built environment and landscape setting".

Improving the beauty of nature is included as one of the environmental goals set out in the 25 year Environment Plan. The Plan seeks to enhance beauty, heritage and engagement with the natural environment and to ensure that people can enjoy the country's landscapes and beauty.

9.1 Landscape Features

Landscape Character Assessment 2003

A landscape character assessment was undertaken of Essex in 2003. Castle Point falls into two character areas, the Thames Estuary and South Essex Coastal Towns.

The natural characteristics are as follows: wide estuary mouth extending to open sea, flat low lying land southeast of Basildon and around Canvey, steep sloping escarpments and ridges, extensive tidal mudflats/sands and fringe saltmarsh, large scale landscape and strong sense of exposure, expansive views, dynamic landscape (tide and weather), rough low grazing marsh, extensive coastal grazing marsh.

Artificial landscape features are as follows: Canvey island (low lying land, street grid pattern, drainage dykes within the built form), rough low grazing marsh, pylons and overhead lines prominent between Basildon and Benfleet, heavy boat traffic, seawalls and dykes, low quality intrusive commercial shed development is common, large oil refineries and oil and gas storage tanks, landfill sites nearby or within the Borough.

Essex Thames Gateway Historic Environment Characterisation 2007

The 2007 Characterisation study was undertaken to serve as a tool for the management and enhancement of the historic environment. The study reveals the sensitivity, diversity and value of the historic environment resource within the Essex Thames Gateway area including Castle Point Borough and is intended to facilitate the development of positive approaches to the integration of historic environment objectives into spatial planning.

The study compiled Historic environment Character Zones to enable the identification of potential impacts on the historic environment from development, and the highlighting for the need for informed conservation, enhancement and mitigation, but also providing the framework for engagement.

Figure 34: Historic Environmental Character Zones in the Essex Thames Gateway Study Area

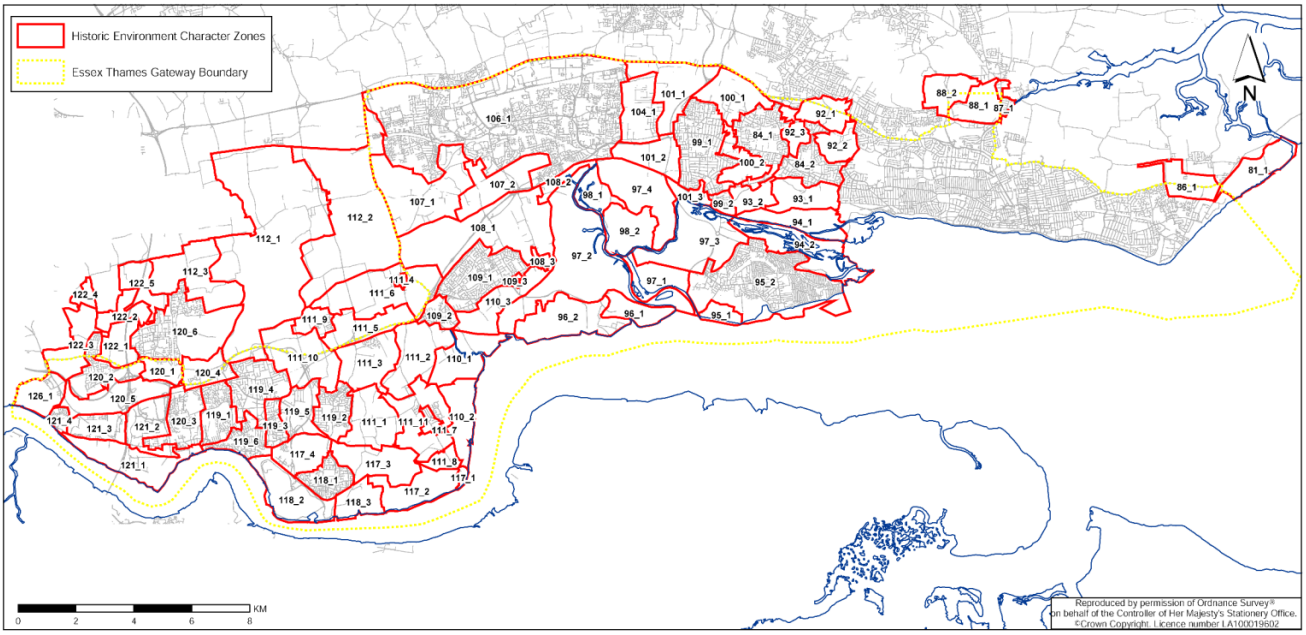


Fig. 1 Historic Environment Character Zones within the study area. Only those zones from Rochford District, for which parts are within the Essex Thames Gateway boundary, have been included. The remainder of Rochford District has been covered by the "Rochford District Historic Environment Characterisation Project" (ECC 2005)

Source: Essex Thames Gateway Historic Environment Characterisation 2007, ECC

Historic Environment Characterisation Zones

Table 40: Historic Environment Characterisation Zones within / bounding with Castle Point Borough

Location / Name	HECA Zone Reference	Description Summary
Thundersley	84_1	Encompasses the built up area of Thundersley, engulfing the ancient, dispersed settlement pattern and late 19th and early 20th century plotland development.

Location / Name	HECA Zone Reference	Description Summary
Hadleigh	84_2	Encompasses the built up area of Hadleigh, which has absorbed the pre-existing historic village and the surrounding field systems into a 20th century urban development.
Daws Heath and Pound Wood	92_1	Contains an area of open ground and ancient woodlands south of Rayleigh and on the outskirts of Southend Urban area. Evidence for Romano-British settlement and land-use.
Hadleigh Great Wood	92_2	Contains Great Wood, an area of ancient woodland, now a nature reserve. Retains much of its pre-20th century character in its field systems. It is bounded to the east by Southend urban area, and by Hadleigh to the south and west,
West Wood	92-3	Contains an area of ancient woodland lying between Thundersley and Hadleigh, as well as small, ancient irregular field enclosures that have also survived largely intact.
Hadleigh Castle	93-1	Contains the historically significant 13th century Hadleigh Castle, has an open rural character with a dispersed settlement pattern and some mixed woodland. It is topographically distinct, comprising largely undeveloped land rising steeply above the marshes and Thames Estuary. Archaeological deposits from a range of periods have been identified.
Round Hill	93_2	Open rural character with dispersed settlement and mixed woodland. It is a topographical distinct unit of land comprised of largely undeveloped rising ground above the marshes and Thames. There has been minimal archaeological assessment but is likely to contain significant preserved deposits.
Hadleigh Marsh	94_1	Includes the western part of Two Tree Island, on the north side of Benfleet Creek and Hadleigh Ray. Comprises reclaimed land, marsh and mudflat. Present and former grazing marsh with considerable potential to contain significant archaeological and paleo-environmental deposits, especially in the intertidal zone.
Benfleet Creek	94_2	Comprises Benfleet Creek and Hadleigh ray and the saltmarsh and reclaimed marsh to the south. Considerable potential to contain significant archaeological and paleo-environmental deposits, especially in the intertidal zone.
Canvey Island Industrial	95_1	Consists of 20th century oil and gas storage facility. Evidence of late and medieval historic activity. Iron age.

Location / Name	HECA Zone Reference	Description Summary
		Romano-British red Hill saltworking site and medieval moated site are recorded on this zone.
Canvey Island Urban	95_1	Long history of occupation and land use. Long history of exploitation of marshland resources. Pre-existing landscape features such as creeks and embankment are preserved in the present form of the urban development. Evidence of late prehistoric and medieval activity.
Canvey Marshes	97_3	Relatively undisturbed landscape of marshland, enclosed into field systems for marsh grazing ant an early date. Potential to contain substantial archaeological resources.
Bowers Marshes	97_4	South-west of South Benfleet, contains relatively undisturbed landscape of marshland that was enclosed into field systems for marsh grazing at an early date, has retained much of its integrity and character due to lack of development.
South Benfleet	99_1	Comprises most of the built-up area of South Benfleet, dating from late 19th and 20th centuries, which was built on an area of ancient small rectilinear fields.
South Benfleet Historic Core	99_2	Consists of the historic core of South Benfleet, dating from the Anglo-Saxon period as well as the area immediately around it. Considerable archaeological potential in term of both below-ground deposits and historic buildings.
Thundersley Rural	100_1	Consists of semi-rural area of land that has retained a large proportion of its historic field system fossilised within a complex pattern of plotland boundaries. There is extensively secondary woodland.
Thundersley Woods	100_2	Consists of a combe between the urban areas of South Benfleet and Thundersley. Mostly covered with woodland and scrub with a golf course in the south west. Potential for survival of archaeological deposits within this relatively undeveloped zone.
Bowers Hall	101_2	Lies on rising ground above Boers Marshes, characterised by a dispersed settlement pattern with several medieval moated sites.
Benfleet Marsh	101.3	Comprises present and former grazing marsh on the urban edge of Benfleet. There is significant disturbance through the construction of a railway and sewage works, but significant open areas with archaeological potential survive.

Source: Essex Thames Gateway Historic Landscape Characterisation, 2007, ECC

Living Landscapes in Castle Point

Living landscapes embrace important landscape features, such as river valleys and estuaries, and clusters of connected LoWS and other sites recognised for their conservation significance, but they also include the areas on between, including residential and industrial areas. In some locations living landscapes overlap into adjoining authorities.

Living landscape areas in Castle Point include:

- Wat Tyler Complex
    - West Canvey Marshes
    - Canvey Village Marsh
    - Benfleet Sewage Works
    - Northwick Farm and Sea Wall
    - Canvey Wick SSSI

- Hadleigh Castle and Marshes
    - Coastal habitats mostly to the south of the railway line
    - Mosaics of dry grassland, scrub and woodland to the north
    - Castle Farm Grasslands
    - Hadleigh Castle Grasslands
    - Includes Benfleet and Southend SSSI and Two Tree Island West

- Hadleigh and Daws Heath Complex
    - Mosaic woodland and grassland
    - West Wood
    - Little Haven Nature Reserve
    - Pound Wood
    - Great wood
    - Dodd's Grove SSSI
    - Belfairs Park Wood

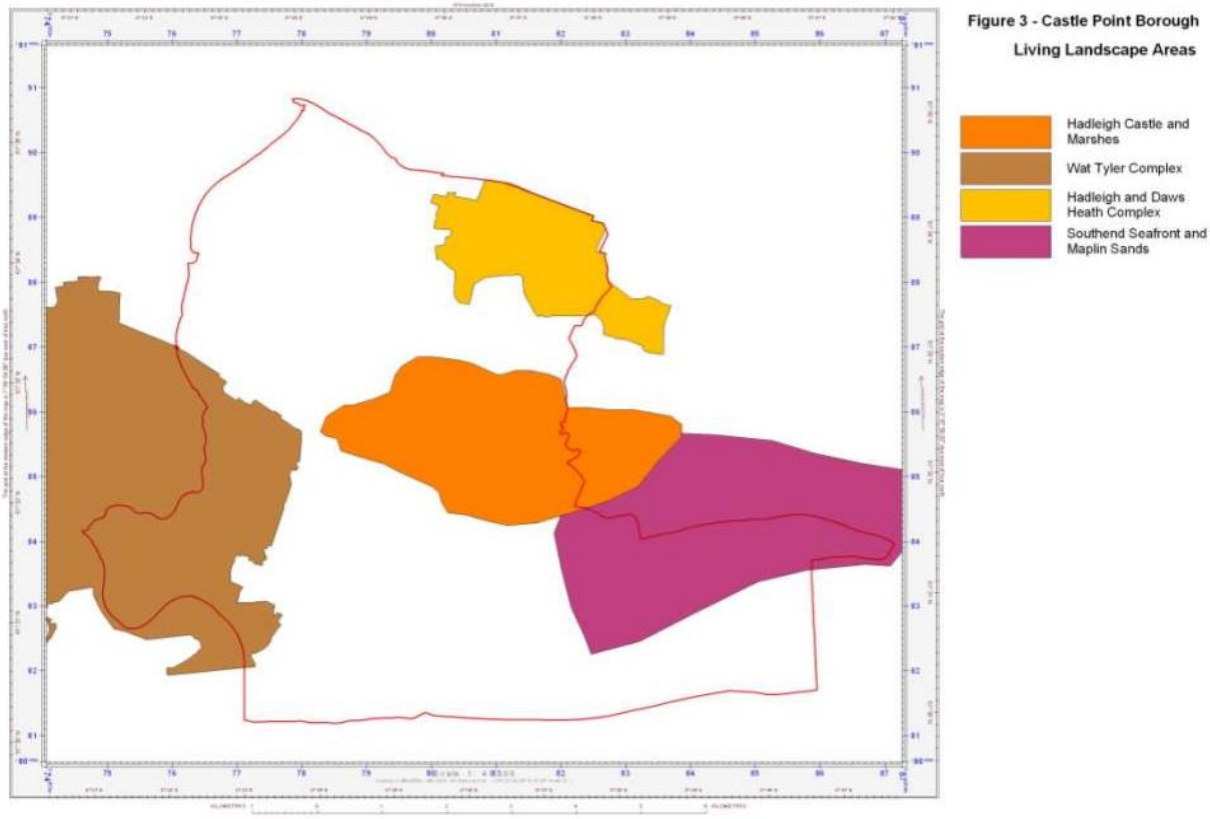
- Southend Seafront and Maplin Sands
    - Takes in small part of the Castle Point Borough

- Thundersley Woodlands
    - Small scale than other Living Landscape areas

The above areas share an historical connection and provide a largely contiguous block of ancient woodland with younger woodlands showing an ancient influence. The area is somewhat constrained by residential development, but some opportunities exist for improved management and expansion.

Source: Castle Point Borough Local Wildlife Sites Review 2012

Figure 35: Castle Point Borough Living Landscape Areas



Source: Castle Point Borough Local Wildlife Sites Review 2012

Hadleigh and Daws Heath Complex Living Landscape and Vision

The Hadleigh and Daws Heath Complex living landscape covers 470 ha, comprising woodland (including ancient woodland), open land and built-up areas, and provides a "vital green lung for the residents of Hadleigh, Rayleigh, Thundersley, Southend-on-Sea and Rochford[30].

The woods and open land provide continuous public access from Little Haven Nature Reserve and West Wood in the west to Belfairs Park in the east. Informal recreation across the landscape includes, walking, cycling and horse riding. There is a need to further improve access and recreational provision while not damaging important areas for wildlife[31].

The vision is to conserve, enhance and reconnect sites of value to wildlife and people, while increasing business opportunities within the local economy[32].

The complex contains nine Local Wildlife Sites (LoWS) and three Nature Reserves:

[30] Hadleigh and Daws Heath Living Landscape Vision, Essex Wildlife Trust, 2010
[31] Hadleigh and Daws Heath Living Landscape Vision, Essex Wildlife Trust, 2010
[32] ibid

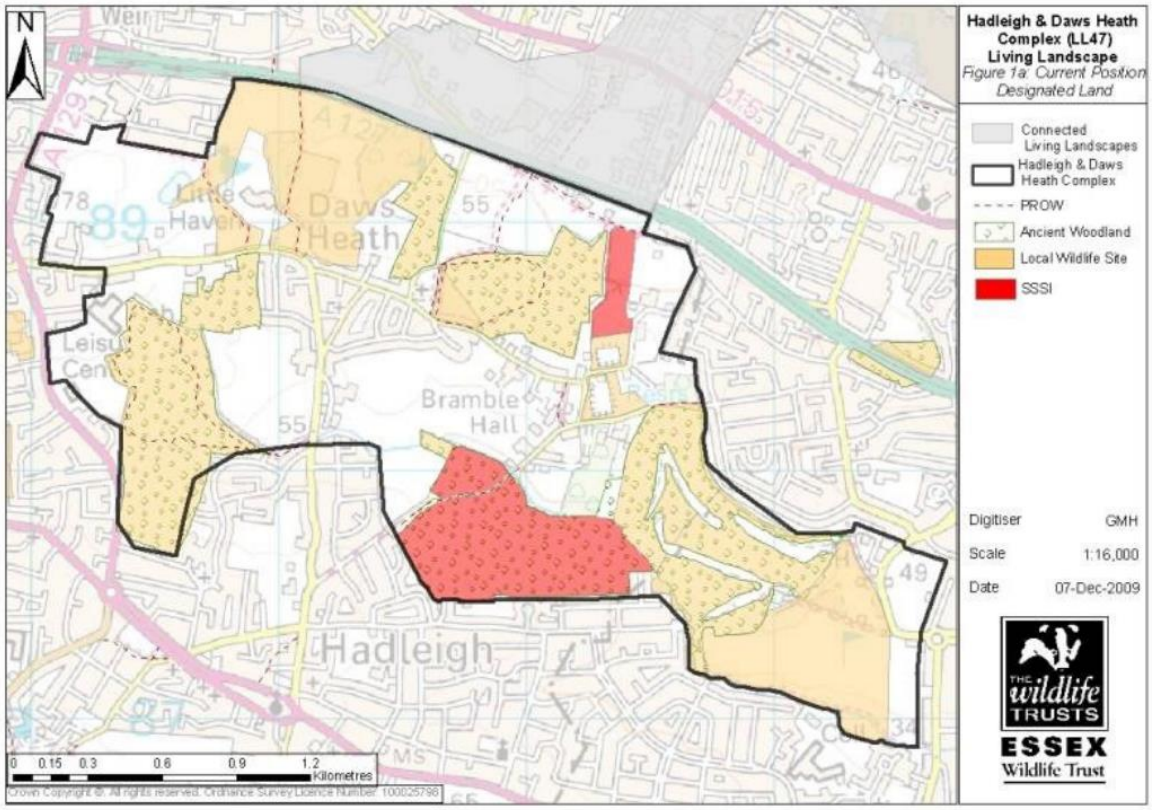
Figure 36: Hadleigh and Daws Living Landscape Wildlife and Nature Reserves

Local Wildlife Site (LoWs)	Habitat	Area
Cottage Plantation and Rag Wood	Ancient Woodland	6.74 ha
Little Haven Complex/Tile Wood	Mosaic of Ancient Woodlands, hedgerows, hay meadows and rough grassland (EWGS)	48.62 ha
Coxall Wood	Ancient Woodland	0.837 ha
Pound Wood	Ancient Woodland (EWGS)	22.54ha
Oakwood Reservoirs	Acid Grassland	3.41ha
Belfairs Park Wood	Mosaic of habitats including Ancient Woodland	15.76ha
West Wood	Ancient Woodland	33.12ha
Belfairs Golf Course	Mosaic of closely mown grassland	26.2ha
Belfairs Park Wood	Ancient Woodland	20.08ha

Nature Reserves
Little Haven (40.47 ha) – Woodland and hay meadow complex with ancient coppiced hedgerows
Pound Wood (22.26 ha) – Ancient Woodland
Tile Wood (6.88 ha) – Ancient Woodland

Source: Hadleigh and Daws Heath Living Landscape Vision, Essex Wildlife Trust, 2010

Figure 37: Hadleigh and Daws Heath Living Landscape Complex



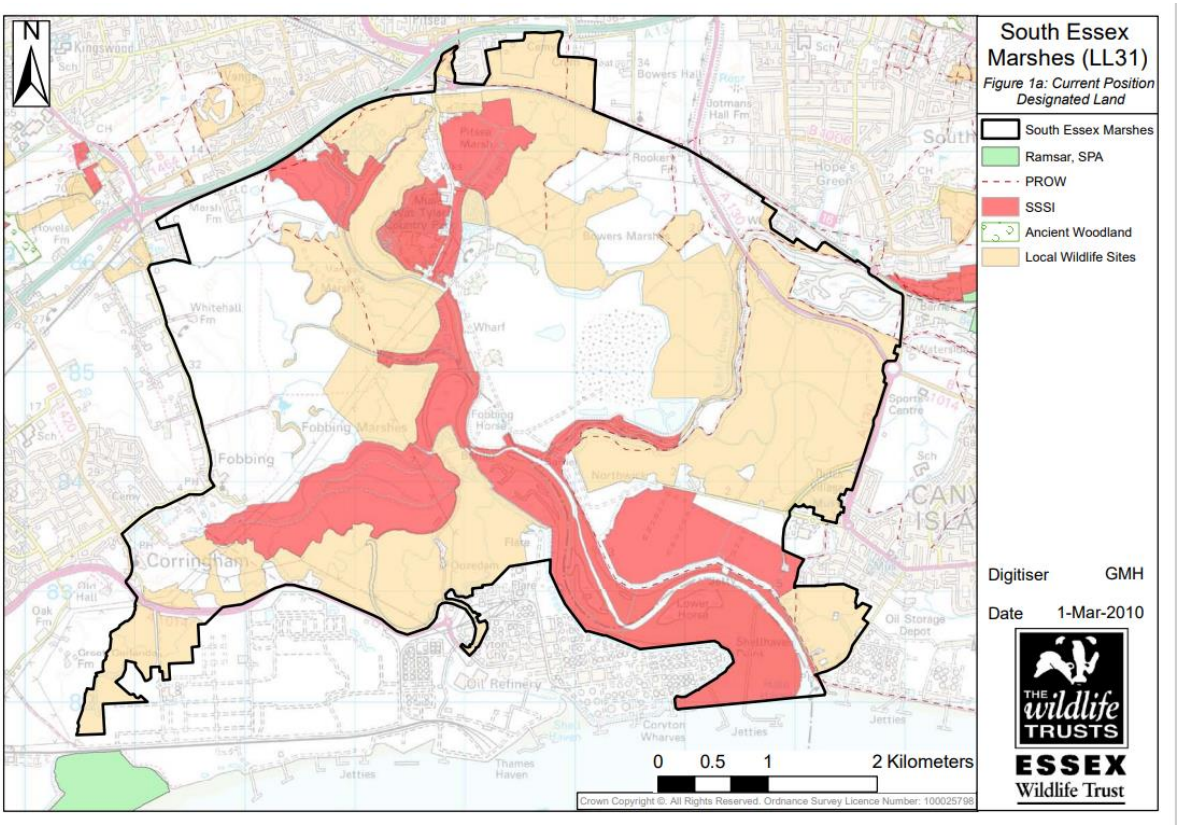
Source: Hadleigh and Daws Heath Living Landscape Vision, Essex Wildlife Trust, 2010

Central South Essex Marshes Living Landscape and Vision

The central South Essex Marshes living landscape covers 25 sq. km and is described as "*sustainable wetlands of international importance*[33]". The landscape is adjacent to the River Thames with significant tributaries. The RSPB and the Port of London Authority have a partnership agreement to jointly develop a conservation management framework for the Thames. The South Essex Marshes form a significant and integral part of the wider Thames estuary. Access integrates with the Thames footpath.

The vision is to enhance the landscape of the South Essex Marshes to create a high quality environment, rich in wildlife and accessible to people, creating a living landscape which is resilient and sustainable, for the wellbeing of the local community and local economy[34].

Figure 38: South Essex Marshes Living Landscape



Source: Hadleigh and Daws Heath Living Landscape Vision, Essex Wildlife Trust, 2010

[33] Hadleigh and Daws Heath Living Landscape Vision, Essex Wildlife Trust, 2010
[34] ibid

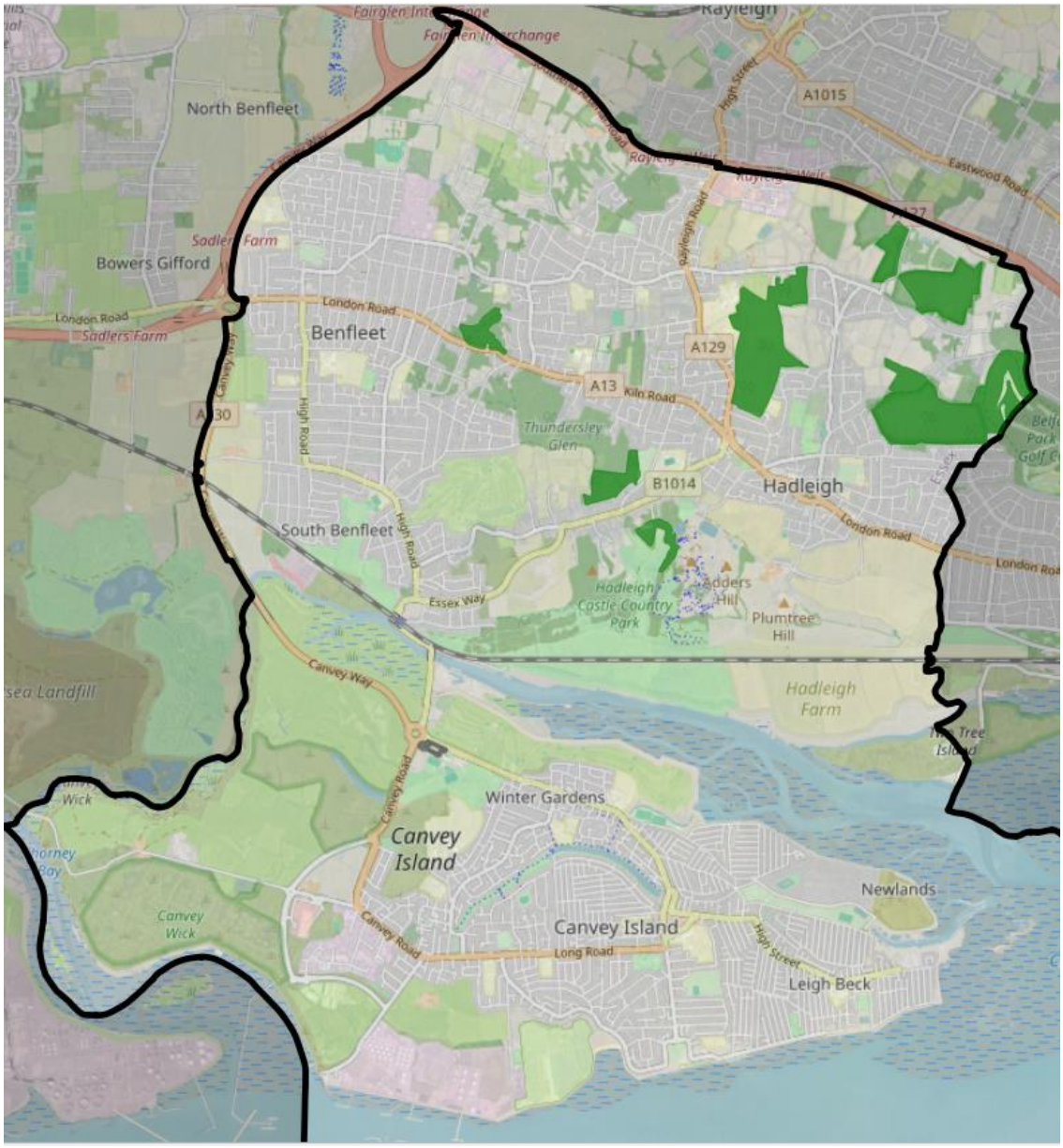
9.1.1 Ancient Woodland

Ancient woods are areas of woodland that have persisted since 1600. They are relatively undisturbed by human development. As a result, they are unique and complex communities of plants, fungi, insects and other microorganisms.

The larger ancient woods that remain in the Borough, in particular around Daws Heath area, are for the most part under sympathetic conservation management but are at risk of increasing recreational pressure.

Figure 31 illustrates the areas of ancient woodland (dark green areas) within Castle Point Borough.

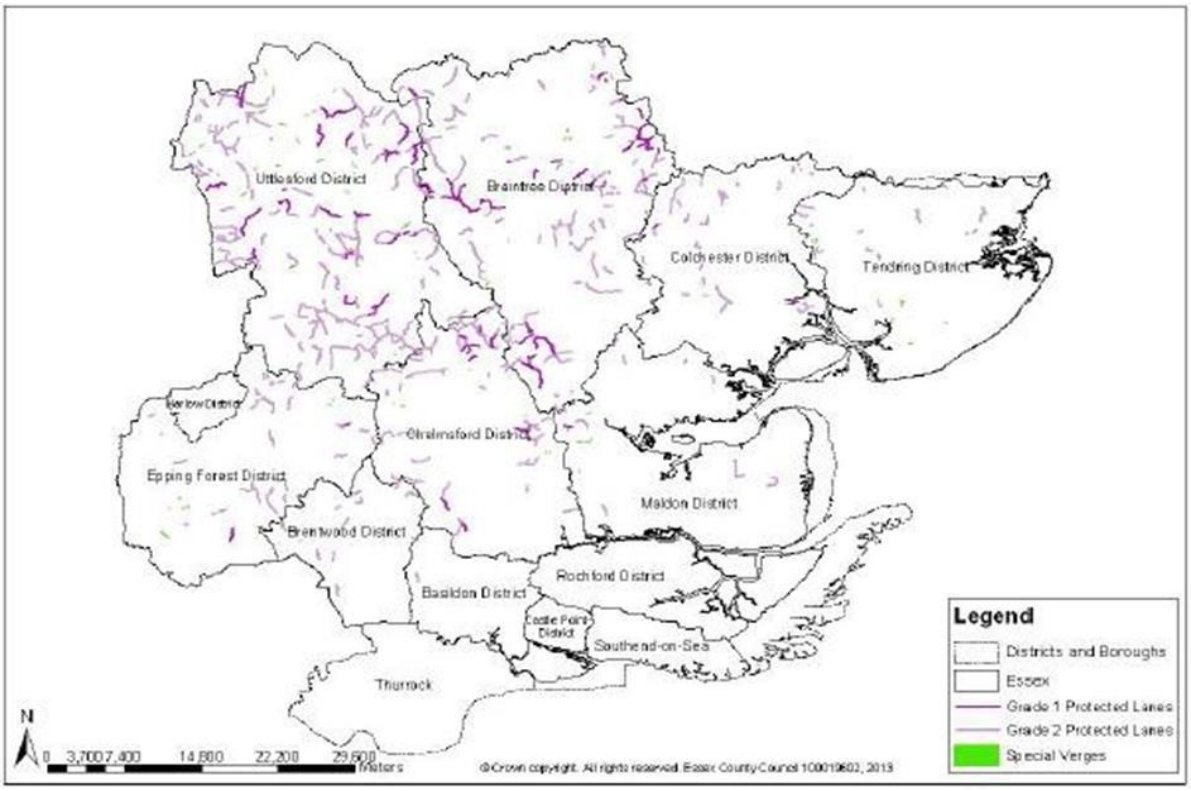
Figure 39: Ancient Woodland in Castle Point



Source: Castle Point Borough Council Mapping

9.1.1 9.1.2 Protected Lanes & Special Verges

Figure 40: Protected Lanes and Special Verges in Essex



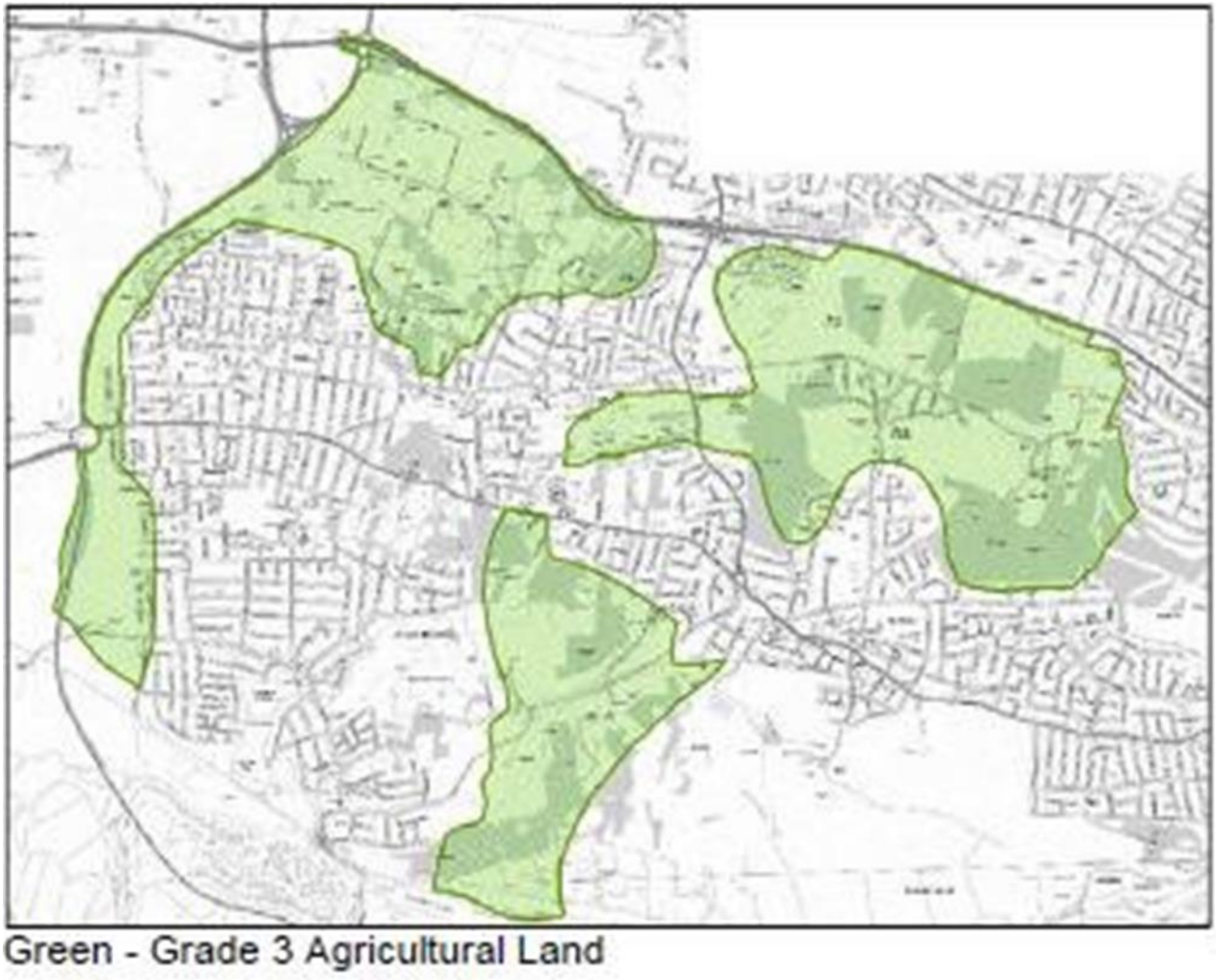
Source: Essex County Council, 2013

9.2 9.2 Agricultural Land Classification

The Agricultural Land Classification (ALC)[35] system classifies agricultural land in five categories according to versatility and suitability for growing crops. As shown in Figure 25, Castle Point contains areas of Grade 3 Agricultural Land which means good to moderate quality agricultural land with moderate limitations.

[35] Agricultural Land Classification of England and Wales, 1988

Figure 41: Agricultural Land in Castle Point



Agricultural land is very rarely associated with farming in the Borough. The costs associated with yields have reduced the amount of arable farms in the Borough. Limited cropping occurs in the east of the Borough, most goes unused or is used for grazing. Much of the farmland is being promoted for housing developments.

9.3 9.3 Previously Developed Land

The NPPF (2023) states that strategic policies should set out a clear strategy to meet local needs in a way that makes as much use as possible of previously developed land or 'brownfield land'. Furthermore, policies should "support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land".

Contaminated Land

In accordance with Section 78R of the Environmental Protection Act 1990, the Council is required to maintain a public register of contaminated land, which serves as a permanent record of all regulatory action undertaken to ensure remediation of any site that has been classified as contaminated. There are currently 16 record entries on the Castle Point Register of Contaminated Land[36].

Castle Point has 53 sites (as of April 2024) on its Brownfield Land Register[37] which are as follows:

Site Name and Address	Min.Net Dwellings
Vallee Casa, 62 Hill Road, Benfleet	6
166-168 Kiln Road, Benfleet	7
Job Centre, 140 Furtherwick Road, Canvey Island	12
84 Vicarage Hill, Benfleet	2
Site adjacent to Pauls Court, Meppel Avenue, Canvey Island	5
20 Haresland Close, Hadleigh	3
The Island Site, High Street / London Road, Hadleigh	54
Admiral Jellicoe Public House, 283 High Street, Canvey Island	14
Outpatients centre, Long Road, Canvey Island	10
343 Rayleigh Road, Thundersley	10
125-127 High Street, Canvey Island	14
4-12 Park Chase, Hadleigh, Benfleet	25
Prout Industrial Estate (Canvey Supply), Point Road, Canvey Island	27
Benfleet Tavern Public House, High Road, Benfleet	14
West of Venebles Close, Canvey Island	24
87-97 High Street, Benfleet	14
Prout Industrial Estate (Canvey Supply), Point Road, Canvey Island	50
Briar Cottage, Leige Avenue, Canvey Island	11
Rear of 179-181 Church Road, Thundersley	40
Haystack car park, Long Road, Canvey Island	14
Thames Loose Leaf, 289 Kiln Road, Hadleigh	12
Halfords, 543-557 Rayleigh Road, Thundersley	32
320 London Road, Hadleigh	20
High Road, Tarpots Town Centre, Benfleet	40
286 London Road, Benfleet	9
Maharaja Restaurant, 358 London Road, Benfleet	6
61-69 Hart Road, Thundersley	2
210 & 212 High Road, Benfleet	4
191-193 High Road, Benfleet	14
Stafford Court Care Home, Venables Close, Canvey Island	0
364 London Road, Hadleigh	9
54 Beech Road, Hadleigh	14

[36] https://www.castlepoint.gov.uk/public-register-of-contaminated-land/

[37] The Brownfield Land Register identifies previously developed sites within the Borough that have been assessed as being suitable for housing led development.

Site Name and Address	Min.Net Dwellings
Walsingham House, Lionel Road, Canvey Island	32
246-250 High Road, Benfleet	11
Garden World Plants Ltd, Canvey Road, Canvey Island	57
Nashlea Farm, Poors Lane, Benfleet	7
Chase Nurseries, The Chase, Thundersley, Benfleet	19
117-123 London Road, Benfleet	10
351-359 London Road, Hadleigh, Benfleet	19
363 London Road, Hadleigh, Benfleet	6
244-258 London Road, Hadleigh, Benfleet	50
387 London Road, Hadleigh, Benfleet	4
555 London Road, Hadleigh, Benfleet	6
Hollywood, Great Burches Road, Thundersley, Benfleet	4
39-43 High Street, Canvey Island	11
341-347 London Road, Hadleigh, Benfleet	34
599-601 London Road, Hadleigh, Benfleet	2
Ash House 340-342 London Road, Hadleigh, Benfleet	8
The Monico Bar And Restaurant 1-3 Eastern Esplanade, Canvey Island	8
Hobson And Sons Ltd Kenneth Road, Benfleet	30
1-5 High Street, Benfleet	5
Land Rear Of 316 - 320 High Road, Benfleet	7
Land at Chapman Sands, Canvey Island	7

9.4 Summary

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
Castle Point falls into two character areas, the Thames Estuary and South Essex Coastal Towns. There are 5 Living Landscape areas identified within the Borough. There are 53 brownfield sites on the Brownfield Register with 824 minimum net dwellings. Very little agricultural land is used for farming There are no protected lanes in the Borough.	Opportunities to use the brownfield sites ahead of any sites in the greenbelt. Contribution to Essex Green Infrastructure Strategy. Recreational pressure - increased use of coastal pathways. Pressure from development – including new housing and infrastructure developments such as transport improvements. Harm to trees. The new Castle Point Plan provides opportunities to	Green Infrastructure Strategy. Link to London National Park City. Recreational pressure - increased use of coastal pathways. Pressure from development – including new housing and infrastructure developments such as transport improvements. Harm to trees.

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
There is limited ancient woodland in the Borough. Daws Heath in particular contains a number of ancient woodlands connected by a network of hedgerows.	ensure that the variation in landscape character is taken into account in the design and siting of development to support its long-term protection and enhancement.	

10. Water Environment

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

The new Castle Point Plan should support development that contributes to responsible use and protection of water resources and their quality, therefore protecting the health and well-being of residents in Castle Point and its surroundings from being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

The National Planning Practice Guidance provides guidance on how planning can take account of the impact of new development on water quality, as well as the delivery of adequate water and wastewater infrastructure.

Water Stress

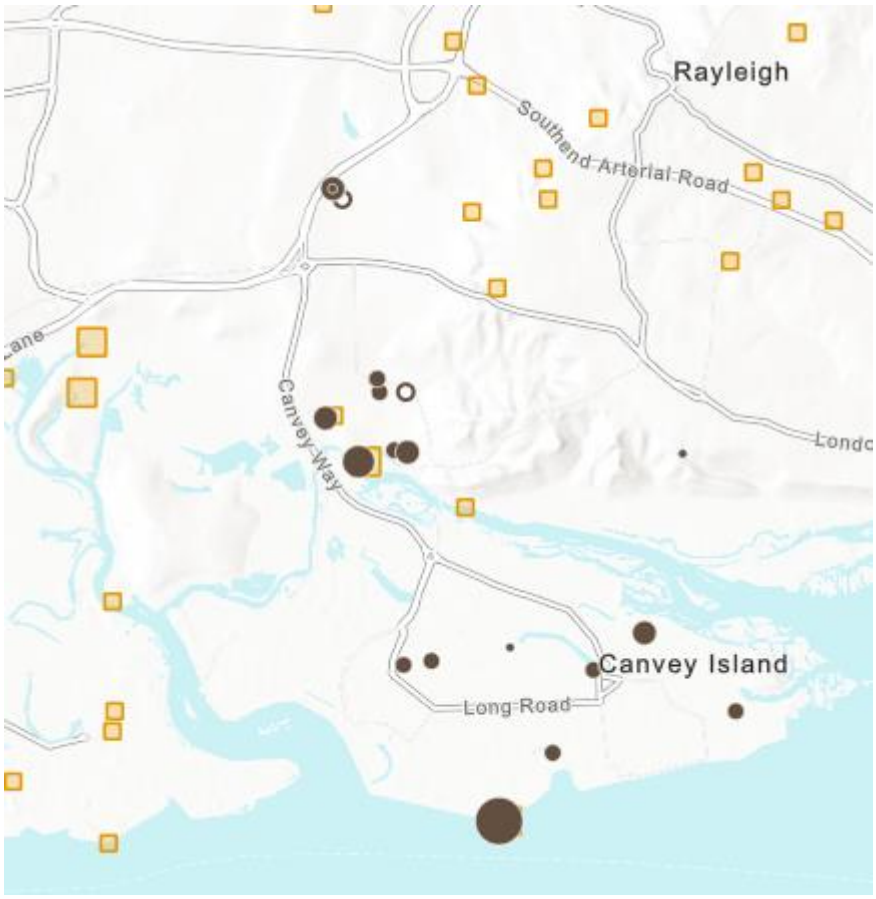
Anglian Water is responsible for water supply and sewerage in Castle Point Borough and across the East of England, which includes East Anglia. East Anglia as a whole has been identified as the most water-stressed region in the country and has the lowest average rainfall in the UK. In the Essex Water Strategy, 2024 (ECC) it is estimated that by 2050 the East of England will experience a public water supply shortage of around 730 million litres of water per day, equal to over a third of the predicted future need.

In the Essex County, “only three fifths of the drinking water consumed comes from the county itself – the rest has to be imported from elsewhere”[38].*Sewerage Discharge*

The Rivers Trust has produced a map of sewerage network discharges and overflows of untreated sewerage and storm water in England which was last updated in 2023. In 2023, water companies discharged raw sewerage into rivers and coastal waters in England 579,581 times, a significant increase on the previous year (372,533). Monitoring was carried out in 2023 at 21 of the 23 storm overflows for a total duration of 2,538 hours. These incidents contributed to pollution within the Borough’s waterways. It is uncertain whether the situation is improving or deteriorating as monitoring of storm overflows is not consistent (see Figure 42).

[38] Water Strategy for Essex, 2024, ECC

Figure 42: Rivers Trust map of sewerage network discharges and overflows of untreated sewage and storm water in 2023[39].



10.1 Water Courses

There are four main rivers located within Castle Point Borough: Prittle Brook, Benfleet Hall Sewer, Kersey Marsh Sewer and Hadleigh Marsh Sewer.

Canvey Island is divided from the mainland area of Castle Point Borough by Benfleet Creek. The Southern side of the Island is bordered by the River Thames and the remaining sides of Canvey are bordered by the Holehaven Creek and East Haven Creek.

Anglian Water is the water and water recycling company serving over six million customers across the East of England. On Canvey Island, Anglian Water is the organisation responsible for the foul sewerage network. Anglian Water also own and maintain a number of surface water drainage systems on the Island.

Castle Point Borough Council owns the lake and a number of other drainage features on the Island and is the organisation that is responsible for local planning. Castle Point Borough Council is also the authority who manages social housing on

[39] The Rivers Trust map of sewerage network discharges for Castle Point, 2023

the Island, making them a riparian owner of some private drainage, and they offer advice and support on flood recovery.

The Environment Agency (EA) is the organisation with overall responsibility for strategic flood risk management in England. On the Island the EA are responsible for the management of flooding from designated main river watercourses and the sea, as well as holding regulatory powers of enforcement over tidal and main river flood defences.

Essex County Council is the Lead Local Flood Authority covering Canvey Island. They coordinate local flood risk management activities and flood response. Essex County Council Highways Department is also the authority responsible for the ownership and management of the highways drainage network. As well as these responsibilities, Essex County Council hold powers to regulate ordinary watercourses through consents and enforcement.

10.2 Water Quality

Each River Basin District across England has a management plan[40], which has been formed to meet the requirements of the Water Framework Directive. Castle Point falls into the Thames District. Under the Directive, the UK must ensure that there is no deterioration in the quality its water bodies, and that all water bodies improve to reach 'good ecological status' as soon as possible. The management plan details the issues relating to water quality and how to address them.

[40] https://www.gov.uk/government/collections/river-basin-management-plans-2015

Figure 43: Pressures and significant water management issues presenting waters reaching good status and the sectors identified as contributing to the impact (reasons for not achieving good status) in the Thames river basin district

Table 32: Pressures preventing waters reaching good status and the sectors identified as contributing to the impact (reasons for not achieving good status) in the Thames river basin district

Pressure	Agriculture and rural land management	Industry	Mining and quarrying	Navigation	Urban and transport	Water Industry	Local & central government	Domestic general public	Recreation	Waste treatment and disposal	Other	No sector responsible	Sector under investigation	Total
Abstraction and flow	6	5	1	3	5	58	1	0	0	0	7	24	0	110
Chemicals	21	5	0	1	14	3	0	0	0	0	6	0	1	51
Biochemical oxygen demand	1	0	0	0	3	2	0	1	0	0	0	1	0	8
Dissolved oxygen	48	8	0	2	56	68	3	11	0	0	3	24	0	223
Ammonia	2	2	0	0	47	62	1	3	0	0	2	0	3	122
Fine sediment	59	2	2	1	28	6	2	0	1	0	3	4	2	110
Invasive non native species	0	0	0	0	0	0	0	0	0	0	0	18	0	18
Nitrate	2	0	0	0	0	2	0	0	0	0	0	0	3	7
Phosphate	166	6	0	0	151	352	0	32	0	1	26	10	13	757
Physical modification	54	3	1	23	196	41	95	2	54	0	46	3	9	527

Table 33: Significant water management issues preventing waters reaching good status and the sectors identified as contributing to the impact (reasons for not achieving good status) in the Thames river basin district

Significant water management issue	Agriculture and rural land management	Industry	Mining and quarrying	Navigation	Urban and transport	Water Industry	Local & central government	Domestic general public	Recreation	Waste treatment and disposal	Other	No sector responsible	Sector under investigation	Total
Physical modifications	79	4	0	24	237	43	116	3	56	0	55	0	14	631
Pollution from waste water	11	22	0	1	30	499	0	58	0	1	19	0	1	642
Pollution from towns, cities and transport	1	5	0	0	275	18	0	0	0	0	3	0	2	304
Changes to the natural flow and level of water	14	6	1	5	3	70	2	0	1	0	8	0	0	110
Invasive non-native species	0	0	0	0	0	0	0	0	0	0	0	21	0	21
Pollution from rural areas	297	0	0	0	0	0	0	0	0	0	6	0	0	303
Pollution from abandoned mines	0	0	2	0	0	0	0	0	0	0	0	0	0	2

Source: Thames river basin management plan, Environment Agency, 2015

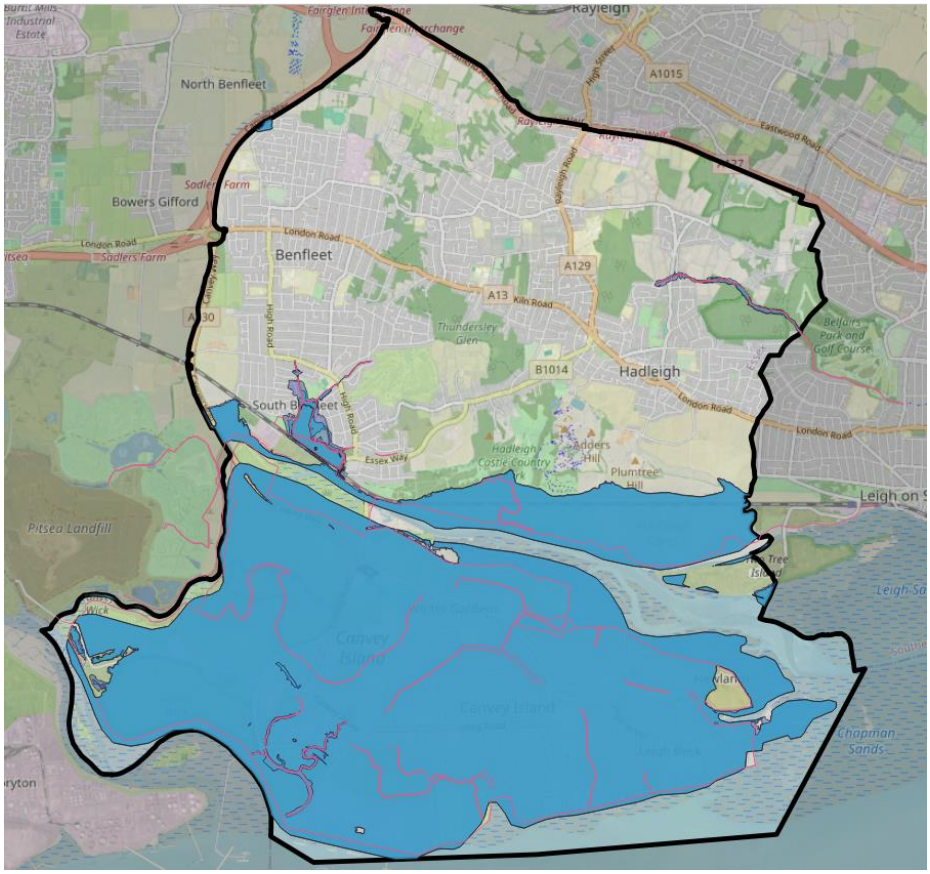
Beneath the River Basin District, catchment management plans are produced. In Essex, the Essex Rivers Hub[41] works with partners and communities to protect and enhance rivers and watercourses. There are currently no catchment plans or projects for the rivers in Castle Point.

10.3 Flood Risk

The most recent South Essex Level 1 Strategic Flood Risk Assessment states that the majority of the Castle Point Borough (56%) is defined as Flood Zone 1 within the north of the Borough, 39% is located within Flood Zone 3 and 5% is defined as Flood Zone 2 to the south of the Borough.[42] Tidal flooding is identified as the most significant flood risk to the Borough, in particular Canvey Island and Hadleigh Marshes are at residual risk of flooding if its defences were to fail or to be overtopped. If this were to happen, floodwaters would propagate rapidly across Canvey Island and low lying areas of the mainland providing challenges for warning and evacuation of those affected.

A review of the South Essex Flood Risk Assessment is being prepared (completion due 2024) to assess the impacts on Castle Point only, to provide a comprehensive picture of flood risk in Castle Point having regard to all potential sources of flooding.

Figure 44: Flood Zones 2 and 3 within Castle Point Borough Map



[41] http://www.essexrivershub.org.uk/

[42] South Essex Level 1 Strategic Flood Risk Assessment AECOM April 2018

Source: Castle Point Borough Council Mapping

Canvey Island and South Benfleet are also at highest risk of surface water flooding, with a high probability of surface water flooding across the Borough as a whole. A combination of topography and drainage capacity in particular affect Canvey and South Benfleet, with recent surface water flooding events having occurred in the two areas.

Fluvial flood risk is mostly associated with the Prittle Brook and Benfleet Hall Sewer. Due to higher ground and embankments the flood risk associated with the Prittle Brook is minimised to a narrow corridor. The Benfleet Hall Sewer meanwhile benefits from being able to flood South Benfleet Playing Fields, which are designated as a reservoir under the Reservoirs Act. Nonetheless in both instances there are homes at risk of inundation in extreme circumstances.

Due to the combined surface water and tidal risks on Canvey a Multi-Agency Partnership produced the Canvey Island 6-Point Plan[43]. This aims to increase the resilience of Canvey Island's communities and businesses to flooding as follows:

Point	Description
Point 1 – Property level flood protection	Both of the detailed investigations into flooding on the island recommended urgent action, to protect properties (both homes and businesses) from the impacts of surface water flooding. Action, Property level flood protected for circa. 15k homes (circa. 40k residents). Cost, £500,000. Impact, High.
Point 2 – Canvey Lake	The Section 19 Flood Investigation Report, published by Essex LLFA in September 2014, recommended a thorough investigation into the capacity available in the Canvey Lake. The lake, strategically located in the centre of the Island, forms part of the Island's surface water drainage system and so ensuring it is kept in a good condition and able to receive surface water during storm events is vital. Action, Dredge, re-profile and maintain Canvey Lake. Cost, £2,000,000. Impact, High.
Point 3 – Increasing capacity of the drainage infrastructure	Detailed work has been underway for the last two years, building an Integrated Urban Drainage (IUD) model. This sophisticated computer model has given the MAP a much greater insight into the capacity and capability of the current drainage network on the Canvey Island. Now complete, the model allows the team to run complex scenarios highlighting the impact of rainfall events of differing scales. Action, Increased drainage Infrastructure capacity. Cost, £16,000,000. Impact, High.
Point 4 – Building resilient and informed communities	The MAP and other key stakeholder on Canvey Island have, for a long time, held the view that collaboration is the key to managing the risks of surface water flooding. Great strides have been taken to bring together stakeholder organisations and this has paid dividends. However, more needs to be done to inform, educate and engage local communities. The MAP would like to invest £2m to build long term resilience on the Island. Action, Canvey Resilient Communities Programme. Cost, £2,000,000. Impact, Medium.

[43] 8 Canvey Island 6-Point Plan (Multi-Agency Partnership, November 2015)

Point	Description
Point 5 – Innovation in flood management technologies	There are many new technologies now available on the market that could be installed to help reduce the risk of surface water flooding on Canvey Island. The MAP would like to invest £2m of funding into systems that would increase early warning of flood events and speed up the response to such events. Action, Development of new innovative technologies. Cost, £2,000,000. Impact, Medium.
Point 6 – Investment in green surface water storage	The MAP is keen to explore what options are available to increase the amount of 'green' surface water storage across the Island. This would provide additional storage for excess rainwater in storm events, reducing the amount of water that hits the drainage network at the same time. Some early options being explored including re-profiling the Winter Gardens Primary School playing fields to reduce their level by 1m, and the installation of attenuating water butts at properties locate in the most 'at risk' areas on the Island. All public space will be reviewed for its ability to hold back rain water. Action, i=Investment in 'Green Infrastructure'. Cost, £2,000,000. Impact, Medium.

Essex County Council has a Surface Water Management Plan in place for the remainder of the borough.

10.4 Summary

Baseline Summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
Increased demand on water resources and sustainability of water supply. Increased requirement for wastewater treatment. Negative impacts on water quality through inappropriate development. Climatic change and possible more extreme weather events. Deterioration of the wildlife in estuaries and rivers.	Development must not give rise to a deterioration in water quality. The new Castle Point Plan will provide the opportunity to ensure that development is located and designed to take into account the sensitivity of the water environment. New development over the plan period will also need to be considerate of existing pressures on wastewater infrastructure and the potential for supporting any new infrastructure needed. Associated with water quality and biodiversity, that a suitable amount of recreational land must be incorporated into development.	Development must not give rise to a deterioration in water quality. Associated with water quality and biodiversity, that a suitable amount of recreational land must be incorporated into development.

Baseline Summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
Changes in leisure activities affecting the coasts and estuaries. The impact of increased tourism including the England Coastal Path, free swimming, kayaking.		

11. Climate and Energy

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

Low Carbon Economy

The new Castle Point Plan will need to have regard to the NPPF, which includes as part of its environmental objective a requirement to mitigate and adapt to climate change, "including moving to a low carbon economy". The NPPF also states that the "planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change." To achieve these aims new development should be planned to ensure appropriate adaptation measures are included (including green infrastructure) and should be designed, located and oriented as to help reduce greenhouse gas emissions.

The National Planning Practice Guidance provides guidance on how to identify suitable mitigation and adaptation measures in the planning process to address the impact of climate change. Guidance is also provided about how to take account of and address the risks associated with flooding and coastal change.

11.1 Energy Consumption and Emissions

Table 41: Energy Consumption

Resource	Castle Point (GWh)	% of Total Energy Consumption	East of England (GWh)	% of Total Energy Consumption
Coal	4.8	0.38	2,581.4	1.96
Manufactured Fuels	2.2	0.17	238.1	0.18
Natural Gas	577	45.5	42,051.9	31.93
Electricity	259.6	20.47	27,272.2	20.71
Petroleum Products	398.5	31.42	56,402.6	42.83
Bioenergy and Wastes	26.19	2.06	3,150	2.39
Total	1268.29	100	131,696.20	100

Source: BEIS, updated 2015

Castle Point Borough consumes more energy from unrenewable sources as a percentage of their consumption compared to the East of England as a whole. Just under half of the Borough's 1268.29GWh energy consumption is from Natural Gas at 45.5%.

Table 42: Energy consumption from renewable sources

Local Authority	Percentage of Total Energy Consumption from Renewable Bioenergy and Waste Sources	Local Authority	Percentage of Total Energy Consumption from Renewable Bioenergy and Waste Sources
Basildon	0.11%	Epping Forest	0.12%
Braintree	0.39%	Harlow	0.07%
Brentwood	0.10%	Maldon	0.92%
Castle Point	**0.14%**	Rochford	0.24%
Chelmsford	0.24%	Tendring	0.39%
Colchester	0.27%	Uttlesford	0.57%

Source: DECC, updated 2014 data

As at 2014, 0.14% of Castle Point Boroughs total energy consumption came from renewable sources, a relatively low percentage compared to the other districts with Essex. There has been no further update since 2014.

Table 43: CO2 emissions by source 2021

Area	Industry and Commercial (kt)	Domestic (kt)	Transport (kt)	Total (kt)
Castle Point	38.8	132.83	96.88	286.51
Essex	1,120.46 (17.82%)	2,138.9 (34.03%	3,025.17 (48.13)	6,284.53
East of England	#	#	#	#

#: data not easily accessible

Source: Government data – UK greenhouse gas emissions: local authority and regional, 2024

In Castle Point Borough, the industry and commercial sector produces the smallest amount of carbon dioxide at 20.52% while domestic produces the most at 48.5%. When compared to Essex more emissions of CO2 are produced by transport in the County as a whole.

Table 44: Reduction of CO2 emissions per capita

Area	% per capita reduction of CO2 since 2005	Area	% per capita reduction of CO2 since 2005
Basildon	20.9%	Epping Forest	19.4%
Braintree	18.7%	Harlow	25.0%
Brentwood	16.0%	Maldon	21.4%
Castle Point	14.6%	Rochford	18.5%
Chelmsford	11.4%	Tendring	11.5%
Colchester	20.0%	Uttlesford	21.3%
		Essex	17.6%

Source: DECC, 2013 data

Castle Point Borough has reduced the annual amount of CO2 being emitted per capita by 14.6% relative to the 2005 baseline. This is lower than the Essex average.

11.2 Climate Change

Global Warming

Climate change presents a global risk, with a range of different impacts likely to be felt within Castle Point across numerous receptors. The Intergovernmental Panel on Climate Change (IPCC) special report on global warming outlines that, under emissions in line with current pledges under the Paris Agreement, global warming is expected to surpass 1.5 ℃, even if these pledges are supplemented with very challenging increases in the scale and ambition of mitigation after 2030. This increased action would need to achieve net zero CO2 emissions in less than 15 years[44].

Regional Warming

According to UK Climate Projections under a medium emission scenario the temperature in the East of England had a 67% likelihood of increasing between 1 and 2°C by 2020. By 2050, the temperature is predicted to increase to between 2 and 3°C across the region. Mean summer precipitation had a 67% likelihood of decreasing by up to 10% across the whole region by 2020 and by 2050 the south of the East of England will see decreases by up to 20%. In contrast the mean winter precipitation was predicted to increase by up to 10% across the region by 2020. By 2050 much of the region is expected to see a mean winter precipitation increase of between 10 and 20% apart from a band in the centre of the region which is expected to witness increases of between 20 and 30%. Source: Met Office UKCP (2014).

Essex Climate Action Commission

The Essex Climate Action Commission was set up to advise about tackling climate change. It was launched in May 2020 for an initial term of two years and has since been extended for a further three years. The commission will run until 2025.

The initial purpose of the Essex Climate Action Commission was to set out recommendations on tackling the climate crisis. This included devising a roadmap to get Essex to net zero by 2050. The Commission has made recommendations with a plan to:

- Reduce the county's greenhouse gas emissions to net zero by 2050, in line with UK statutory commitments.
- Make Essex more resilient to climate impacts such as flooding, water shortages and overheating.

The Essex Climate Action Commission have made recommendations to planning in the following areas:

[44] IPCC (2019). IPCC Special Report Global Warming of 1.5oC. (see https://www.ipcc.ch/sr15)

- Land Use and Green Infrastructure
- Energy
- Built Environment
- Transport

The recommendations made in the areas above now form the basis of the Commission's Climate Action Plan 2021[45].

11.3 Summary

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
Castle Point has a low percentage of total energy consumption from renewable bioenergy and waste sources. In Castle Point Borough domestic practices produces the most at carbon dioxide at 48.5% - a percentage lower than the county average.	To ensure more energy efficient homes. Without the new Castle Point Plan, sustainable design and construction techniques may not be adopted in new build development. There is potential for the Borough to be subject to more frequent extreme weather events as well as increasing potential for flood risk as a result of climate change. A new Castle Point Plan could support the incorporation of appropriate adaptation measures through design. This may include tree planting and shelter in the public realm to allow people to take refuge from the effects of extreme weather events. Without the new Castle Point Plan, sites for development may be located in areas that are prone to the effects of climate change, such as in areas with a higher chance of flooding. Without the new Castle Point Plan, development sites may be located in inaccessible locations that increase reliance on private vehicles, although the shift to electric vehicles may help reduce emissions associated with private vehicles. The Council will continue to have an obligation to reduce carbon emissions with or without the new Castle Point Plan.	To ensure more energy efficient homes. There is potential for the TGSE area to be subject to more frequent extreme weather events as well as increasing potential for flood risk as a result of climate change.

[45] Essex Climate Action Plan, ECC, 2021

12. Air

12.1 Air Quality

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

The new Castle Point Plan should support development that contributes to the protection of air quality, therefore protecting the health and well-being of residents in Castle Point and its surroundings from being put at unacceptable risk from or being adversely affected by unacceptable levels of air pollution.

The National Planning Practice Guidance provides guidance on how planning can take account of the impact of new development on air quality.

Air pollution is associated with a number of adverse health impacts. It is recognised as a contributing factor in the onset of heart disease and cancer. Additionally, air pollution particularly affects the most vulnerable in society: children, the elderly, and those with existing heart and lung conditions. There is also often a strong correlation with equalities issues because areas with poor air quality are also often less affluent areas.

Air Quality Strategy for England 2023

Each council carries out regular reviews and assessments of air quality in their area. This is done against standards and objectives in the Air Quality Strategy for England which sets out national air quality objectives for the protection of human health.

Local authorities are required to submit Annual Status reports to the Department for Environment, Food and Rural Affairs (DEFRA). Annual Status Reports provide an overview of air quality within the area, identify actions that have been undertaken to improve air quality and to consider new air quality monitoring data. Councils compile these reports in accordance with the Local Air Quality Monitoring (LAQM) Policy and Technical Guidance.

Castle Point Air Quality Annual Status Report 2023[46]

The most recent Report for Castle Point Council is the 2023 Air Quality Annual Status Report which sets out that the Council measured "no" exceedances of the Air Quality Objectives in 2022. The Report also set out that "*There are no new developments that will have a significant impact on air quality*". The Report did, however, state that "*Castle Point Borough Council should consider developing a Local Air Quality Strategy*."

The main source of pollution in the Borough is road traffic emissions from major roads, notably the A13, A127, as well as along London Road and Canvey Way, and

[46] https://cdn.cms42.com/essexair/castle-point/Files/Reports/Castle_Point_2023_ASR.pdf

A130. Additionally, key junctions like A127 Rayleigh Weir and A13/A130 Sadlers Farm junction contribute to the pollution levels.

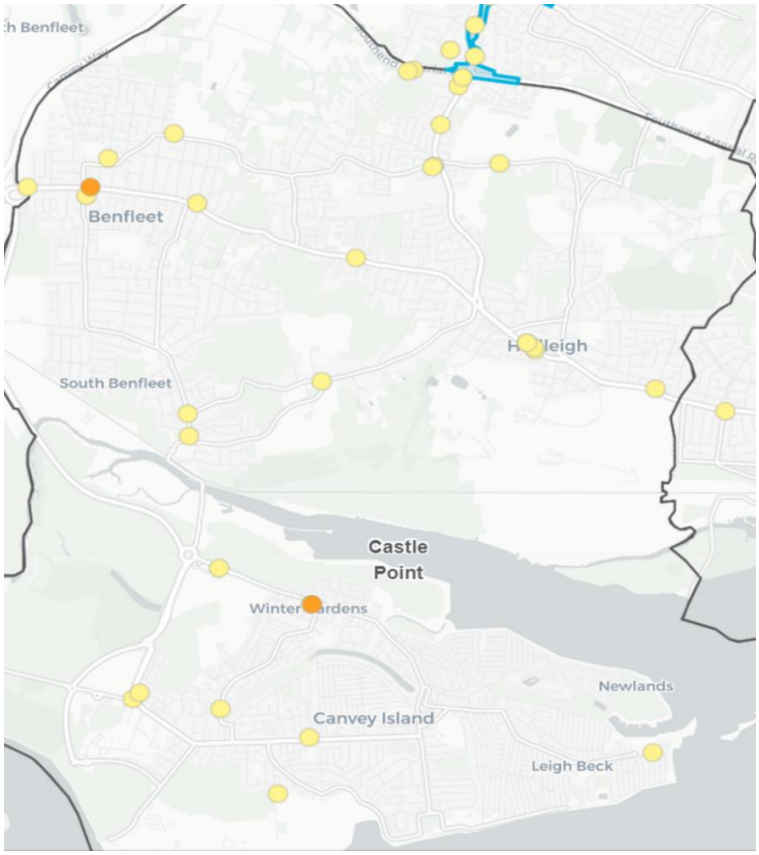
A key pollutant arising from traffic is Nitrogen Dioxide. Nitrogen dioxide (NO2) is a gaseous air pollutant that forms when fossil fuels are burned at high temperatures. It is one of the main precursors of ozone, particulate matter, and acid rain. It can irritate and inflame the respiratory tract and increase the risk of asthma and other respiratory diseases. NO2 levels in the air vary with emission sources, weather conditions, and sunlight.

Nitrogen dioxide is monitored using diffusion tubes at 30 monitoring locations across the borough and there is also a continuous analyser site which will provides real-time nitrogen dioxide and sulphur dioxide monitoring information. The ongoing monitoring shows a clear trend in decreasing NO2 emissions over time. Ignoring 2020, where levels were abnormally low due to lockdown restrictions NO2 emission levels have reduced across the borough since 2018 reflecting the impact of newer cars with cleaner engines on air quality. As the number of electric cars increases, local NO2 levels should decline further over time.

Castle Point Borough Council does not currently monitor PM2.5 concentrations.

At the time of preparing this SA Scoping Report the Council has not declared any Air Quality Management Areas (AQMAs). Generally, air pollution is low in Castle Point. Results from the monitoring points across the Borough suggest that air quality is improving.

Figure 45: Map of Monitoring Locations in Castle Point Borough



Key to Air Quality Monitoring Locations:

Pollution Level (µg m3)

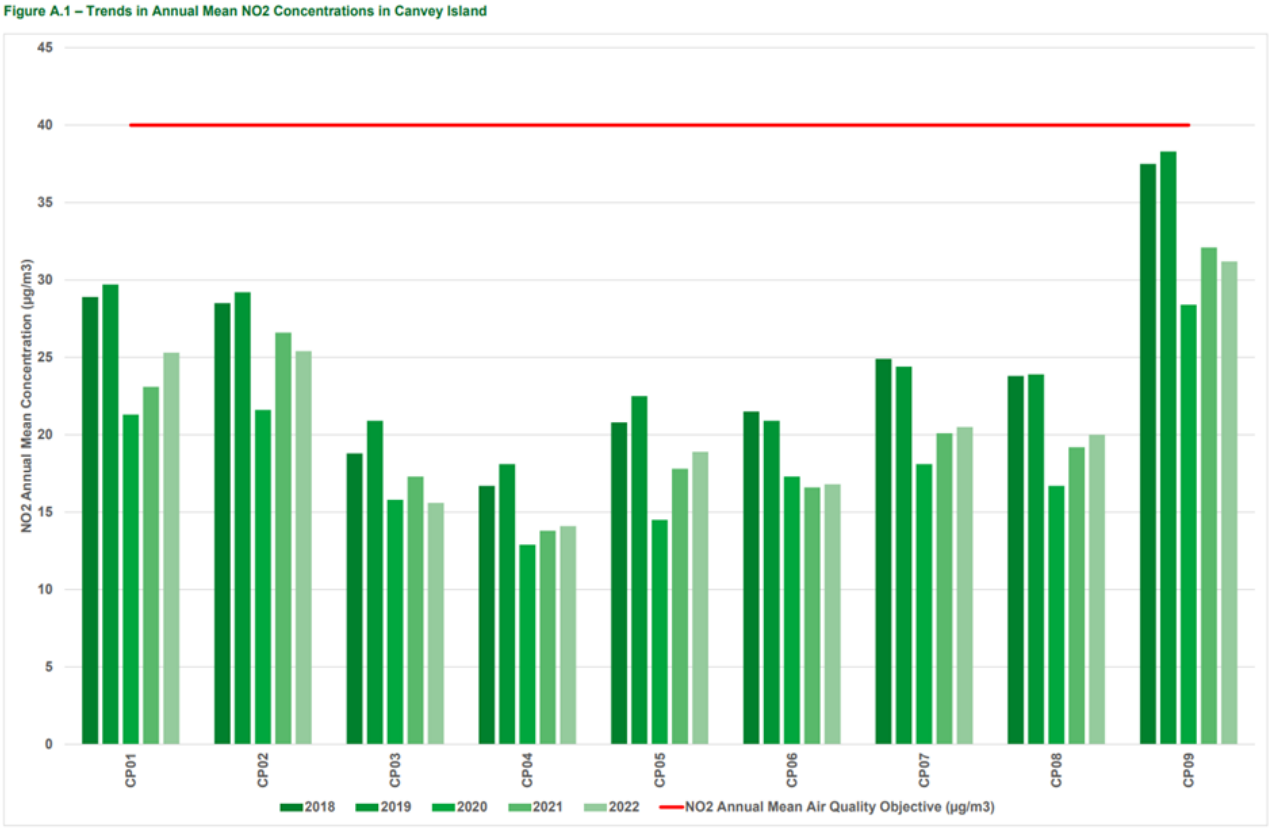
Low: < 30

Medium: 30 < 36

High: 36 < 40

Source: Essex Air Quality Map[47]

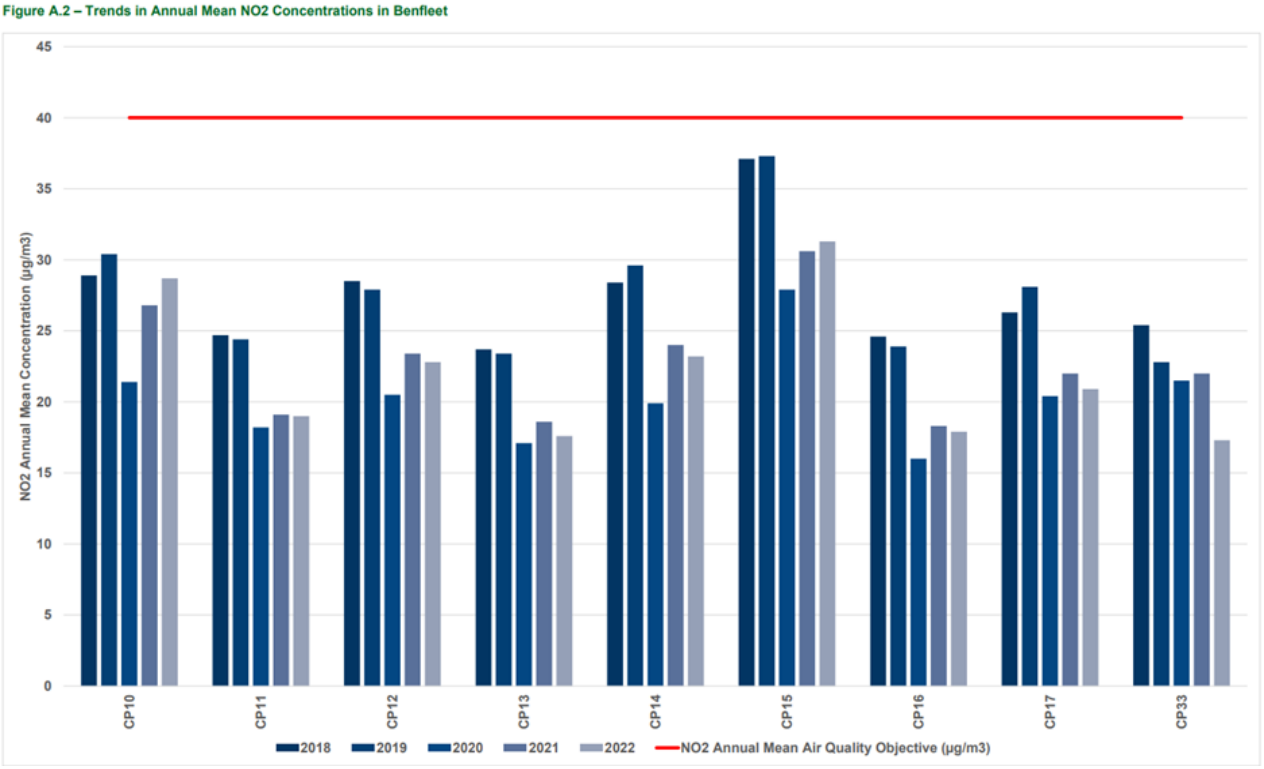
Figure 46: Trends in Annual Mean NO2 Concentrations in Canvey Island



Source: www.essex.org.uk

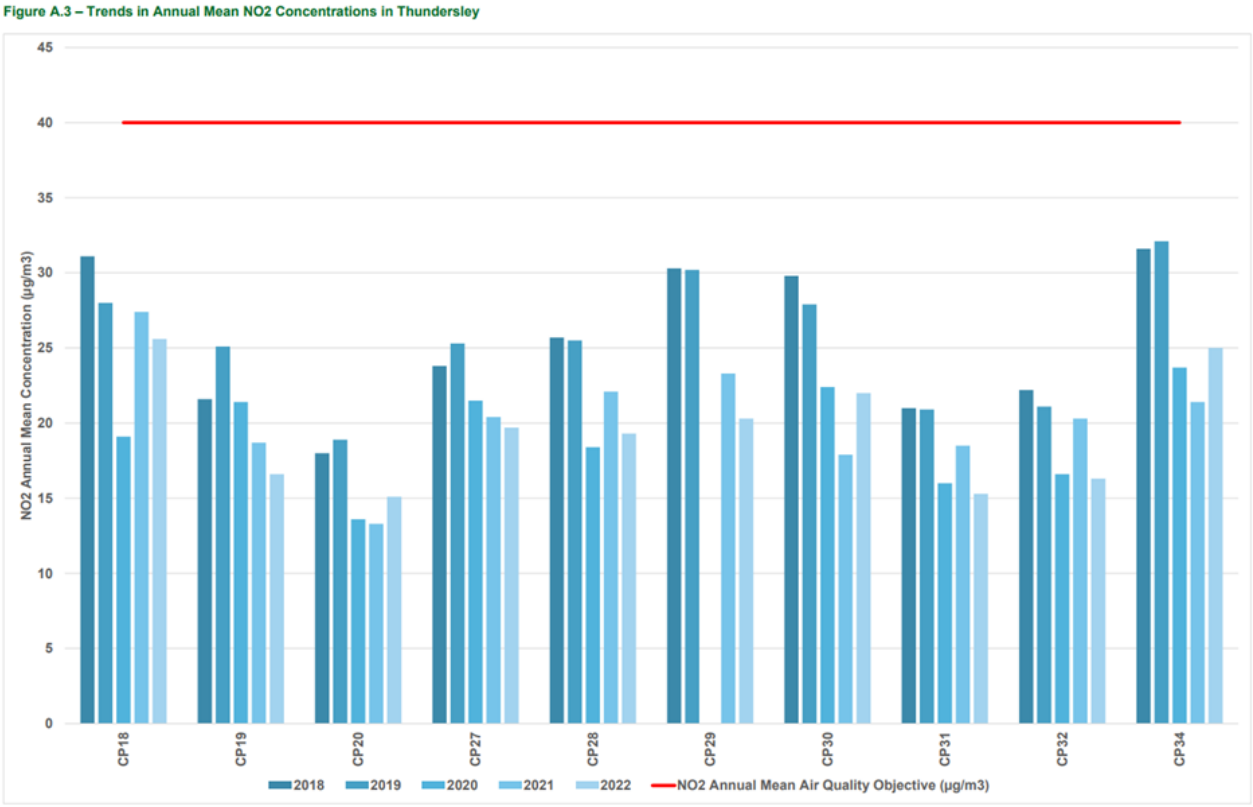
[47] Essex Air Quality Map www.essex.org.uk/map

Figure 47: Trends in Annual Mean NO2 Concentrations in Benfleet



Source: www.essex.org.uk

Figure 48: Trends in Annual Mean NO2 Concentrations in Thundersley



Source: www.essex.org.uk

Figure 49: Trends in Annual mean NO2 Concentrations in Hadleigh

Source: www.essex.org.uk

12.2 Noise

Ambient or environmental noise is defined as noise which is either unwanted or harmful. It is created by human activities and includes noise emitted by transport including road traffic and air traffic, as well as from sites of industrial activity. There are a number of busy roads in the Borough, and these generate ambient noise which can impact people living or working nearby.

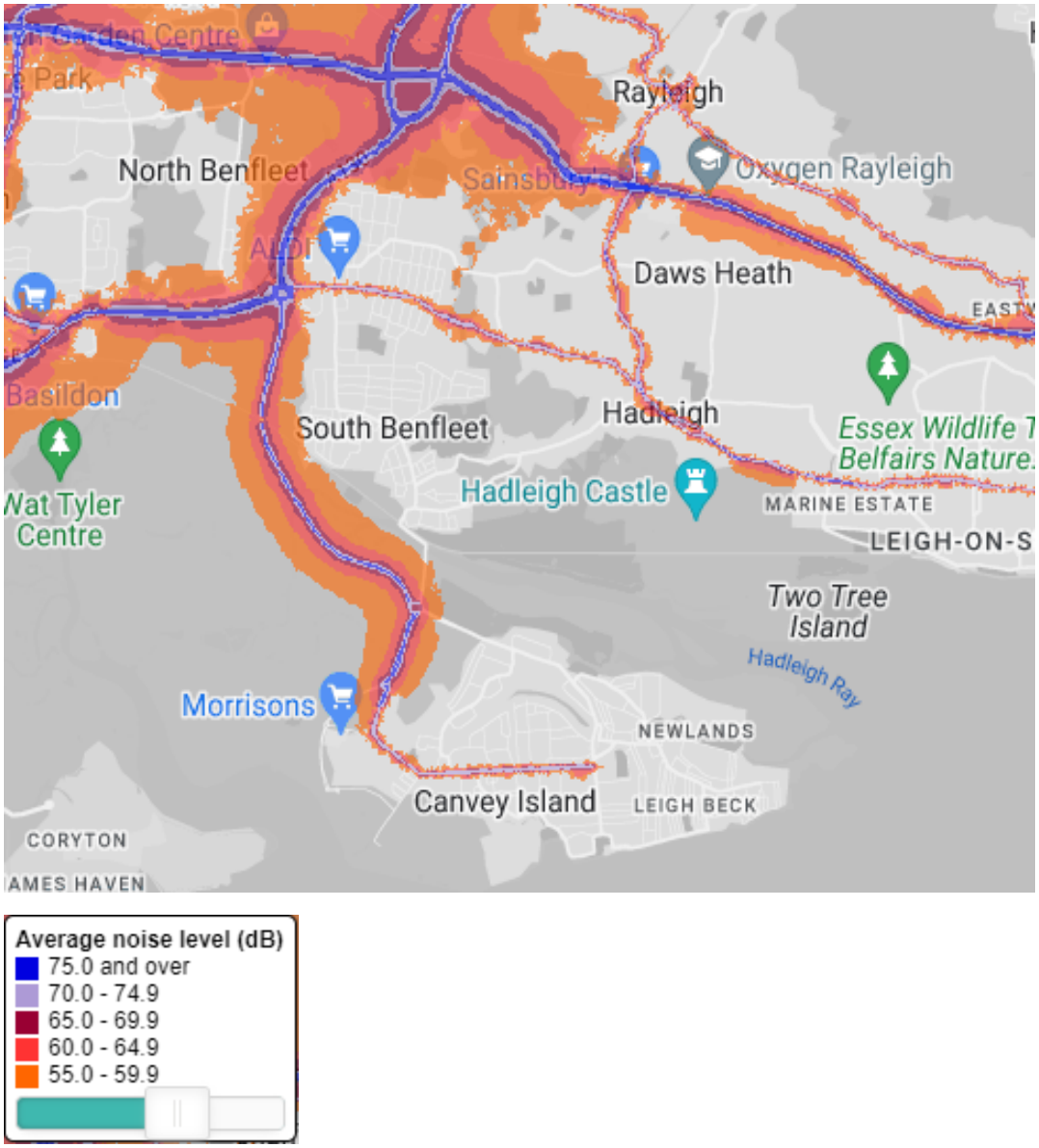
Table 45: Summary of terms used

Term	Explanation
dB(A)	A unit of sound pressure level, adjusted in accordance with the A waiting scale, a scale which takes into account the increased sensitivity of the human ear at some frequencies.
Lden	Day-evening-night noise indicator. It is the noise indicator for overall annoyance
Lnight	Night-time noise indicator between the hours of 2300 – 0700 hours. It is the noise indicator for sleep disturbance

Source: Taken from EU Noise Directive 2002/49/EC and Defra

Large areas of land around the Borough's strategic roads have noise impacts at 55-75 dB.

Figure 50: Road Traffic Noise in Castle Point Borough Map



Source: http://extrium.co.uk/noiseviewer.html

12.3 Summary

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
The main source of air pollution in the Borough relates to road traffic emissions, particularly from the principal roads in the Borough, the A13, A127 and A130. There is also pollution from commercial,	Development should strike a balance between connectivity and potential noise and air quality impacts through effective mitigation.	Development should strike a balance between connectivity and potential noise and air quality

industrial and domestic sources, and potential transboundary pollution sources, such as the power stations along the Thames Estuary and the oil refinery in Thurrock. Large areas of land around the Borough's strategic roads have noise impacts at 55-75 dB.	Recent national policies and emergence of new technologies are likely to improve air pollution, e.g., through cleaner fuels/energy sources. The new Castle Point Plan provides an opportunity to contribute to improved air quality in the Borough through the sustainable siting of development and the promotion of alternative travel modes to the motorised vehicle, in line with national policy aspirations.	impacts through effective mitigation. Recent national policies and emergence of new technologies are likely to improve air pollution, e.g., through cleaner fuels/energy sources.

13. Material assets (including soil, minerals, and waste)

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

The new Castle Point Plan should support development that contributes to responsible use of land resources and their quality, therefore protecting the health and well-being of residents in Castle Point and its surroundings from being put at unacceptable risk from or being adversely affected by unacceptable levels of waste pollution.

The waste hierarchy, in accordance with the Revised Waste Framework Directive, specifies the promotion of waste prevention, and material and energy recovery (e.g., direct re-use, recycling and treatment to make new objects) prior to disposal.

13.1 Local Authority Collected Waste

Essex Waste Partnership

The Essex Waste Partnership (EWP) work together to ensure cost-efficient and sustainable household waste management is delivered across Essex. Essex County Council (ECC) are the Waste Disposal Authority (WDA), this includes looking after the majority of recycling centres in Essex. The district, city and borough councils are the Waste Collection Authorities (WCAs), responsible for services such as kerbside collections.

There is a significant amount of waste collected by the Waste Collection Authorities, of which Castle Point Borough Council is one, via direct kerbside collections (household waste), litter and street cleaning. In addition, for a fee, local authorities collect some waste from small commercial enterprises.

With further development and an increase in population, waste arisings are likely to increase. Each year over 700,000 tonnes of waste are thrown away by households in Essex, about half a tonne for each resident, with 56% of waste recycled. With around 1.5 million residents in Essex and the number of households in Essex set to increase in the next 20 years, the waste produced in Essex is also set to rise. Landfill, gate fee tax and other costs mean that throwing waste away is costing around £155 per tonne[48].

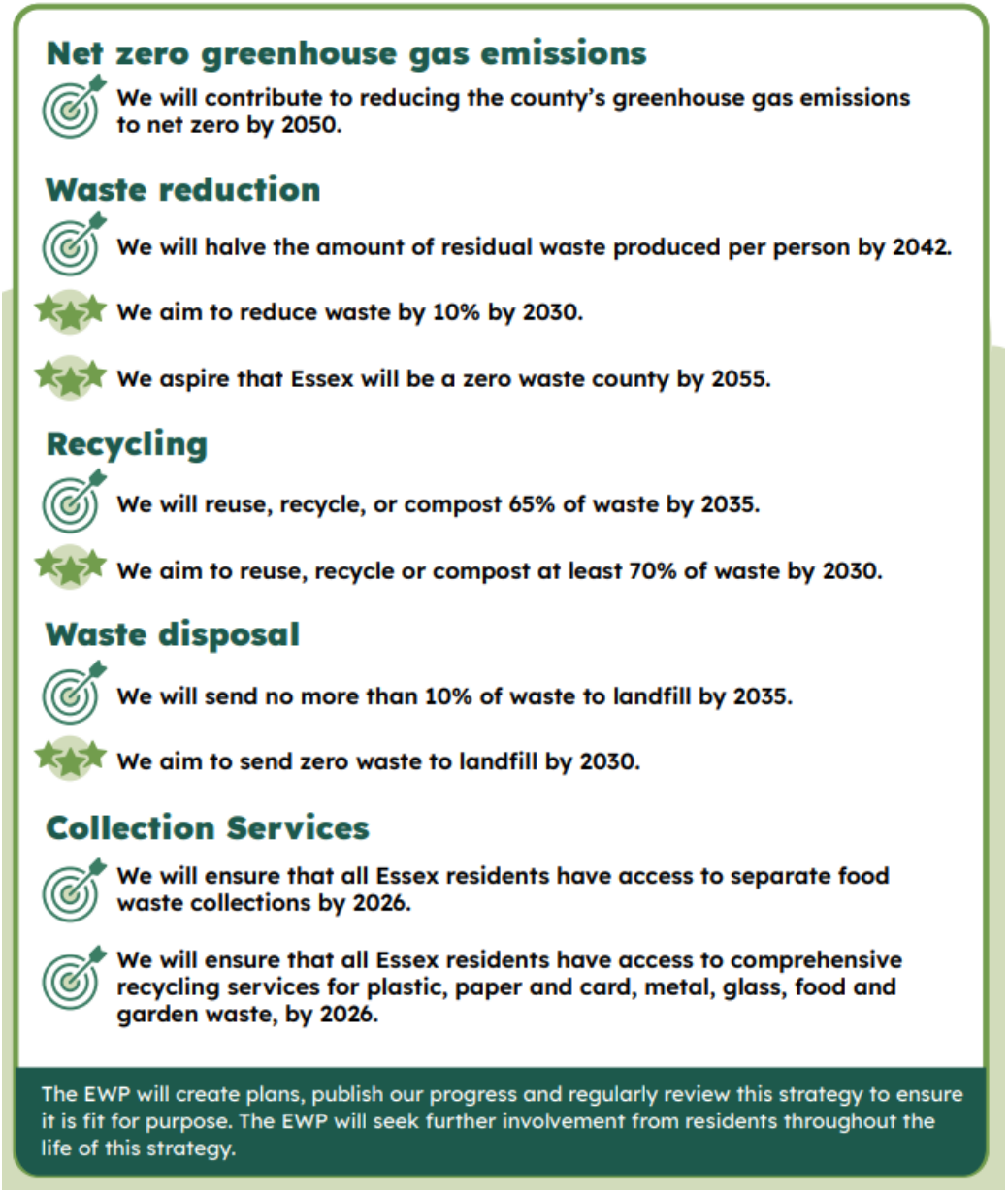
Joint Municipal Waste Management Strategy

At the time of preparing this SA Scoping Report Work is currently being carried out to renew and refresh the Joint Municipal Waste Management Strategy (JMWMS). A

[48] Essex County Council, Love Essex.org, Essex Waste Partnership, 2024

Draft Waste Strategy[49] for the period 2024 – 2054 was published for consultation in September 2023 setting out targets' ambitions and aspirations:

Figure 51: Draft Waste Strategy for Essex 2024 – 2054 targets, ambitions and aspirations



[49] Draft Waste Strategy for Essex 2024-2054, ECC (2023)

Table 47: Local Authority Collected Waste 2019/20

Authority	Household Waste to Landfill (Tonnes)	Household Waste Reused or Recycled (Tonnes)	Household Waste Composted (Tonnes)	Total Household Waste (Tonnes)	Total Recycled or Composted (%)
Castle Point Borough Council	16,021	8,001	7,905	31,928	49.8%
WCA Total	264,383	132,353	136,846	533,582	50.5%
Plus Essex CC Recycling Centres		18.336			
Essex Total	298,251	201,243	157,085	656,579	54.6%

Source: Essex Climate Action Commission: Waste Management Technical Annex, 2021

13.2 Transfer Facilities

Six transfer facilities have been granted planning permission within Essex and Southend, to support a materials recovery facility, in Basildon. These will, once constructed, accept waste from the Waste Collection Authority vehicles directly from kerbside collection. Here waste will be bulked up, ready for transportation to Basildon.

Table 48: Local Authority Collected Waste Transfer Facility Status as of 2014 /2024

Transfer Facility	Planning Permission reference/date	Throughput (Tonnes Per Annum, tpa)	Expected / Actual Construction Start Date	Expected Operation Start Date
Harlow To serve Harlow and Epping Forest	ESS/38/11/HLW 23/09/2011	55,000	April 2013	Operational
Gt Dunmow To serve Uttlesford	ESS/18/12/UTT 22/06/2012	29,400	Build start date yet to be agreed following Judicial Review proceedings	Operational

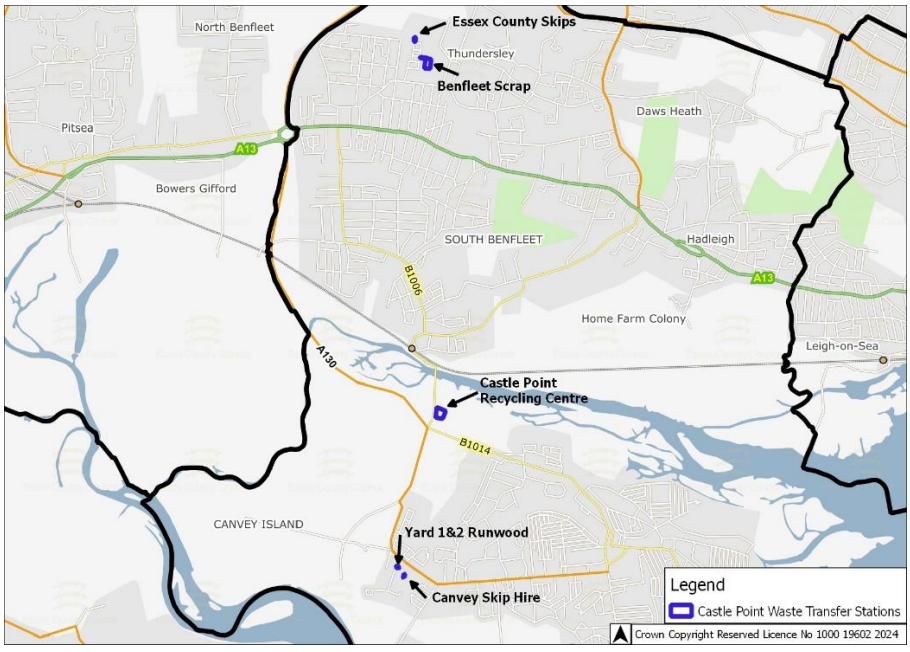
Transfer Facility	Planning Permission reference/date	Throughput (Tonnes Per Annum, tpa)	Expected / Actual Construction Start Date	Expected Operation Start Date
Chelmsford To serve Chelmsford and Maldon	ESS/31/13/CHL 13/08/2013 (amended permission ESS/65/12/CHL)	90,000	Build start date August 2014	Operational
Braintree To serve Braintree	ESS/23/13/BTE 26/07/2013	115,000	October 2013	Operational
A120 (west) To serve Colchester and Tendring	ESS/16/13/TEN 28/06/2013	115,000	October 2013	Operational
Southend To serve Southend	Existing Site	67,900	An existing waste management site within Southend BC since 1968, but requires alterations for this use	
Total LACW Transfer Throughput		428,550 tpa		

Source, Essex County Council ,2024

Waste Transfer Stations in Castle Point Borough

There are five waste transfer stations in the Castle Point Borough.

Figure 52: Waste Transfer Stations in Castle Point Borough Map



Source: Essex County Council 2024

13.3 The Adopted Waste Local Plan for Essex and Southend-on-Sea 2017

The Adopted Waste Local Plan 2017, as published by Essex County Council and Southend-on-Sea as the combined Waste Planning Authority, does not allocate any sites within Castle Point Borough.

a. Waste Miles

There are two distinct types of imports and exports concerning waste, firstly the localised cross boundary movement of waste and the long distance waste travel. The localised cross boundary movements of waste usually occur between adjacent waste planning authorities because the closest waste facility for the arisings is just over the authority boundary. An example, of this could be waste arising in the South Benfleet area of Castle Point in Essex being transported in to a facility in the London Borough of Havering, as this represents fewer 'waste miles'.

b. Anaerobic Digestion (AD)

In Essex, there are currently no active waste fed AD plants. It is likely that the Waste and Local Planning Authorities will receive further applications for waste, 'energy crop' fed AD facilities respectively as the technology advances, and barriers are removed in line with the AD strategy and action plan.

c. Commercial and Industrial Waste (CD & I)

This is that waste arising from wholesalers, catering establishments, shops and offices (in both the public and private sector), factories and industrial plants. It can include a number of materials such as food, paper, card, wood, glass, plastics and metals. Increases in growth in these sectors as a result of the Castle Point Plan may require an increase in facilities to manage such waste. These can include biological treatment facilities, such as composting (in the first instance), or non-hazardous landfill facilities.

d. Construction, Demolition and Evacuation Waste (CD & E)

This is waste that is biologically stable and does not undergo any significant physical, chemical or biological transformations. This can be in the form of certain types of:

- Construction wastes (e.g., surplus supplies of bricks specifically required for a single project).

- Demolition wastes (e.g., used material resulting from demolition activities); or
- Excavation wastes (e.g., usually consisting of soils and stones which cannot be used beneficially, such as from tunnelling projects or 'overburden' from removing soils from an area in preparation for mineral excavation).

Essex County Council, as the WPA for Essex, has identified a shortfall in available capacity for this waste stream by 2031/32. There is a requirement for an additional 1.27 million tonnes per annum of Construction, Demolition and Excavation waste recovery capacity by 2031/32, which would remove the need to allocate inert landfill capacity completely. It is estimated that without development of increased CD&E Waste recovery capacity (as specified above), there would be a need for inert landfill totalling approximately 16 million tonnes (or 10.64 million cubic metres) if no CD&E recycling facilities were bought forward. This waste is a direct result of growth, and the relationship between the Waste Local Plan and the Castle Point Borough Local Plan are intrinsically linked in this regard.

e. Summary

Baseline Summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
Castle Point recycles / composts less of its waste than the WCA and Essex averages. There are no extraction sites or mineral deposits safeguarded by the MPA within Castle Point.	Increase in development and greater CD&E waste arisings. Increasing population generating more waste. Any large regeneration and infrastructure projects will generate more waste. New Castle Point Plan will provide an opportunity to ensure sufficient land is available in appropriate locations for waste management facilities. Recycling trends since 2018/19 suggest the recycling rates will continue to increase.	Increase in development and greater CD&E waste arisings. Increasing population generating more waste. Any large regeneration and infrastructure projects will generate more waste. Recycling trends since 2018/19 suggest the recycling rates will continue to increase.

14. Minerals

The following section presents the most relevant information identified for the purposes of the new Castle Point Plan.

The new Castle Point Plan should support development that contributes to responsible use of land resources.

The National Planning Practice Guidance provides guidance on how planning can address mineral extraction and the related application process.

14.1 The Adopted Minerals Local Plan 2014

It should be noted that the existing Minerals Plan 2014 is currently under review with a draft replacement plan having been recently published for consultation. Once finalised and adopted the replacement Plan will cover the period 2025 to 2040.

Overview of Minerals in Essex

The predominant solid geology underlying the Castle Point Borough is London Clay.

The MLP summarises a number of key points regarding the geology and mineral infrastructure of the Plan Area:

- Essex has extensive deposits of sand and gravel.
- There are more localised deposits of silica sand, chalk, brickearth and brick clay.
- Marine dredging takes place in the extraction regions of the Thames Estuary and the East Coast, whilst aggregate is landed at marine wharves located in east London, north Kent, Thurrock, and Suffolk. Essex has no landing wharves of its own.
- There are no hard rock deposits in the County so this material must be imported into Essex. This currently occurs via rail to the existing rail depots at Harlow and Chelmsford.
- Essex is the largest producer and consumer of sand & gravel in the East of England. There are 20 permitted sand & gravel sites, one silica sand site, two brick clay and one chalk site.

- There are two marine wharves and four rail depots capable of handling aggregate Construction, demolition and excavation waste is also recycled at 29 dedicated and active aggregate recycling sites (2011).

- Aggregate is both imported into Essex (hard rock, and sand and gravel) and exported (sand and gravel, primarily to London). Map 3 shows the movement of aggregate in and out of Essex.

Source: Essex County Council Adopted Minerals Plan (2014)

14.1.1 Sand & Gravel

Essex has extensive Kesgrave formation sand and gravel which was laid down during the Ice Age and in river terraces. The river terrace deposits are found not only along current river valleys, but also in historic river channels that are now dry.

The sand and gravel resources in Essex are:

- Significant in national, sub-national and local terms - Essex is one of the largest producers in the UK.

- Most geographically extensive and significantly mixed within the centre and north of Essex – namely the districts of Uttlesford, Braintree, Chelmsford, Colchester and Tendring.

- Least extensive in south east Essex where deposits appear smallest and least workable, such as in the districts of Maldon and Rochford.

- Present along the River Lea valley terraces adjoining Harlow and Epping Forest districts.

- Mixed deposits capable of being processed to supply a range of construction products including building sand, sharp sands and gravel.

- Used as a raw material to produce concrete, mortar, asphalt and construction fill which is used in the construction industry and for roads.

The majority of the sand and gravel produced in Essex (about 78%) is used within the County itself. This position looks unlikely to change over the long-term. Consequently, the main factor influencing production of sand and gravel in the future will be the need to meet the minerals demand for the whole of Essex created by major development and new infrastructure projects within Essex itself.

Source: Essex County Council Adopted Minerals Plan (2014)

14.1.2 Chalk

Chalk is one of the mainstays of ‘solid geology’ under Essex and is the oldest rock exposed at the surface. The chalk resources in Essex are:

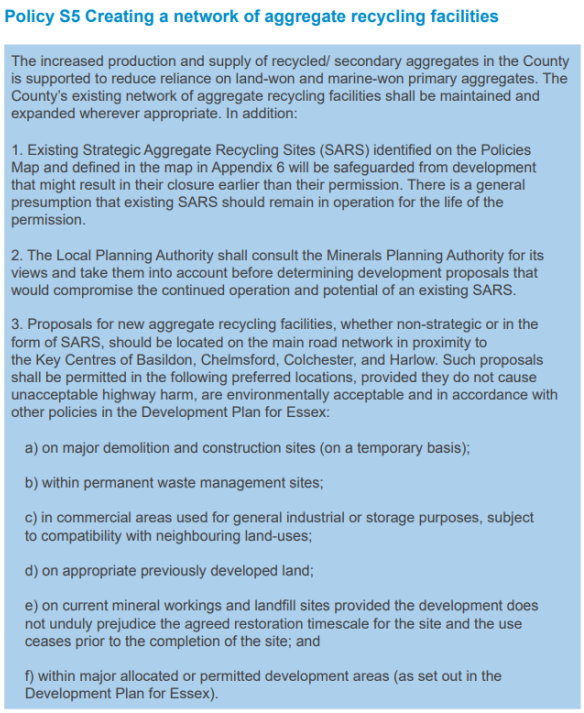
- Extensive under the surface but outcrop only in the north west, particularly in Uttlesford District.
- Currently extracted at only one site in the form of white chalk at Newport Quarry.
- Used mostly for agricultural use, although small quantities are used by the pharmaceutical industry.
- Not associated with a land bank in Essex as it is extracted as an industrial mineral rather than as an aggregate.

Source: Essex County Council Adopted Minerals Plan (2014)

14.1.3 Policy S5 Creating a network of aggregate recycling facilities

The current Essex Local Minerals Plan (2014) sets out the policy relating to recycling facilities.

Figure 53: Policy S5 Creating a network of aggregate recycling facilities



Policy S5 Creating a network of aggregate recycling facilities

The increased production and supply of recycled/ secondary aggregates in the County is supported to reduce reliance on land-won and marine-won primary aggregates. The County's existing network of aggregate recycling facilities shall be maintained and expanded wherever appropriate. In addition:

1. Existing Strategic Aggregate Recycling Sites (SARS) identified on the Policies Map and defined in the map in Appendix 6 will be safeguarded from development that might result in their closure earlier than their permission. There is a general presumption that existing SARS should remain in operation for the life of the permission.

2. The Local Planning Authority shall consult the Minerals Planning Authority for its views and take them into account before determining development proposals that would compromise the continued operation and potential of an existing SARS.

3. Proposals for new aggregate recycling facilities, whether non-strategic or in the form of SARS, should be located on the main road network in proximity to the Key Centres of Basildon, Chelmsford, Colchester, and Harlow. Such proposals shall be permitted in the following preferred locations, provided they do not cause unacceptable highway harm, are environmentally acceptable and in accordance with other policies in the Development Plan for Essex:

a) on major demolition and construction sites (on a temporary basis);

b) within permanent waste management sites;

c) in commercial areas used for general industrial or storage purposes, subject to compatibility with neighbouring land-uses;

d) on appropriate previously developed land;

e) on current mineral workings and landfill sites provided the development does not unduly prejudice the agreed restoration timescale for the site and the use ceases prior to the completion of the site; and

f) within major allocated or permitted development areas (as set out in the Development Plan for Essex).

Source: Essex County Council Adopted Minerals Plan (2014)

The draft minerals replacement Plan 2025 -2040 sets out the proposed policy relating to recycling facilities.

Figure 54: Policy S5 Creating a Network of Aggregate Recycling Facilities and New Transhipment Sites

1) Aggregate Recycling Facilities

The increased production and supply of recycled/secondary aggregates in the County is supported to reduce reliance on land-won and marine-won primary aggregates.

All aggregate recycling sites will be safeguarded from development that might result in their closure earlier than their permission expires. There is a general presumption that existing aggregate recycling sites shall remain in operation for the life of the permission and will be safeguarded accordingly.

Where intended to be permanent, proposals for new aggregate recycling facilities shall be located in proximity to the main road network and not cause any unacceptable highway impact. Such proposals shall be permitted in the following preferred locations, when the proposal is environmentally suitable and sustainable:

a) on demolition and construction sites (on a temporary basis);

b) within permanent waste management sites;

c) in commercial areas used for general industrial or storage purposes, subject to compatibility with neighbouring land-uses;

c) on previously developed land;

e) on current mineral workings and landfill sites, provided the development does not unduly prejudice the agreed restoration timescale for the site and the use ceases prior to the completion of the site.

2) New Transhipment Sites

a) New wharf and rail depot development will be supported where it:

b) has a connection to the road network rail network, or access to water of sufficient depth, to accommodate the vessels likely to be used; and

c) demonstrates, in line with the other Policies in this Plan, that proposals do not pose unacceptable harm to the environment and local amenity.

14.2 Summary

Baseline summary	Emerging Issues for Castle Point	Emerging Issues for Thames Gateway South Essex
There are no extraction sites or mineral deposits safeguarded by the MPA within Castle Point.	N/A	N/A