

**MINUTES OF THE PROCEEDINGS AT THE MEETING OF
CANVEY ISLAND TOWN COUNCIL
ON WEDNESDAY 17TH SEPTEMBER 2025 AT 11.00AM**

PRESENT:

Councillors: Cllr S. Sayes, Cllr D. Anderson, Cllr A. Acott, Cllr S. Sach, Cllr P. May, Cllr S. Brooke, Cllr E. Harvey, Cllr R. Langley, and Cllr B. Botham

Also present: Mrs E. De Can – Town Clerk
Mrs L. Gould – Deputy Clerk
Mrs A. Wakenell – Community Officer

CO/071/25 - APOLOGIES FOR ABSENCE

Written apologies received and reason given by Cllr J. Anderson. Verbal apologies received and reason given by Cllr P. May. Cllr D. Blackwell did not attend.

CO/072/25 - TO RECEIVE DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

No declaration of interests was received.

CO/073/25 - PUBLIC FORUM - TO RECEIVE QUESTIONS FROM MEMBERS OF THE COMMUNITY OF CANVEY ISLAND OF WHICH NOTICE HAS BEEN RECEIVED FOR A PERIOD NOT EXCEEDING TEN MINUTES

No questions were received.

CO/074/25 - TO CONSIDER AND AGREE A RESPONSE TO THE CASTLE POINT BOROUGH COUNCIL LOCAL PLAN CONSULTATION.

Members discussed the local plan consultation and **RESOLVED** 8 votes for with 1 against that the proposed plan is unsound for the following reasons and points in relation to the corresponding policy numbers within the consultation:

Members raised the following points in relation to policy number SP3:

- The plan does not take into consideration the views of residents and the proposal for an additional 3300 homes on Canvey Island will overdevelop an existing heavily urbanised area, which is at maximum capacity.
- The additional residents that these homes will introduce will impact the overall safety of the island and put additional pressure on an existing inadequate policing provision.
- Canvey Island has two COMAH sites with no clear emergency plan, and an increase in development creating a larger population will further impede attempts to exit the island in an emergency with the existing inadequate road infrastructure in place.
- Members raised concerns that the addition of such a large number of homes will cause an increase in vehicles, which the current insufficient road infrastructure cannot support.
- Canvey Island is a flood zone 3a, which is the highest probability of flooding, and is already heavily urbanised with limited green spaces. Any use of remaining green belt land for development will add to the already high flood risk and could impact the overall safety of residents.

Members raised the following point in relation to policy number ENV3:

- Concerns that proposed development sites may not have taken into consideration the protection of local wildlife.

Members raised the following points in relation to policy numbers C1 and C10:

- The proposed development of some brownfield sites will limit and reduce much needed parking facilities for local shops and visitors.

Members raised the following points in relation to policy number C3:

- There is a concern that the presence of the two COMAH sites within the C3 policy area already poses a threat of terrorism due to the nature of the sites, therefore, increasing development in this area raises concerns that any need for evacuation in the event of an emergency or terrorist incident will become unsustainable.

Members raised the following points in relation to policy number HOU3:

- Members noted that Canvey Island has an existing growing community, and concerns were raised that further development will bring an unsustainable influx of residents and the types of homes being proposed, are not affordable and primarily aimed at the local community.

The meeting closed at 12.05pm.

TOWN MAYOR

6th October 2025