



The Castle Point Plan 2026-2043

Regulation 19 Draft

Summary Document July 2025

Your Community. Your Views



1. Introduction

A priority for the Council is creating a bright and prosperous future for Castle Point. Key to this is planning how our Borough will develop in the coming decades. We must ensure we have the right housing, infrastructure, green spaces, and services to meet your needs as we change and grow. To this end, the council has been working hard to produce the Castle Point Plan. We have taken the comments on board from the previous consultations to produce a Plan that endeavours to reflect the wishes of the local community.

What is a Local Plan?

A Local Plan is a long term plan which sets out a positive vision for the area and identifies where and how development should take place in the future. Having a Local Plan helps to ensure that the entire area is considered and that the delivery of development accords with the needs of that area. There is a requirement by Government for Local Plans to be kept up to date.

What is the Castle Point Plan?

The Castle Point Plan is a 17 year plan covering the period 2026-2043 that will include:

- Identifying where development should be located including housing, infrastructure and commercial
- Policies to safeguard the environment and enable climate change mitigation
- Policies to secure high quality design
- Specify requirements on housing need within the Borough

All with the intention of ensuring that new and existing residents of the Borough have somewhere they are proud of to live and work, and to encourage more people to visit.



Why is the Council consulting?

The council is now consulting on the latest version of The Castle Point Plan, this stage is known as 'Regulation 19' consultation. This is the next step in the development of the Castle Point Plan and takes into account previous consultation feedback and evidence-based documentation produced to support the production of the Castle Point Plan Regulation 19 Draft.

This consultation differs from previous Regulation 18 consultation in that any comments received will be reviewed by a government appointed Planning Inspector and are limited to whether the Plan meets the four tests of soundness as set out in the National Planning Policy Framework (NPPF) and is legally compliant with national policy, guidance and legislation.

What can I comment on?

At Regulation 19 stage, any comments must be made on the following matters:

- **Soundness** – this includes if the plan has been positively prepared, is it justified, effective and consistent with national planning policy?
- **Legally Compliant** – does it meet the legal requirements made under the relevant statutes?
- **Compliant with Duty to Cooperate** – has the council engaged and worked effectively with neighbouring authorities and all relevant statutory bodies?

These matters relate to planning legislation, policy and guidance that the Planning Inspector will also rely on to determine if the Plan is capable of being adopted.

We are therefore seeking your views on whether you feel the Castle Point Plan Regulation 19 Draft is 'legally compliant' and meets the test of 'Soundness' as set out in the National Planning Policy Framework.

Why should I comment?

Unlike previous consultations, we are required to ask specific questions which gives the community an opportunity to comment on how the Castle Point Plan Regulation 19 Draft has been prepared, whether its aims are achievable, and whether it is based on robust evidence. It is therefore really important that everyone who has views on the legal compliance and soundness of the Castle Point Plan Regulation 19 Draft document gets involved in this consultation.

Please have your say!

What happens to my comments?

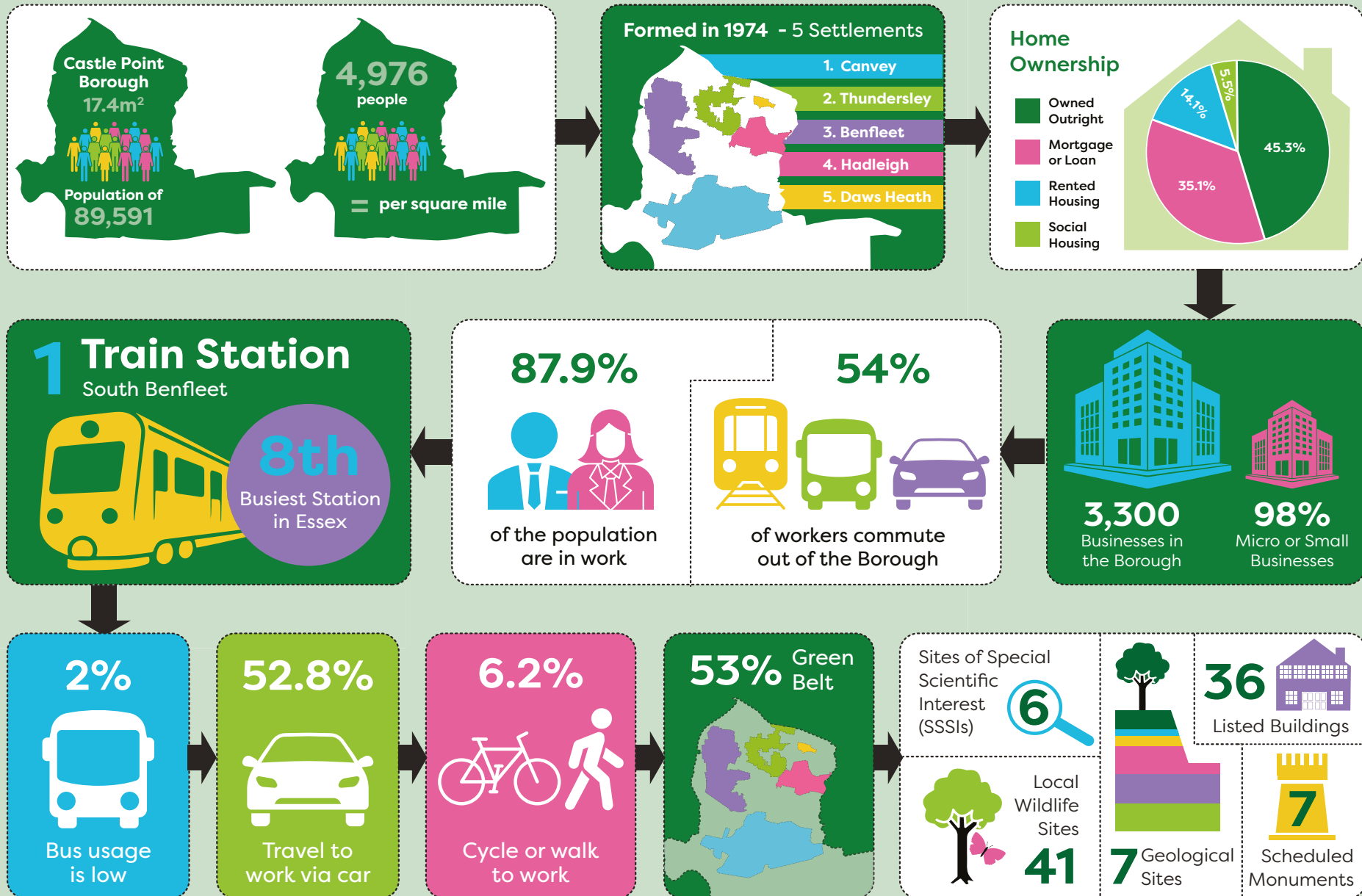
Following this consultation, the Local Plan together with all the consultation responses received, will be submitted to the Planning Inspectorate for examination. It will be at this stage that the appointed inspector will recommend whether modifications to the Local Plan are appropriate, taking account of the responses submitted during this consultation

How can I make comments?

You can send in your comments by:

- **Online:** <https://consultation.castlepoint.gov.uk/cpplan/>
- **Email:** CPPlan@castlepoint.gov.uk
- **Post:** Castle Point Plan Consultation, Planning Department, Castle Point Borough Council, Kiln Road, Thundersley, Benfleet, Essex, SS7 1TF

About Castle Point



Issues and Options Consultation (Regulation 18)

A total of 1,349 consultation responses were received, and each response has been carefully considered. These responses have helped the council to prepare the Regulation 19 consultation. A full report detailing the councils responses to the Regulation 18 consultation can be found on the councils website ([Issues and Options Consultation Statement](#)). Some of the most commonly raised responses, priorities and concerns, and how we have taken these on board are detailed below:

What you said:

Concerns over insufficient infrastructure, especially for roads and healthcare.

Our response:

A focus has been taken on improving our evidence base to better understand the impacts of development on our transport network by producing a transport scoping report and transport impact assessment. Further work has also been undertaken to ensure that the Infrastructure Delivery Plan aligns with the Castle Point Plan to ensure that the correct infrastructure needed to accommodate the additional growth is provided for.

What you said:

Strong desire to protect our green spaces and for making best use of land in the urban area.

Our response:

The Castle Point Plan has taken an urban first approach to site allocation and has taken the decision to pursue a level of housing provision lower than the governments standard methodology requirement which enables us to produce a plan which is based on growth entirely constrained to the urban areas of Castle Point. With no provision for growth being made on sites within the Green Belt.

What you said:

Support for re-use of existing employment land for housing.

Our response:

We have focused on making best use of existing brownfield sites for development and allocated areas of existing employment land for housing.

What you said:

Concerns around flood risk.

Our response:

Extensive evidence base work has been prepared on the strategic flood risk assessment to identify how flood risk will change over time, the risk that this poses to existing communities within Castle Point and the critical need to provide open spaces that are multi-functional to ensure that there is space for water in the event of a flood.

What you said:

A focus on local need over national demands for housing numbers.

Our response:

The publication of the NPPF 2024 made clear the governments intentions to increase housing numbers. However, the council is making the case that it would be inappropriate to release Green Belt on the basis of the role the Green Belt in the Borough plays. The Transport Assessment has highlighted there will be pressure on our local road network and there are concerns regarding sustainability and sustainable access to a number of sites promoted for development in the Green Belt. The Essex Local Nature Recovery Strategy and Castle Point Green and Blue Infrastructure Strategy have identified the importance of our green spaces for nature recovery and biodiversity. This, alongside the Local Housing Needs Assessment has provided evidence for providing a Plan which has a lower housing requirement than that which is required by the “standard method”.

What you said:

Support for business and retail growth.

Our response:

Data and evidence has been collated from various sources on the need for economic floorspace. There is substantive data to show that renewal of the quality of economic floor space and demand for space for local business to grow. However, Experian data shows that based on growth predictions there is currently a surplus of around 9ha of employment growth land in Castle Point to 2043. The Plan has therefore had to provide a balance on employment space provision.

What you said:

Important to preserve historical and environmental conservation.

Our response:

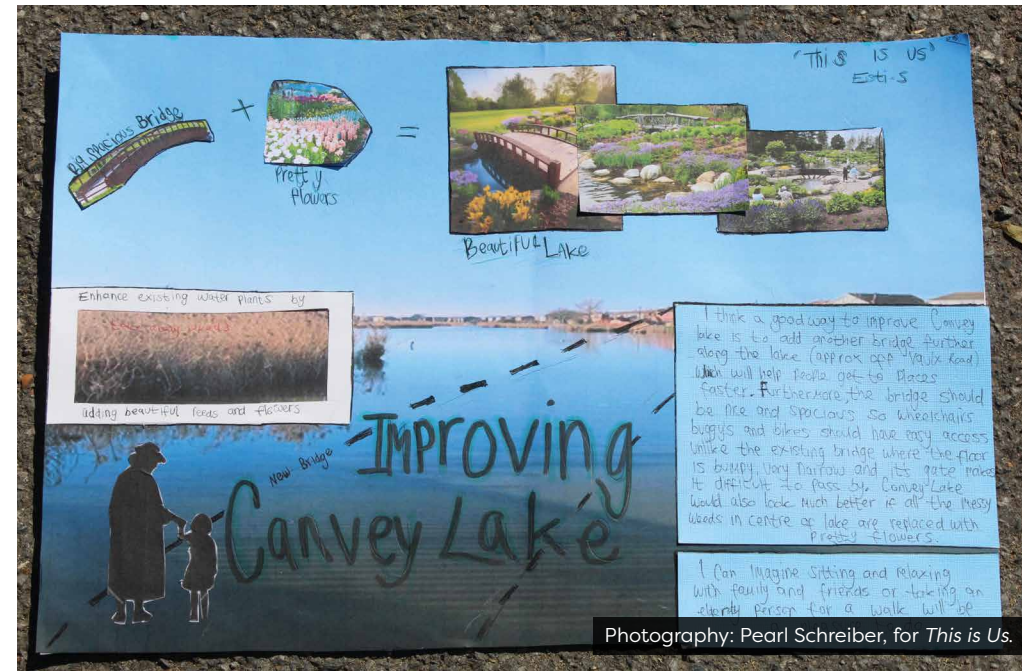
Further work has been undertaken on heritage impact including specifically the land surrounding Hadleigh Castle. The Essex Local Nature Recovery Strategy has identified the Areas of Particular Importance for Biodiversity that need to be protected and improved and those strategic opportunity areas within the top 15% in the county that could deliver additional biodiversity creating a more connected and biodiverse natural environment. All this work has been incorporated into the Castle Point Plan.

What you said:

Support for good quality, sustainable development with a focus on net zero.

Our response:

A number of policies have been included focusing on ensuring that development is sustainable and to ensure that Net Zero Carbon Development is a priority within the Borough.



How is the Castle Point Plan laid out?

Chapters 1-7: details the geographic context, objectives, strategic opportunities and challenges, as well as the approach that has been taken to develop the Plan.

Chapters 8-12: provide place specific policies and detailed strategies relating to the local areas. These chapters include allocations which set out an in principle acceptance of new development in specific locations subject to meeting the scale, design and infrastructure requirements in respective policies.

Chapters 13 – 21: set out Borough wide policies which cover matters not limited to; appropriate design, flood risk, heritage conservation, net zero carbon and biodiversity net gain.

Chapter 22: details the councils methodology for monitoring the future effectiveness of the policies.

Appendices: provide additional information such as maps and tables which support the policies in the Plan. The appendices do not introduce new policies.

Policies Map: sets out visually where policies in the plan will be applied.

The vision and objectives of the Castle Point Plan

The vision and objectives form the foundation onto which the Castle Point Plan is built. This sets out the ambition to make Castle Point the green heart of South Essex.

There are 20 objectives of the Plan, which are split into three groups: Environmental, Economic and Social.

Housing requirement

The Standard Methodology requirement for Castle Point is 686 homes per year (as of June 2025).

The council undertook a Local Housing Needs Assessment in December 2023 which identified a need for around 255 homes per year in Castle Point. Changes to the NPPF in December 2024, removed the ability for Councils to set a lower housing target, than that set out by the Standard Methodology.

However, taking into account the extensive evidence base that has been prepared to support the Castle Point Plan, it is not considered appropriate, sustainable or in keeping with the NPPF when read as a whole, to deliver this scale of growth in Castle Point.

The Plan therefore makes provision for around 364 new homes a year (around 6,196 homes to 2043) which is sufficient to meet the need for housing arising from the Local Housing Needs Assessment but is insufficient for the standard methodology requirement for housing set out in the NPPF 2024.

How were the new homes, businesses and other facilities locations decided?

The council has taken an urban first approach to development. In accordance with national planning policy it was imperative that the plan is as sustainable as possible. This includes minimising the need for travel, maximizing the opportunities for walking, cycling and public transport and having access to jobs, shops, services and facilities. We also have prioritised supporting our existing retail, business and employment centres. A number of sites are allocated for mixed use development to ensure that the development is cohesive and sustainable.

We have also had to ensure that the Plan meets all the governments requirements, and that any development is deliverable. To do this we have ensured a range of sites of different size, type and location.

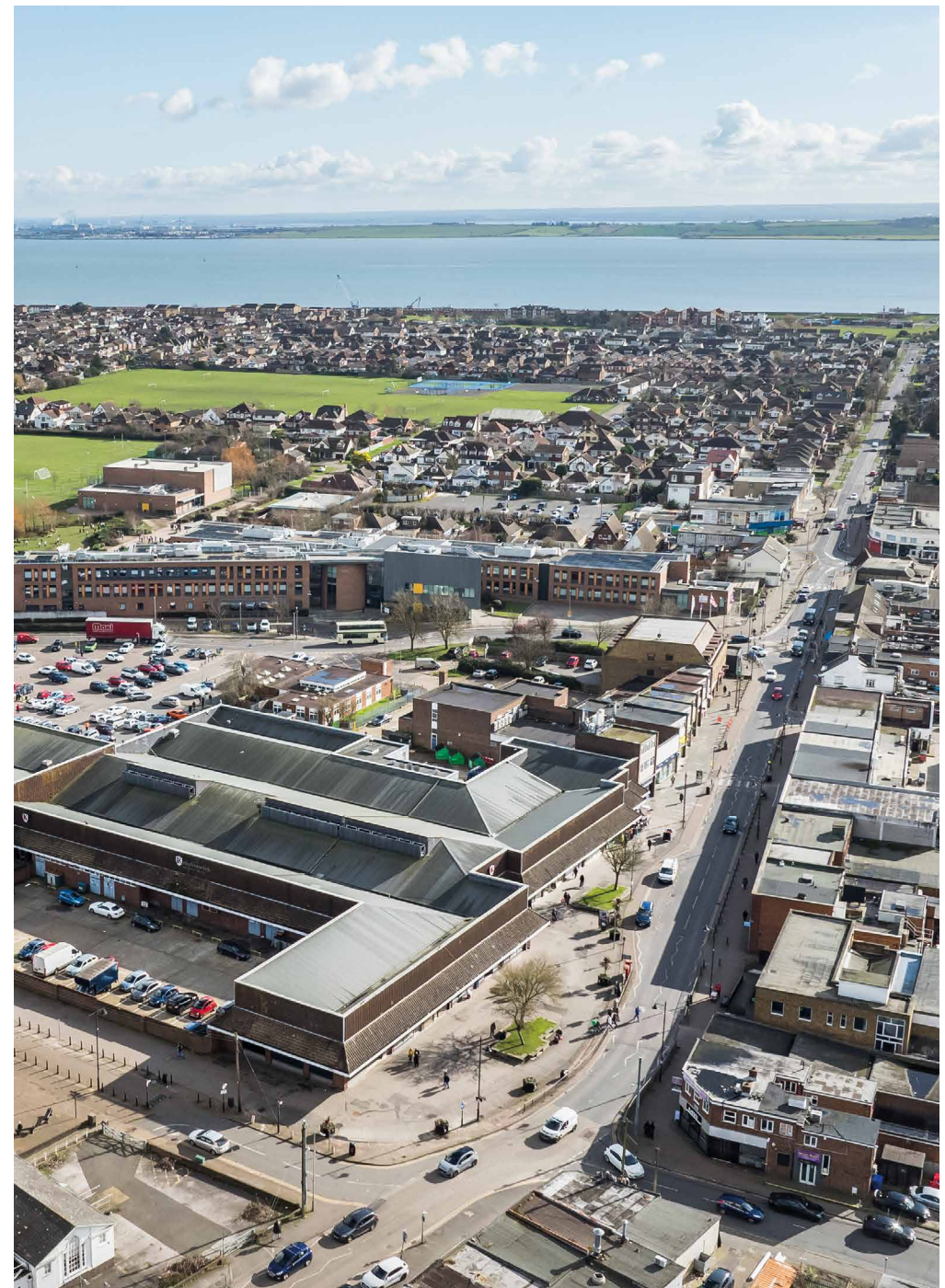
Providing the right type of new homes

An update to the Local Housing Needs Assessment, Gypsy and Traveller Accommodation Assessment and a Specialist and Supporting Housing Assessment (prepared by Essex County Council) has informed policies within the Plan to ensure a mix of housing types are delivered for our future residents. This includes ensuring the needs of our ageing population and those unable to afford to buy a home are met.

Housing site allocations

The following site allocations have been included within the Castle Point Plan:

Policy Ref	Location	Housing Numbers
B3	Furniture Kingdom, London Road	48
B5	Canvey Supply	81
B6	159-169 Church Road	40
B7A	Richmond Avenue Car Park	27
B7B	Land Adjacent Villa Park, Tamarisk	10
B7C	312-320 London Rd (Queen Bee's)	22
B8	Manor Trading Estate	200
C1	Canvey TC	820
C4	Land in the West of Canvey Island	2000
C9	Land at the Point	185
C10A	Admiral Jellico	7
C10B	Land Rear of North Avenue	28
C10C	Essex Coach Works	12
C10D	Former Council Offices, Long Road	48
C10E	Corner of Little Gypps Road and Willow Close	7
C10F	Ozonias Gardens	17
C10G	Land between Station Road and Seaview Road	19
Had1	Hadleigh Town Centre	388
Had3	Hadleigh Clinic, 49 London Road	14
Had4	Land South of Scrub Lane	114
Thun2	Kiln Road Campus	730
Thun3	Thundersley clinic, Kenneth Road	24
Thun3	Thames Loose Leaf	27



Strategic employment land allocations

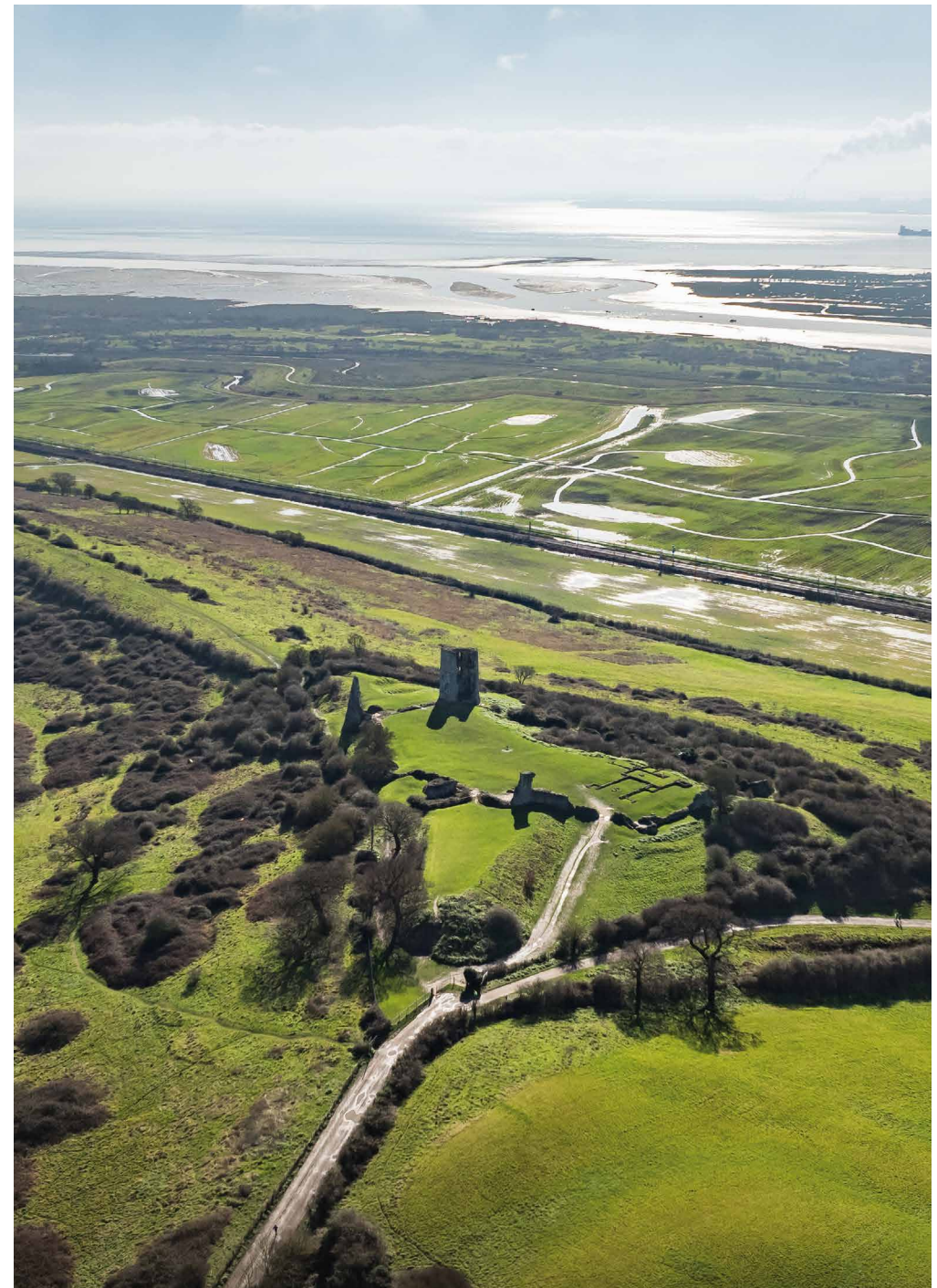
The following site allocations have been included within the Castle Point Plan:

Policy Ref	Location
SEL1	Manor Trading Estate and Benfleet
SEL 2	Stadium Way and Rayleigh Weir
SEL 3	Charfleets Industrial Estate and Roscommon Way, Canvey
SEL 4	South Canvey Port Facilities

How does the Castle Point Plan respond to the historical, ecological and climate priorities expressed by residents?

The council has a duty to preserve the historical environment and take local action against climate change, and to enhance and protect biodiversity within the Borough. The Castle Point Plan is supporting this responsibility by:

- Protecting and preserving assets of historical importance throughout the Borough
- Planning for and encouraging a culture change to using sustainable transport
- Reducing the need to travel for local services and facilities by encouraging development in sustainable locations
- Flood risk management and prevention
- Requiring new development to minimise the use of energy during construction as well as reaching a high standard of energy and water efficiency making homes warmer in the winter, cooler in the summer and cost of running the homes cheaper
- Prioritising green and blue infrastructure
- Ensuring developments deliver biodiversity net gain



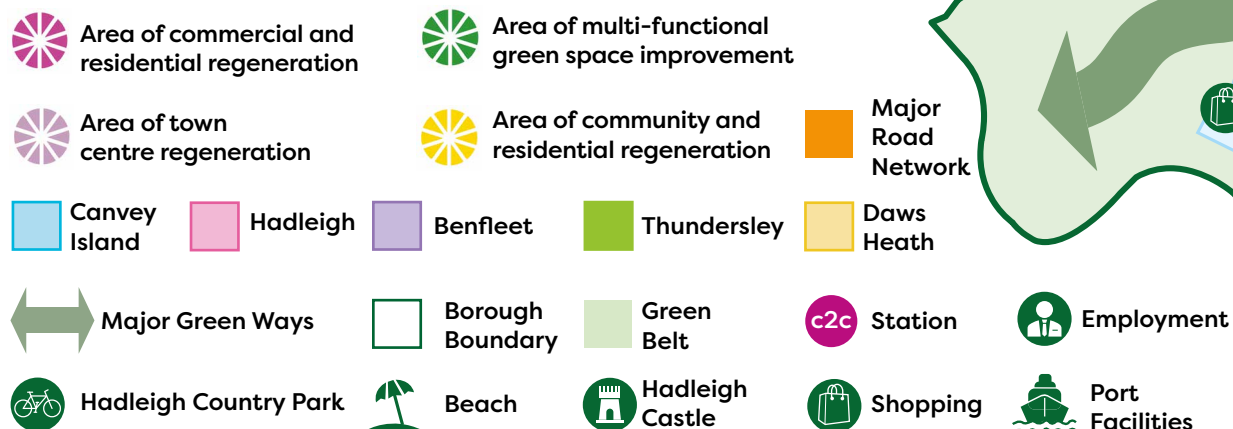
How does the Castle Point Plan support local business?

A key priority reflected in the Plan is ensuring that the vitality of local centres are protected and improved. Promotion of tourism and development on strategic employment land is encouraged where required. Ensuring that the Borough has the education, skill and learning facilities needed to support the next generation. A real focus of the Plan is ensuring that the range of businesses contributing to the local economy continues to thrive and grow through strategic development and investment.

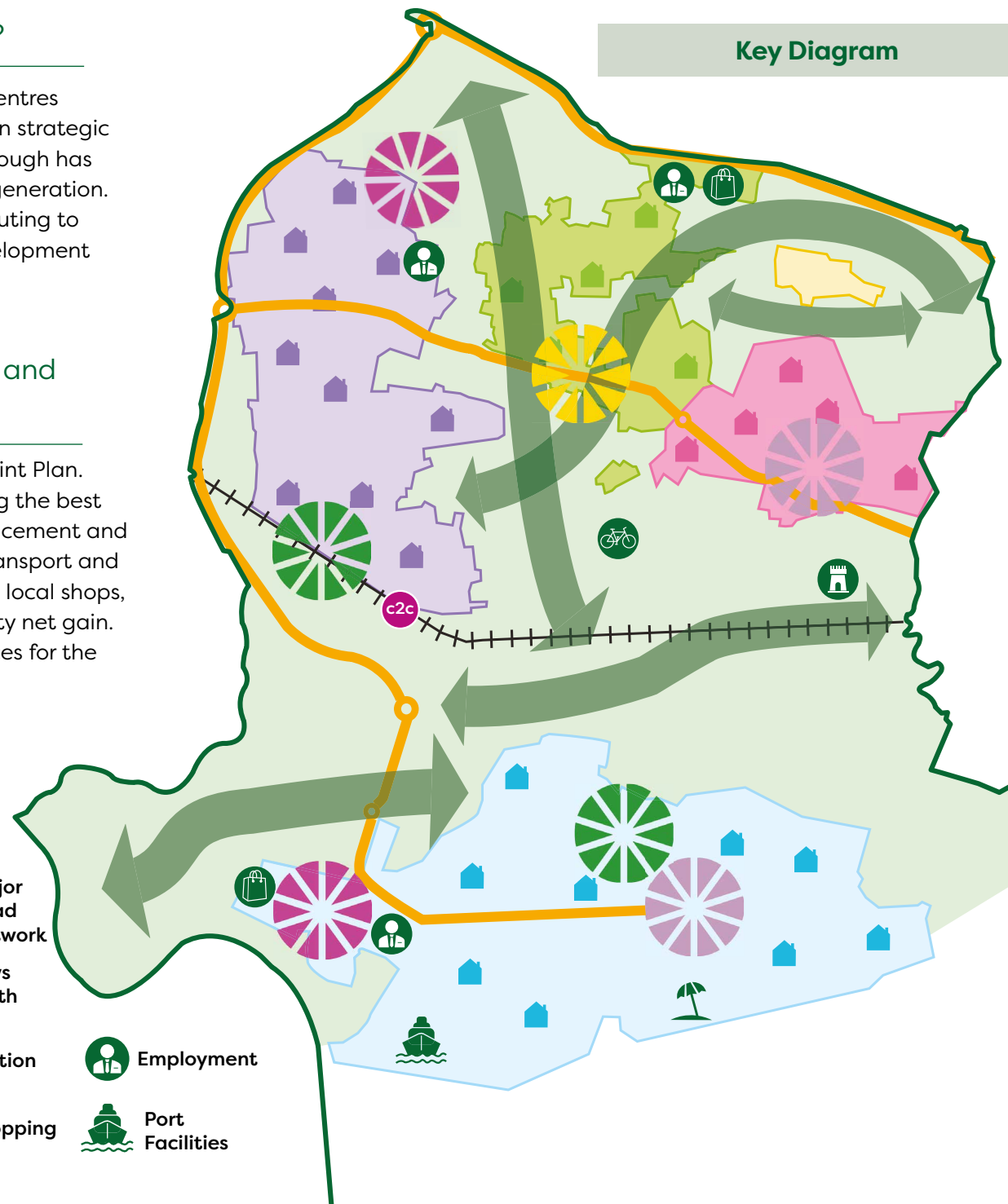
How does the Castle Point Plan aid in building healthy and sustainable communities?

Healthy and sustainable communities are at the heart of the Castle Point Plan. Each policy has been carefully considered to ensure that we are getting the best out of the development for the Borough. The policies encourage enhancement and provision of green spaces, improvement of local centres, sustainable transport and active travel, restrictions on location of hot food takeaways, protecting local shops, development of local skills and securing nature recovery and biodiversity net gain. All these initiatives contribute to creating healthy and sustainable places for the communities within Castle Point.

Map Key:



Key Diagram



THE CASTLE POINT PLAN



Your Community. Your Views



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