

Castle Point Borough Council Local Development Scheme (LDS) December 2025

1 Introduction

1.1 On 29 November 2022, the Council approved for the preparation of a new local plan for the Borough – the “Castle Point Plan”.

1.2 The Local Development Scheme (LDS) is the Council’s project plan and timetable for preparing the Castle Point Plan (a new Local Plan) and supplementary planning documents (SPD). The new plan will replace the Local Plan Saved Policies 1998.

1.3 The approval and publication of an LDS is a requirement of the Planning and Compulsory Purchase Act 2004. It is that Act under which the new Castle Point Plan will be prepared. Therefore, this LDS will fulfil the statutory requirements of that act, as set out in Section 15, namely:

- ‘(a) the local development documents which are to be development plan documents;*
- (b) the subject matter and geographical area to which each development plan document is to relate;*
- (c) [deleted]*
- (d) which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;*
- (e) any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 29;*
- (f) the timetable for the preparation and revision of the development plan documents;*
- (g) such other matters as are prescribed.’*

1.4 This version replaces the July 2025 version of the LDS.

1.5 In response to the requirements in Section 15 the proposals are:

S15 Requirement	Proposal	Progress
<i>‘the local development documents which are to be development plan documents’</i>	The Castle Point Plan	Underway with submission in January 2026 and target adoption in November 2026.
	Essex Minerals Plan	Note: that this is prepared by Essex County Council in

		collaboration with partners, and will be subject to a LDS produced by Essex County Council the timetable for the preparation and revision of the development plan documents.
	Essex and Southend on Sea Waste Local Plan	Note: that this is prepared by Essex County Council in collaboration with partners, and will be subject to a LDS produced by Essex County Council the timetable for the preparation and revision of the development plan documents
the subject matter and geographical area to which each development plan document is to relate	<p>The development plan relates to the whole of Castle Point Borough</p> <p>The Castle Point Plan will set out:</p> <ul style="list-style-type: none"> • The quantum and spatial strategy to meet local housing, employment, infrastructure and community needs. • Policies to management development • Policies that identify areas where development will be restricted 	Underway with submission in January 2026 and target adoption in November 2026.
which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities	At the present time, none	N/A
any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee under section 29	At the present time, none	N/A
the timetable for the preparation and revision of the development plan documents		

2 The scope of the Local Development Scheme

2.1 The Local Development Scheme has two principal purposes:

- To inform the public and stakeholders about the Castle Point Plan and Supplementary Planning Documents for Castle Point Borough Council; and
- To set out a suitable timetable to prepare or review these documents.

2.2 Appendix 1 sets out information relating to the Supplementary Planning Documents being prepared by the Council. Appendix 2 sets out a risk assessment for the preparation of the documents.

3 Duty to Cooperate and Collaboration

3.1 As the Castle Point Plan is being prepared under the 2004 Act the requirement for Duty to Cooperate remains.

3.2 The Council has been co-operating with neighbours and statutory bodies to maintain a robust evidence base to support local decision making.

3.3 South Essex authorities have been working together on evidence towards a framework for growth on the sub-region. That evidence is jointly commissioned and can be used for to support the preparation of local plans, although Council's can opt out and produce their own evidence.

3.4 By working with the South Essex Councils work, the Council has a forum for the discussion of strategic matters which affect the borough, such as transport, the impact of growth and economic development. It is also a forum for the consideration of issues that arise as new local plans are prepared.

3.5 On an Essex wide level the Essex Planning Officers Association (EPOA) has been working across Essex to develop shared evidence base work such as around parking requirements and the accommodation needs of Gypsies and Travellers. These documents will be a consideration in the preparation of the Castle Point Plan.

3.6 A key project delivered through the EPOA is the Essex Coast Recreational Avoidance and Mitigation Strategy (RAMS) to help prevent disturbance to protected species along the Essex coastline. This project has delivered a Supplementary Planning Document (SPD) (approved 2020) that is now being delivered through a shared resource. The Castle Point Plan will need to integrate this joint working approach. It should be noted that this Strategy is currently being subject to review, as it is 5 years old.

- 3.7 Essex County Council (ECC) is a key partner and is responsible for the delivery of many elements of infrastructure and key community services in Castle Point. ECC are aligning their work to localities, to ensure that what they are delivering responds to local needs. The opportunity will be taken to work with ECC to align the Castle Point Plan with ECC's Locality Plan for Castle Point, to ensure that deliverable outcomes arise.
- 3.8 Castle Point Borough Council has a wide range of partners in the public and third sectors who each have a role to play in delivering infrastructure and services in Castle Point.
- 3.9 These partners will have an important role to play in developing the Castle Point Plan through shaping policy and delivering its proposals. These organisations include the Environment Agency, Homes England and the RSPB, and are all Members of the Castle Point Place Partnership. The Place Partnership will have a critical role to play in the development and delivery of the Castle Point Plan.
- 3.10 The Council will also work through topic specific forums and groups, such as the Flood Resilience Forum, to ensure a joint approach to infrastructure planning.
- 3.11 The Council will engage with partners at all stages of the plan making process. If local needs cannot be met within the borough, the Council will request whether nearby Councils will be able to accommodate unmet need and seek to find a solution. In addition, the Council will respond to request to cooperate from nearby Councils.

4 Minerals and Waste Planning

- 4.1 Essex County Council is the Minerals and Waste Planning Authority for Castle Point Borough. The Essex Minerals Plan was adopted by the County Council in 2014. The Waste Local Plan was adopted in July 2017. These documents constitute part of the Development Plan for the Borough.
- 4.2 The Minerals Plan is in the process of being reviewed.
- 4.3 Further information on the Essex Minerals Plan and the Waste Local Plan can be found by visiting the Essex County Council website: <https://www.essex.gov.uk/planning-land-and-recycling/planning-and-development/minerals-and-waste-planning-policy/minerals-1>

5 Monitoring and Review

- 5.1 The plan making process is designed by legislation to be a continuous process of preparation, monitoring and review. Since 2004, the monitoring and review elements of the process have been undertaken through the Authority Monitoring Report (AMR).

LPAs (Local Planning Authorities) are required to report at least annually on their planning activities, including monitoring the delivery of development and the effectiveness of local policies. AMRs can trigger the need for a full or partial review of the Local Plan should delivery performance or outcomes vary from what is planned and anticipated.

6 Evidence Base

- 6.1 The Council will collect, analyse, and publish the evidence it is using to prepare the Castle Point Plan. This evidence may be prepared either individually for Castle Point or with other local planning authorities or partners. See Section 7 below.
- 6.2 A library of evidence base material will be maintained on the Council's website for local residents and other stakeholders to view:

<https://www.castlepoint.gov.uk/castlepointplan/evidence>

7 Castle Point Plan

- 7.1 The Castle Point Plan will set out the framework and policies for place-making in Castle Point, ensuring that the needs of each of the five settlements of Canvey Island, Hadleigh, South Benfleet, Thundersley and Daws Heath are addressed whilst protecting what is special about the character of those places.
- 7.2 It will be underpinned by thematic strategies which deliver both the spatial requirements of the plan, and those non-spatial measures which will also be necessary to help the borough's communities and places to thrive.
- 7.3 The plan will set out a vision and strategy to 2043. However, it will be adaptive to deal with the inevitable changes that will occur over a 17-year period. This means that it will include a monitoring framework so that both the Council and the community and other stakeholders will know when it is time to review the plan and the proposals within it.
- 7.4 The Castle Point Plan will be developed in conjunction with the community, with local businesses, with delivery partners and with other stakeholders. Engagement forms a significant component of the programme. When the Council is not asking people their views, it is intended that the engagement will continue through the Council providing feedback on what it is doing in response to the issues that have been raised.
- 7.5 The Castle Point Plan will be a widely accessible document with an associated web resource. It is also the Council's intention to develop its evidence in a way which is accessible and capable of interrogation by people from all walks of life, so that as many

people as possible can engage in the development of the local plan and the debate around options that arise.

7.6 Progress to date is set out below:

Item	Progress	Next Steps
Review of existing evidence (including Stage One Green Belt Assessment) and data to test compliance with tests of soundness and relevance	COMPLETE	Will be used to support the plan. If required updates and Topic papers will be prepared.
Stage One engagement with the local community and businesses to identify key issues	COMPLETE	Helps inform the issues and options
Stage Two engagement with the local community, businesses and partners on the Issues and Options (July to September 2024)	COMPLETE	Helps inform the draft plan
Engagement Through Art	COMPLETE	Supports engagement and some artwork will be used to illustrate the plan to support community ownership
Local Housing Needs assessment, including interviews with local residents	COMPLETE	Evidence
Urban Capacity Assessment, including the use of AI to identify and assess an additional 375 sites in the urban area – Stage One	COMPLETE	Evidence
Stage Two – site capacity assessments and working with landowners on deliverability	COMPLETE	
Call for Sites	COMPLETE	Evidence
Playing Pitch and Sports Facilities Strategy review	COMPLETE NOTE: New assessment is underway to support the Council's approach to physical activity. The new assessment	Evidence

Item	Progress	Next Steps
	is not critical to progressing CP Plan.	
Local Cycling and Walking Improvement Plan	COMPLETE	Evidence and action plan
Open Space Assessment	COMPLETE	Evidence
Economic Development Sites Assessment	COMPLETE	Evidence
Local Wildlife Site review	COMPLETE	Evidence
Strategic Flood Risk Assessment	Part 1: COMPLETE Part 2: COMPLETE	Evidence
Design Codes, including for a conservation area	Draft COMPLETE	Evidence and supporting document. To be progressed as an SPD.
Gypsy and Travellers Accommodation Assessment	COMPLETE	Evidence
Transport Assessment	Initial Assessment: COMPLETE Modelling and Assessment: COMPLETE	Evidence
Infrastructure Delivery Plan	Baseline Assessment: COMPLETE Final Plan: COMPLETE	Evidence and action plan
Viability Assessment	COMPLETE	Evidence
Green Belt Review	COMPLETE	Evidence
Habitats Regulations Assessment	COMPLETE	Evidence and legal requirement
Landscape Sensitivity Assessments	COMPLETE	Evidence
Sustainability Appraisal and Strategic Environmental Assessment	COMPLETE	Evidence and legal requirement
Equality Impact Assessment	COMPLETE	Evidence and legal requirement
Health Impact Assessment	COMPLETE	Evidence

7.7 In addition, Essex County Council (ECC) has developed, through the Essex Climate Action Commission, evidence on net zero housing development, on water supply, on Sustainable Urban Drainage and on Health and Wellbeing that will feed into the plan.

Additionally, work on Economic Development such as the Essex Sector Development Strategy will also help to inform policies.

- 7.8 Working with partners across South Essex, there is a completed Strategic Housing Market Assessment, a Green and Blue Infrastructure Study and Strategy, Economic Development Needs Assessment and an Employment Land Availability Study.

8 Revised Timetable

- 8.1 In December 2024, the Government published a revision to the NPPF which significantly altered plan-making requirements in relation to establishing local housing need and in relation to assessing the Green Belt. In publishing this revision to the NPPF, the Government extended the deadline for submission of a local plan under the 2004 Act to December 2026. The Council however remains intent on getting a plan in place as quickly as possible and is proposing just a short delay to the timetable in order address these alterations to the NPPF. This will result in the Castle Point Plan being submitted for Examination in Public during January 2026.
- 8.2 The new timetable for preparing the Castle Point Plan is set out below. The Council is in control of the process up until submission. Beyond that point, the timescales are estimated as the Planning Inspectorate are in control of the examination process.

Stage	Time Period	Engagement Activity	Progress
Issues Identification	January 2023 – August 2023	4 - 6 months engagement on issues with partners, the community, local businesses and other stakeholders.	COMPLETE
Options Development	September 2023 – June 2024	Feedback on how the Council is addressing the issues raised. Some informal engagement may occur.	COMPLETE
Developing The Plan (Formal regulation 18)	June 2024 – July 2025	8 weeks Options Engagement with partners, the community, local businesses and other stakeholders in Summer 2024. This will be followed by a period when the submission plan will be drafted.	ENGAGEMENT COMPLETE COMPLETE

Stage	Time Period	Engagement Activity	Progress
Publication <i>(Formal Regulation 19)</i>	August 2025 – December 2025	Minimum 6 weeks formal consultation with partners, the community, local businesses and other stakeholders. During this period the suite of submission documents will be assembled ready for submission and a statement of community development will be prepared	COMPLETE
Submission	January 2026		
Examination*	January 2026 – August 2026 (Estimated, dependent on examiner)	Those who have made formal comments at the Publication Stage may be invited by the Inspector to participate in the Examination.	
Adoption*	November 2026 (Estimated, dependent on examiner)	Dependent on the Examination	

**at this stage, the post submission timetable is set by the Planning Inspectorate and is subject to change. Additional timing has been included to take into account the pre-election period ahead of May 2026 elections.*

9 Statutory and Non-Statutory Assessments

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 9.1 Section 19 of the Planning and Compulsory Purchase Act 2004 requires Councils to carry out a 'sustainability appraisal' of the proposals in a Local Plan during its preparation. Many of the requirements for sustainability appraisal are similar to the requirements set out in the Environmental Assessment of Plans and Programmes Regulations 2004, which require an assessment of the plan on the environment. Assessments carried out under these regulations are known as Strategic Environmental Assessment and are normally incorporated within the wider Sustainability Appraisal process and reporting.

Habitat Regulation Assessment (HRA)

- 9.2 A Habitat Regulation Assessment is required in accordance with the Habitats Regulations 2017. This requires the Local Planning Authority to undertake an assessment of the policies and proposals set out within its Local Plan on sites of International and European importance in terms of nature conservation i.e. Ramsar sites; Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).

Equality Impact Assessment

- 9.3 The Equality Act 2010 provides a statutory duty on the Council to have “due regard”, as part of any decision-making process and before reaching a decision, to eliminate discrimination, harassment, victimisation and other conduct prohibited by the Act.
- 9.4 To this end, development plan documents that affect how people access services will be subject to an Equality Impact Assessment.
- 9.5 Relevant protected characteristics are: age, disability, gender reassignment, pregnancy and maternity, race, religion, sex and sexual orientation.

Viability Assessment

- 9.5 The NPPF expects local planning authorities to consider the viability impact of policy requirements on the delivery of development when preparing local planning policies.
- 9.5 As part of the evidence base, it is expected that a Viability Assessment will be prepared testing the impacts of various policy options such as affordable housing provision and any developer contribution requirements on the viability of development proposals. This will be used to ensure that economic viability has been considered when the Castle Point Plan.

10 Infrastructure Delivery Plan

- 10.1 The Council has produced an infrastructure delivery plan (IDP) alongside the new plan. This sets out the infrastructure requirements for the Borough, based on the level of growth proposed and its spatial distribution, and other infrastructure requirements (identified by the collaboration with partners). It sets out the proposed costs, mechanism for delivery and timetable.

11 Statement of Community Involvement

- 11.1 Section 17 (1) (b) of the Planning and Compulsory Purchase Act 2004 stipulates that the Local Planning Authority’s Statement of Community Involvement (SCI) must be specified in the Local Development Scheme. The SCI sets out how and when anyone with an interest in planning in the Borough can have their say on:

- Applications for planning permission for development
- Planning appeals (where permission is refused by the Council, but an applicant appeals to the Secretary of State
- Planning enforcement; and
- Local Plans.

11.2 The latest Castle Point Borough Council's SCI was adopted in November 2020.

Appendix 1 – Supplementary Planning Documents (SPDs)

Detailed guidance on policy matters is normally set out in supplementary planning documents (SPDs) if there is a clear link to policies in an approved development plan document. The requirement for additional guidance on a topic determines the need for such documents to be prepared.

There are currently six SPDs adopted in Castle Point. Due to the passage of time, updates that have occurred to national policy, and because of the new policy requirements of the emerging Local Plan these will need updating. The table below details the existing SPDs:

SPD	Action	Notes
Developer Contributions Guidance (2023)	Update	Sections of this Guidance will need to be updated to reflect updated policies in CP Plan. Open Space Guidance to be added based on evidence and policies in CP Plan.
Residential Design Guidance (2013)	Replace	The LURA introduces a requirement for a design code to be prepared. Work is underway to prepare a design code which will inform density decisions in the Castle Point Plan and sit alongside the Castle Point Plan replacing the current residential design guidance but incorporating any parts still relevant and useful.
Essex Design Guide Urban Place Supplement (2008)	Revoke	
Essex Parking Guidance (2024)	No Action Required	Updated parking guidance adopted in September 2025.
Canvey Town Centre Master Plan (2012)	Update	An updated masterplan is needed to stimulate regeneration in Canvey Town Centre.
Essex Coast Recreational Disturbance and Avoidance Strategy (RAMS) SPD	Update	To mitigate the impacts of housing growth on recreational disturbance at Habitat Sites, ensuring that there is no unmitigated harm arising from development in Castle Point at these sites. A pan Essex update is underway.
South Benfleet Conservation Area Design Code	No Action Required	This area specific design code was adopted in September 2025.

In support of the Castle Point Plan it is anticipated that the following additional Supplementary Planning Documents may be required:

SPD	Reason for Requirement
Green Infrastructure Strategy and SPD	To deliver green infrastructure enhancements and biodiversity net gain across Castle Point in a coordinated way that delivers wider benefits to residents and the natural environment.
Master plans to promote regeneration	Master plans will be required to support the delivery of the Castle Point Plan. Whilst not essential in all cases, where regeneration may be delivered over an extended period, a master plan may benefit from adoption as an SPD to ensure consistency in decision making.

Appendix 2 – Risk Management

The key risks to the successful production of the local plan documents are:

Threat	Level of risk	Comment and proposed mitigation	Managed risk
Significant public opposition to the Castle Point Plan	High	<p>The Castle Point Plan will deal with how the four towns in Castle Point will change over the period to 2043. Not everyone is comfortable with change, especially as the Council will need to tackle contentious issues such as housing need and economic growth as the plan is developed. There is therefore the potential for significant public opposition which could cause the plan to falter.</p> <p>Logistically this could also cause a higher volume of work in the processing and analysis of representations than accounted for in the LDS timetable, which could set it back.</p> <p>To help reduce this risk, early and ongoing public engagement will form the basis of work on the Castle Point Plan and will then be ongoing through the development of the plan. Every effort will also be made to make evidence base work accessible to all stakeholders to widen engagement.</p>	Medium
Legal Challenge	High	<p>A legal challenge can be lodged to any Local Plan document within 6 weeks of its adoption. The degree to which this could occur is uncertain as it will depend to a degree on the policies and proposals in the Castle Point Plan and how they have been derived.</p> <p>To reduce the risk of legal challenge Officers will:</p> <ul style="list-style-type: none"> a) Follow legal requirements of the plan-making process. b) Ensure that a clear audit trail around decisions taken as part of the plan making process is maintained. c) Advise Members of any legal risks associated with the decisions they are seeking to take throughout the process. 	Medium
Prolonged Examination periods	High	The Government has expressed concerns about the length of time some Examination in Public take. For example, authorities including Welwyn Hatfield, Colchester and Epping	Medium/ High

Threat	Level of risk	Comment and proposed mitigation	Managed risk
		<p>Forest have recently experienced Examinations which have lasted over 2 years. This risk can be mitigated through:</p> <ul style="list-style-type: none"> a) Liaison with Government around this issue; b) Advising PINS in advance of submission so that an Inspector can potentially be assigned more quickly; c) Through proactive engagement with consultees, helping to reduce the number of outstanding issues at the Examination stage. 	
Staff resourcing	High	<p>The preparation of the Castle Point Plan in a way which achieves high levels of engagement will require dedicated staff resources.</p> <p>A resourcing plan was agreed in November 2022 for the CP Plan and this has been delivered. Additional temporary resources have been added as necessary to cover specific elements of work.</p>	Low
Staff turnover, staff loss, long term sickness	Medium	<p>As with any organisation, from time-to-time staffing pressures such as sickness, maternity, paternity leave and staff loss need to be effectively managed. This will be undertaken in line with Council procedures for staff retention, as well as measures such as recruiting into vacancies as quickly as possible, using temporary staff and secondments, or Service Level Agreements with other Councils, where possible, to cover maternity/paternity leave.</p>	Low
Financial resourcing	High	<p>Local Plan document preparation is expensive due to the requirements for an robust and up-to-date evidence base, the need for effective engagement and then due to fixed costs such as the cost of examination. A local plan cannot be prepared in the absence of adequate financial resources. A resource plan accompanied the LDS in November 2022, and those resources remain available for the delivery of the remaining elements of the CP Plan.</p> <p>Examination costs may increase due to the length or complexity of an examination and the hiring of expert witnesses to help in defending the Council's Plan. Legal challenge</p>	Medium

Threat	Level of risk	Comment and proposed mitigation	Managed risk
		<p>could also mean further unforeseen costs are incurred, such as legal fees.</p> <p>In order to manage the costs:</p> <ul style="list-style-type: none"> a) Evidence sources have and will continue to be reviewed in order to prevent the need for commissioning separate work as far as possible; b) Where work or services are commissioned, they will be commissioned having regard to the needs of the Council as a whole e.g. an assessment of playing pitch need will culminate in a strategy that the Leisure Service can use; c) In commissioning work, officers will seek to achieve best value for money through procurement activities; d) The budget will be subject to regular monitoring and profiling by Financial Services to ensure that any budget pressures are identified early. The S151 officer is notified through this process should overspend be predicted in current or future years to ensure the budget remains on target. e) Any unspent budget will be carried forward across financial years to ensure that the programme for the preparation of the Castle Point Plan remains financially supported. 	
Intervention by the Secretary of State	High	<p>The Planning and Compulsory Purchase Act contains sections which enable the Secretary of State to intervene in local plan making if local plans are not being delivered or not being delivered in accordance with Government policy.</p> <p>The Adopted Local Plan dates to 1998 and the Council has been put at threat of intervention in the past as it does not have an up-to-date local plan in place prepared under the Planning and Compulsory Purchase Act 2004.</p> <p>To date, the Council has avoided this risk by working to a clear timetable and communicating regularly with Government officials on progress.</p> <p>Moving forward it will continue to manage this risk by:</p>	High

Threat	Level of risk	Comment and proposed mitigation	Managed risk
		<ul style="list-style-type: none"> Monitoring progress and risk Investing additional resources at key stages Working with partners and suppliers to minimise the risk of delay caused by lack of information or understanding Liaising with the Department for Levelling Up Housing and Communities, the Planning Advisory Service and Local Government Association for support in the plan making progress. 	
Changes to National Planning Policy	High	<p>The NPPF was updated in December 2023 and then again in December 2024. One of the tests of soundness against which the CP Plan will be examined against is its consistency with the NPPF. Frequent changes can therefore bring risks to the preparation of a plan and impact upon timetabling.</p> <p>It is anticipated that there will be a consultation in December 2025 on further revisions to the NPPF, which should include the national development management policies. The Government expects to finalise this in mid-to-late 2026.</p> <p>Transitional arrangements should therefore ensure that the Castle Point Plan is examined against the 2024 NPPF as the Plan will be submitted in January.</p>	Medium