

Castle Point Plan Examination

Hearing sessions beginning 8 September 2026

Matter 1 – Housing requirement and provision

Is the Plan's housing requirement figure of 6,196 over the plan period, set out in Strategic Policy SP3, positively prepared, justified and consistent with national policy?

AGENDA

1. Inspectors' opening
2. Council opening statement (10 minutes)
3. Representation by Dame Rebecca Harris MP
4. Constraints identified by the Council to justify non-allocation of Green Belt sites – overall approach:
 - a. Sustainable location and impacts on transport network
 - b. Local Nature Recovery Strategy
 - c. Open space
 - d. Flood risk
 - e. Infrastructure provision
 - f. Viability and market absorption rates
 - g. Other
5. Example Green Belt sites recommended for further consideration by DAC – GB4, GB5, GB6, GB12
6. Methodological questions about Green Belt sites not recommended for further consideration by DAC - GB14, GB10, GB11
7. Other potential Green Belt sites raised by participants – GB16 (NW Thundersley), land adjacent Kings Park Village, GB8.
8. Effect of allocating Green Belt sites on the purposes (taken together) of the remaining Green Belt, when considered across the area of the Plan (NPPF para 146)
9. Do any adverse impacts of providing for all or more of the area's objectively assessed housing needs significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole? (NPPF para 11b)
10. Should the Inspectors still have concerns about the soundness of the housing requirement figure of 6,196 over the plan period, what are the Council's options for a way forward? Any final comments from the Council.