



Planning Inspectorate

Castle Point Local Plan

Initial Note from the Inspectors

1. We have been appointed to examine the Castle Point Local Plan 2026-2043.
2. From our initial considerations we have significant concerns about the soundness of the Plan in respect of housing requirement and supply. The National Planning Policy Framework (paragraph 11) advises that, other than in the case of a limited number of exceptions, plans should, as minimum, provide for objectively assessed needs for housing. The Plan seeks to provide a minimum of 6,196 homes over the Plan period. However, the Standard Method Calculation for the Plan period is 11,662 dwellings. This is a significant shortfall and from the evidence submitted as part of the examination it is not clear to us that any of the exceptions listed in the Framework apply in the case of this Plan
3. We would like to explore these soundness concerns at initial focussed hearing sessions. We will issue more details relating to this in due course but at this stage, having checked availability with the Council, we expect this to be held in the week commencing 7 September. To inform those sessions we expect to issue some specific questions by early June. We would then invite hearing statements relating to those questions to be submitted from the Council and all those who have made relevant and qualifying Regulation 19 submissions.
4. The Programme Officer, Annette Feeney, will liaise with the Council to confirm further details of the timetable and arrangements for the hearing sessions.

Mike Worden and Catherine Carpenter

INSPECTORS

26 March 2026