

Examination of the New Castle Point Local Plan

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Dear Sir/Madam

Examination of the New Castle Point Local Plan

I have decided to initiate an Inspector led consultation before I finalise and issue my post hearings letter to the Council. My letter to the Council will set out how I see my examination of the Plan progressing. This consultation is being undertaken to provide the opportunity for representors to make written comments in respect of a number of specific matters. These concern:

The Revised National Planning Policy Framework

One of the four tests of whether a plan is sound is if it is consistent with national policy. The Government published a revised version of the [National Planning Policy Framework \(the Framework\) on 20 July 2021](#). The Council has produced a note on what it considers to be the implications of the Revised Framework. This note has been published on the [Local Plan Examination Correspondence](#) webpage. I am seeking views of representors on the implications of the Revised Framework on the soundness of the Local Plan.

Examination documents submitted since the opening of the hearings

At my request, the Council has submitted a number of explanatory notes and other documents since the hearings opened on 11 May 2021. These are indicated on the [examination website](#) by the date of their addition, (eg EXM-035 - Inspector Report of Glebelands Appeal 2013.pdf - Added 26/5/2021).

Whilst participants at the hearings were able to make comments on some of these documents at the hearings, this was not possible on all of them, or for all representors to have the opportunity to comment. In Appendix A, I list the additional documents which I invite comment upon.

You will see that the Council has provided in some documents possible wording for main modifications to the Plan to address my soundness concerns, following the discussions at the hearings. I am not seeking comments on the detailed wording proposed at this stage, as I am concerned primarily with the principle of the need for such changes. Any such main modifications to the Plan which I may recommend would be subject to formal consultation at a later date, as per the Regulations.

How to respond

As you made a representation or signed a joint representation at the Regulation 19 stage, this consultation is being undertaken to provide the opportunity for you to supplement your original representations and statements, only in respect of the Revised Framework, and the additional documents published in the examination website since the hearings opened.

If you make further submissions, please note:

- This is not an opportunity to make general comments, so please do not make them;
- Please do not repeat your original representation, statement or previously made arguments, as I am already familiar with them;
- Do not raise matters which go beyond the scope of your original representation and why you consider the Plan is not legally compliant or sound;
- Confine your comments only to the implications of the Revised Framework for the soundness of the Plan, and about the additional documents listed in Appendix A; and
- Ensure that you reference the relevant parts of the Revised Framework (paragraph number) and the additional documents which you are concerned with, using the examination document reference (eg EXM-035).

Submissions should be made in writing to the Programme Officer by Noon on Tuesday 31 August 2021. Late submissions or submissions made by those that did not make representations will not be accepted.

Your submissions overall shall not exceed 2,000 words in total (including any appendices). Submissions in excess of this length shall be returned.

Yours faithfully

Philip Lewis

INSPECTOR

Appendix A. List of the additional documents

New ref	Document	Added to website
CPBC/04	Council Response to Inspector's Letter INSP/03 – Revised National Planning Policy Framework	04.08.2021
DSH-015	Archaeological Evaluation Report requested by the Inspector 2021	26.05.2021
DV-009	PPE Addendum Scenario Viability Testing HO11 and HO31	04.08.2021
EQ-018	Local Wildlife Site Review 2019 Appendix: Site Visit Notes	05.08.2021
ER-008	Retail and Leisure Study 2017	30.06.2021
ER-009	Retail and Leisure Study Appendix B 2017	30.06.2021
ER-010	Retail and Leisure Study Appendix A 2017	30.06.2021
ER-011	Shopping Frontages Assessment 2019	08.07.2021
EXM-033	Inspector's Report following 12.12.2016 Duty to Cooperate Hearing 2017	11.05.2021
EXM-034	Inspector's Letter following 12.12.16 Duty to Cooperate Hearing 2017	11.05.2021
EXM-035	Inspector Report of Glebelands Appeal APP/M1520/A/12/2177157	26.05.2021
EXM-036	Engagement with Thurrock and Essex County Council on Improved Access to Canvey Island	30.06.2021
EXM-037	Note on Supply arising from C2 Care Homes	30.06.2021
EXM-038	Note on Strategic Policy HO3 - Housing Mix – Bungalows	30.06.2021
EXM-039	Note on Policy HO4 - Securing More Affordable Housing	30.06.2021
EXM-040	PPE Addendum Viability Testing Older Person Accommodation	30.06.2021
EXM-041	Note on Windfall May 2021	30.06.2021
EXM-042	Note on Gypsy and Traveller Provision and Revised Policy HO7	30.06.2021
EXM-044	Consultation with National Grid and British Pipeline Agency	30.06.2021
EXM-046	Note on Landfill Position of Policy HO31 - Land to the east of Kings Park Village	30.06.2021
EXM-048	Note on Policy GB4 - Limited Infill and Self Build - Special Policy Areas	30.06.2021
EXM-049	Coastal Communities Initiative Canvey Island Economic Plan 2017	30.06.2021
EXM-050	Sport England Playing Pitch Calculator - Football Pitches	08.07.2021
EXM-051	Canvey Island Flood Investigation Report 2014	21.07.2021

New ref	Document	Added to website
EXM-052	Canvey Island: Section 19 investigation report	26.07.2021
EXM-053	Note on Urban Design Principles and the Essex Design Guide	04.08.2021
EXM-054	Note on Site Selection for Local Wildlife Sites	04.08.2021
EXM-055	Note on Greenways and Public Rights of Ways	04.08.2021
SCG-016	Statement of Common Ground No.2 – Vistry Group	30.06.2021
SCG-017	Statement of Common Ground – Gladman Developments Ltd and Essex County Council	30.06.2021