

THE CASTLE POINT PLAN



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Amendments to Green Belt Boundaries – Topic Paper January 2026



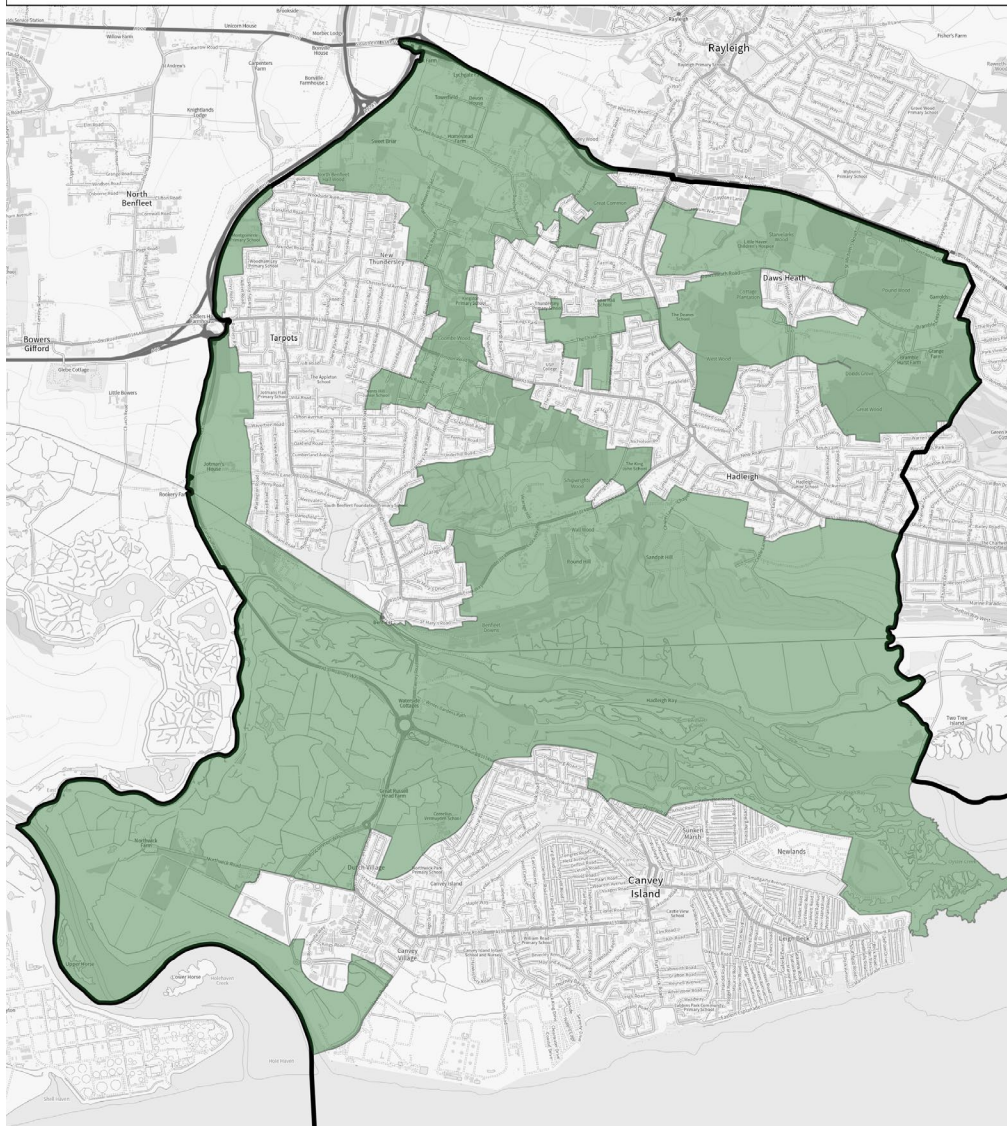
1. Overview

- 1.1 This topic paper has been prepared to clarify the proposed amendments to the Castle Point Green Belt boundaries as set out in the Castle Point Plan – Regulation 19 Draft.
- 1.2 Castle Point is located within the London Metropolitan Green Belt. 53% of the borough of Castle Point is designated as Green Belt. The only areas outside the Green Belt are the urban areas (Canvey Island, Benfleet, Thundersley, Hadleigh and Daws Heath). The Green Belt covers 2,750ha of the Borough's area. Parts of this are beyond the sea defences, and around 2,500ha of the Borough's land area is Green Belt.
- 1.3 A [Green Belt Review Part 1](#) was prepared in 2018 to support the previously withdrawn Castle Point Local Plan. This considers the Borough's entire Green Belt as a series of parcels.
- 1.4 A [Green Belt Assessment](#) was prepared in July 2025 which supplements and updates the existing evidence. This includes an appraisal of national planning policy, existing evidence, an assessment of sub areas being considered for potential release for development in the plan making process and a review of the existing Green Belt Boundary. This included the identification of potential anomalies in the boundary where development has taken place and where the land may be deemed to no longer fulfil the purposes of the Green Belt.

2. Current Green Belt Boundaries

- 2.1 The Green Belt in Castle Point was last amended in 1998 as part of the Adopted Local Plan. The current extent of the Green Belt is shown in Map 1 below.

Castle Point Adopted Green Belt Boundary 1998

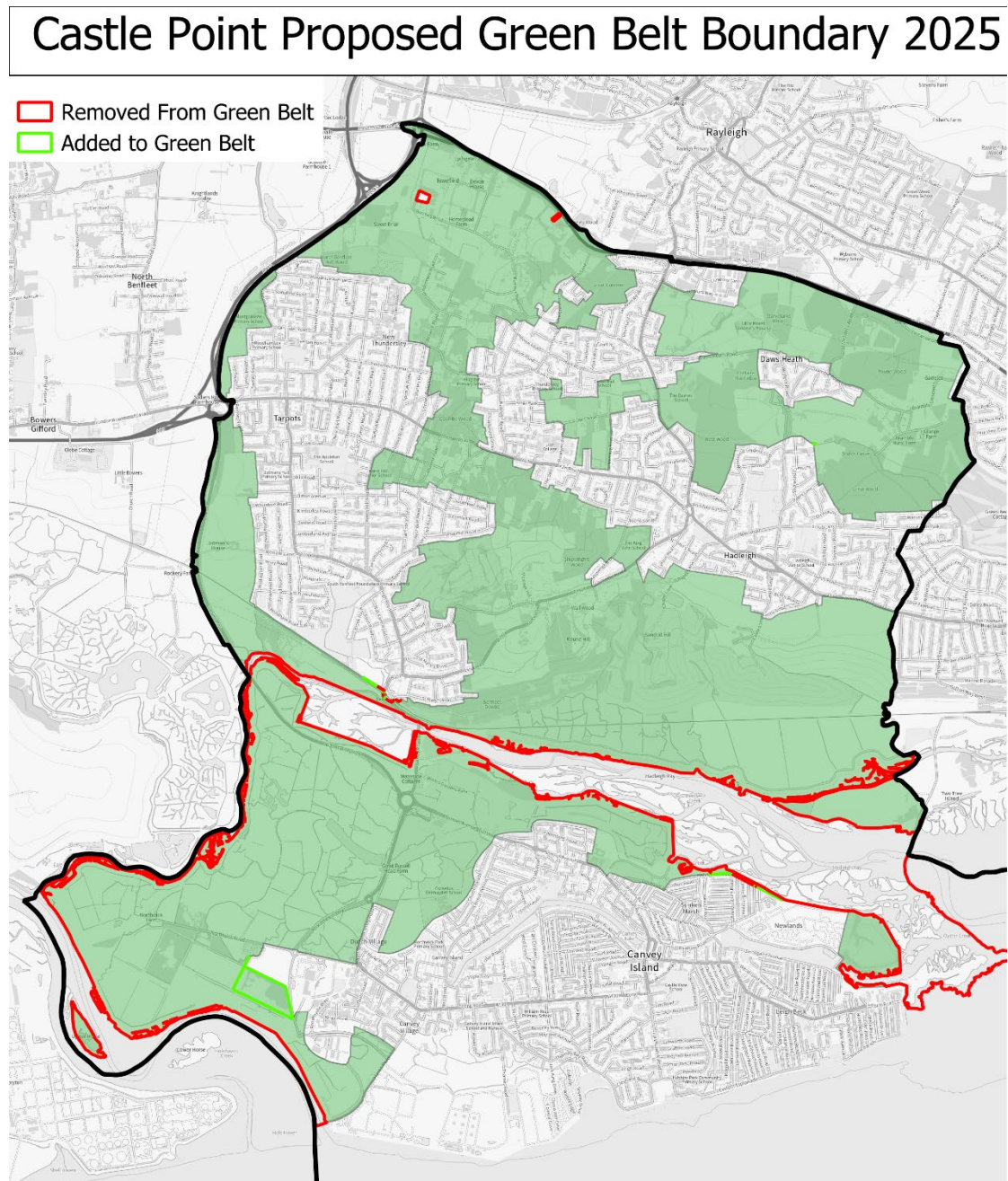


3. Amendments to the Green Belt through the Castle Point Plan

- 3.1 The overriding objective of the Castle Point Plan is to protect and enhance the open spaces, habitats, historic and natural landscape and character of the Borough for the enjoyment of all its residents, visitors, workers and wildlife. The Castle Point Plan aims to grow with a focus on regeneration, brownfield redevelopment and increased density in urban areas, whilst protecting the Green Belt and ensuring that growth is climate resilient and supported by essential infrastructure.
- 3.2 As a result, there are no allocations for development within the Green Belt in the Castle Point Plan. Any amendments to the Green Belt are therefore limited and cover three main issues as set out below.
- 3.3 There are two existing and authorised Gypsy and Traveller Sites to the north of the borough (Janda Fields and Orchard Place) which are currently located within the Green Belt.
- 3.4 There is a need for 18 Gypsy and Traveller pitches over the plan period, as set out in the Gypsy and Traveller Accommodation Needs Assessment December 2024. Policy Hou6 – Gypsy and Traveller Provision sets out this need will be met through the intensification of pitch provision at the existing Janda Fields and Orchard Place sites.
- 3.5 As these two sites are meeting a specific housing need, they are allocated for this purpose in the Castle Point Plan and have been removed from the Green Belt. A modification to update the boundary of these two gypsy and traveller sites has been included as this currently reflects the total tolerated site area and not the area that has planning permission. The maps and figures used within this Topic Paper, take that proposed modification into account as this is a factual correction.
- 3.6 The River Thames has been removed from the designated Green Belt boundary at the request of the Ministry of Housing, Communities and Local Government (MHCLG). This change was made during MHCLG's Green Belt statistical return process undertaken several years ago, when Castle Point was asked to exclude the Thames from the reported Green Belt extent. This has therefore been reflected through the Castle Point Plan Policies Map.
- 3.7 The Green Belt Assessment July 2025 also included a review of the existing Green Belt boundary. This identified the potential for a boundary change for site MAGB17 – Land South of Northwick Road and West of Roscommon Way, Canvey Island. This area is within the Canvey Wick Nature Reserve SSSI. The current boundary extends south from Willow Cemetery into the site and does not appear to follow any logical boundary. This is an area of public open space which is currently owned by the Land Trust and managed by the RSPB and Buglife. It is made up of a unique ex-industrial habitat, rich in rare plant and insect species and comprise of scrub and small wooded areas. The new Green Belt boundary would create a more robust edge

along physical features, such as the footpath to the North and Roscommon Way to the East. This results in an additional 11ha of land being added to the Green Belt.

3.8A summary of these three amendments is shown in the map below.



4. Conclusion

4.1 Taking the proposed amendments into account, the overall extent of the Green Belt identified through the Castle Point Plan is 2,367ha. This is shown in the map below.

Castle Point Proposed Green Belt Boundary 2025

