



BROWNFIELD LAND REGISTER

PART 1

APRIL 2026

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1. Introduction

- 1.1 The Housing and Planning Act 2016 and the Town and Country Planning (Brownfield Land Register) Regulations 2017 introduced a new requirement for Local Planning Authorities (LPA's) to maintain and update annually a register of brownfield sites that are suitable for residential-led development within their area (i.e. the Brownfield Register).

- 1.2 Brownfield land, known also as previously developed land, is defined in Annex 2 of the National Planning Policy Framework (NPPF)(2024) as the following:

'Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape'.

- 1.3 The Brownfield Land Register (BLR) needs to be in two parts. Part 1 is a comprehensive list of all brownfield sites in a local authority area that are suitable for housing, regardless of their planning status and is compulsory.
- 1.4 Part 2 of a BLR is optional and is a subset of Part 1. It comprises of sites from Part 1 that the LPA has decided that the land would be suitable for a grant of 'permission in principle' for residential development. Before a site is included in Part 2, LPA's must undertake the necessary publicity, notification and consultation requirements, in accordance with Article 4 of the Town and Country Planning (Permission in Principle) Order 2017.
- 1.5 The 'Permission in Principle' consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages; the first stage (or permission in principle stage) establishes whether a site is suitable in principle and the second (technical details consent) stage is where the detailed development proposals are assessed. It is for development between 1 and 9 dwellings, covering under 1,000 square meters and a site area of under 1 hectare.
- 1.6 The Brownfield Land Register clause 14, sets out that Councils must not enter land in to a Part 2 register where residential development could be

considered habitats development. It is further clarified that habitats development means development which is likely to have a significant effect on qualifying European sites (either alone or in combination with other plans or projects).

- 1.7 Due to the Conservation of Habitats and Species Regulations 2017, a Habitats Regulations Assessment is required for residential development within the Borough as the entire borough sits within the Zone of Influence as required by the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMs). As a result, the Council is unable to prepare a Part 2 register.
- 1.8 The inclusion of a site in the BLR Part 1 does not guarantee that planning permission will be granted or that the capacity stated for residential development will be achieved.
- 1.9 This update brings the BLR up to date as of 31 March 2026.

2. Methodology

Identifying Sites to be Considered for the BLR

- 2.1 To identify potential brownfield sites within the Borough the key parts of this update included:
- Review of existing sites on the BLR for their latest planning status;
 - Adding new brownfield sites due to the granting of planning permission or awareness of sites being available through monitoring data, or a where a site has been allocated in the emerging Castle Point Plan, and;
 - Removing existing sites from the 'sites available' list once development has been completed.
- 2.2 Capacities of the sites were determined by either those supplied through planning permissions or the specific allocation policy in the emerging Castle Point Plan.
- 2.3 Once the capacity was established for each site the lead in times were calculated using the criteria set out in Table 1 below. The lead times for residential development as allocated in the Emerging Castle Point Plan are found in the [Examination Library](#).

Table 1: Estimated Lead in Times for Residential Development

Site Status	Site Size					Notes
	Flats	1 to 4 houses	5 to 19 houses	20 to 50 houses	51+ dwellings	
Full / Reserved Matters	1 year	1 year	1 year	1.5 years	2 years	Allows for discharge of conditions and infrastructure provision. Assumed that developers will procure contractors concurrent with the discharge of condition. Assumed this is more complicated and timelier for larger sites.
Outline	1.5 years	1 year	1.5 years	2 years	2.5 years	In addition to the matters above, an additional 6 months is allowed for larger sites for the reserved matters application.
Resolution subject to S106	+ 0.5 years to Full or Outline lead in time					Some section 106 Agreements can be complicated therefore where they are required an additional 6 months is allowed for them to be put in place.
Site without planning permission	2 years	1.5 years	2.5 years	3 years	3.5 years	To allow time for a Full planning application to be considered, an additional 6 months has been included to the timescales required for a reserved matters application, and a further 6 months for the S106 agreement for larger sites.

Site Selection Criteria for the BLR Part 1

- 2.4 For a site to be included in Part 1 of the BLR, each parcel of land must meet the following criteria:
- be brownfield or previously developed land
 - have an area of at least 0.25 hectares or be capable of supporting at least 5 dwellings;
 - be suitable for residential development (i.e. has been allocated in a local development plan document or in the opinion of the LPA);
 - be available for residential development (i.e. the owner intends to sell or develop the land) and;
 - be achievable for residential development (i.e. in the opinion of the LPA likely to take place within 15 years of the entry date).
- 2.5 Historic data for Castle Point shows that small sites delivering just two or three net additional dwellings have contributed to past delivery in Castle Point. However, to be consistent with The Town and Country Planning (Brownfield Land Register) Regulations 2017, this review includes only new sites that can support at least 5 dwellings in accordance with the criteria set out above.
- 2.6 Where a site has planning permission or awaiting a decision then the development potential was used from the permission, however, where the planning application site area included non-brownfield land then this has been excluded and the potential number of dwellings amended accordingly based on the dwellings per hectare previously used.
- 2.7 In 2023 there were 47 sites on the BLR Part 1, 11 of these sites have now been completed and four have also been removed, mainly due to their small size.
- 2.8 Following the latest review of the BLR there are 25 new additional sites (CP0079-CP00115) that have been included mainly due to their allocation in the emerging Castle Point Plan, taking the total number of sites within the BLR Part 1 to 59.
- 2.9 Whilst the BLR contains 59 sites with a capacity for 2,542 homes, the Castle Point Plan makes provision for 6,196 homes. The reasons for this difference are as follows:
- Park homes at Thorney Bay are being delivered under an existing consent for the siting of caravans and do not require a new planning consent. They cannot therefore be included on the Brownfield Land Register;
 - A windfall allowance which primarily comprises an assumption that small development sites will continue to come forward through the development management process and contribute towards housing land supply is included within our supply calculations. Unidentified

and sites smaller than 0.25ha are not included on a Brownfield Land Register;

- Any sites which make use of incidental green spaces in the urban area such as the Land behind North Avenue, Canvey Island (site C10(B) in the Castle Point Plan) are not eligible for inclusion on the Brownfield Land Register.
- Broad locations such as Canvey Town Centre, Hadleigh Town Centre, Manor Trading Estate and West Canvey are not specific sites and cannot be included in the Brownfield Land Register.

2.10 As sites arise from planning applications on windfall sites which are on brownfield land, these will continue to be added to the BLR over time.

2.11 Furthermore, as master plans are developed for the broad locations in the plan, specific sites for development will be identified and this will enable those sites to be included in the BLR as part of later iterations.

3. Results summary

- 3.1 There are 59 available and achievable sites which are now included on the BLR Part 1.
- 3.2 The BLR Part 1 is detailed in Appendix A and is set out to comply with the national Brownfield Land Registers' Data Standard¹.
- 3.3 The table below shows the potential minimum and maximum number of dwellings that could be delivered through the BLR.

Table 2: Brownfield Land Register – Residential Delivery Potential

No. of BLR sites	Minimum no. of dwellings	Maximum no. of dwellings
59	2,542	2,542

- 3.4 The site maps which detail the location of each site are set out in Appendix B.

¹ Brownfield land register data standard: preparing and publishing a register. DCLG, (July 2017).

4. Conclusion

- 4.1 As set out within the results section above, there are 59 sites which have been included on the BLR Part 1 as of 31 March 2026.
- 4.2 Having a Part 2 register is optional, however due to the Habitat Regulations requirements, the Council is unable to prepare a BLR Part 2. The Council intend to prepare planning briefs to be adopted as material planning considerations to provide greater certainty to the development sector that the principle of development is acceptable for specific sites on the BLR Part 1, on a case-by-case basis.

5. Appendices

Appendix A – Castle Point Borough Council Brownfield Land Register Part 1 as at 31 March 2026

Available sites

Site Reference	Site Name Address	Net Dwellings
CP0003	166 to 168 Kiln Road, Benfleet, SS7 1SU	7
CP0005	Job Centre, 140 Furtherwick Road, Canvey Island SS8 7AL	13
CP0008	Site adjacent to Pauls Court, Meppel Avenue, Canvey Island SS8 9RZ	5
CP0012	The Island Site, High Street, London Road, Hadleigh SS7 2PD	94
CP0014	Admiral Jellico Public House, 283 High Street, Canvey Island SS8 7RS	14
CP0015	Outpatients Centre, Long Road, Canvey Island SS8 0JD	48
CP0016	343 Rayleigh Road, Thundersley SS7 3XZ	10
CP0018	4 to 12 Park Chase, Hadleigh, Benfleet SS7 2BZ	25
CP0021	West of Venebles Close, Canvey Island SS8 7SB	24
CP0023	87 to 97 High Street, Benfleet SS7 1NA	14
CP0024	Land at the Point, Point Industrial Estate (Canvey Supply), Point Road, Canvey Island SS8 7TJ	185
CP0025	Briar Cottage, Leige Avenue, Canvey Island SS8 9PL	11
CP0030	Rear of 179 to 181 Church Road, Thundersley SS7 3ES	40
CP0032	Haystack Car Park, Long Road, Canvey Island SS8 0JB	14
CP0033	Thames Loose Leaf, 289 Kiln Road, Hadleigh SS7 1QS	27
CP0034	Halfords, 543 to 557 Rayleigh Road, Thundersley SS7 3TN	32
CP0037	320 London Road, Hadleigh SS7 2DD	20
CP0038	Former Furniture Kingdom Site, 663 High Road, South Benfleet, SS7 5SF (Formerly named High Road, Tarpots Town Centre, Benfleet)	48
CP0039	286 London Road, Benfleet SS7 5XR	9
CP0040	Maharaja Restaurant, 358 London Road, Benfleet SS7 1BG	6
CP0045	Stafford Court Care Home, Venables Close, Canvey Island SS8 7SB	69
CP0046	364 London Road, Hadleigh SS7 2DA	9
CP0050	Walsingham House, Lionel Road, Canvey Island SS8 9DE	32
CP0052	246 to 250 High Road, Benfleet SS7 5HB	11
CP0055	Nashlea Farm, Poors Lane, Benfleet SS7 2XF	7
CP0059	117 to 123 London Road, Benfleet SS7 5UH	10
CP0061	351 to 359 London Road, Hadleigh, Benfleet SS7 2BT	19
CP0062	363 London Road, Hadleigh, Benfleet SS7 2BT	6
CP0063	244 to 258 London Road, Hadleigh, Benfleet SS7 2BT	50

Site Reference	Site Name Address	Net Dwellings
CP0072	Ash House 340 to 342 London Road, Hadleigh, Benfleet SS7 2DD	8
CP0073	The Monico Bar and Restaurant, 1 to 3, Eastern Esplanade, Canvey Island SS8 7DN	8
CP0074	Hobson and Sons Lt, Kenneth Road, Benfleet SS7 3AF	30
CP0075	1 to 5 High Street, Benfleet SS7 1NA	5
CP0076	Land Rear of 316 to 320 High Road, Benfleet SS7 5HB	7
CP0077	Land at Chapman Sands, Canvey Island SS8 7QS	7
CP0078	Site of The Warren and Tanglewood Hall Crescent, Hadleigh, Benfleet SS7 2QW	12
CP0079	Canvey Supply, 223 London Road, Benfleet SS7 2BT	81
CP0080	159 to 169 Church Road, Benfleet SS7 4EN	40
CP0081	Richmond Avenue Car Park, Richmond Avenue, Benfleet SS7 5HE	27
CP0082	Queen Bee's Nursery, 312 London Road, Benfleet SS7 5XR	22
CP0083	Former Barclays Site, 1 High Street, Canvey Island SS8 7RA	19
CP0084	102 to 132 Furtherwick Rd, Canvey Island SS8 7AL	29
CP0085	Grouts Canvey, Lionel Road, Canvey Island SS8 9DE	22
CP0086	Knightswick Centre, Furtherwick Road, Canvey Island SS8 7AD	210
CP0087	Kushi, 59 Furtherwick Road, Canvey Island SS8 7AG	11
CP0088	Matrix House, 12 Lionel Road, Canvey Island SS8 9DE	11
CP0089	Oak Road Car Park (CPBC), Oak Road, Canvey Island SS8 7AX	43
CP0090	The Paddocks, Long Rd, Canvey Island SS8 0JA	193
CP0091	Essex Coachworks, 218 High Street, Canvey Island SS8 7SX	12
CP0092	Castle Lane Car Park, Hadleigh SS7 2AN	39
CP0093	Johnsons Factory, 383 London Road, Hadleigh, Benfleet SS7 2BY	46
CP0094	Osborne Motor Co, 220 London Road, Hadleigh, Benfleet SS7 2PD	9
CP0095	Hadleigh Clinic, 49 London Road, Hadleigh, Benfleet SS7 2QL	14
CP0096	Kiln Road Campus (CPBC), Benfleet SS7 1TF	730
CP0097	Thundersley Clinic, 8 Kenneth Road, Benfleet SS7 3AT	24
CP0098	64 High Street, Canvey Island SS8 7SE	7
CP0099	186 Canvey Road, Canvey Island SS8 0QP	9
CP0100	Rear of 103 to 105 High Road, Benfleet SS7 5LN	8

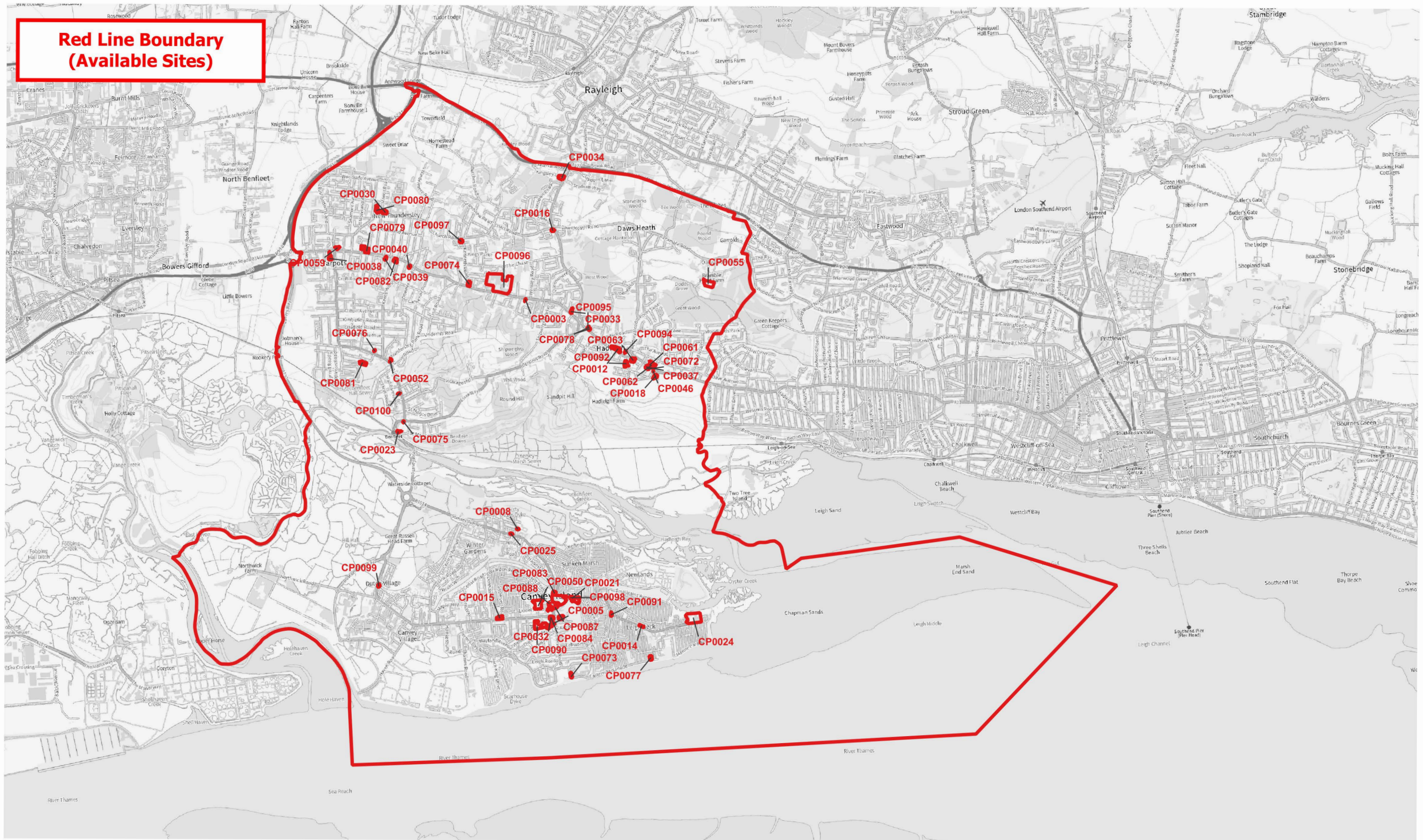
Non- Available sites

Site Reference	Site Name Address	Net Dwellings
CP0001	Land at Foksville Road, Canvey Island SS8 7BE	14
CP0002	Vallee Casa, 62 Hill Road, Benfleet SS7 1HL	6
CP0004	1a Clarence Road, South Benfleet, Benfleet SS7 1DE	1
CP0006	84 Vicarage Hill, Benfleet SS7 1PE	2
CP0007	240 to 244 High Road, Benfleet SS7 5LA	19
CP0010	20 Haresland Close, Hadleigh SS7 2UT	3
CP0011	109 Long Road, Canvey Island SS8 0JB	7
CP0013	88 High Street, Hadleigh SS7 2PB	4
CP0017	125 to 127 High Street, Canvey Island SS8 7RF	14
CP0019	Land at the Point, Prout Industrial Estate, Point Road, Canvey Island SS8 7TJ	27
CP0020	Benfleet Tavern Public House, High Road, Benfleet SS7 5HW	14
CP0022	316 London Road, Benfleet SS7 1AP	1
CP0026	Tower Radio, 573 to 581 London Road, Hadleigh SS7 2EB	14
CP0027	82 High Street, Hadleigh SS7 2PB	6
CP0028	231 London Road, Hadleigh SS7 2RF	6
CP0029	Beaver Doors, 211 to 213 London Road, Thundersley SS7 1AA	10
CP0031	Benfleet Police Station, 90 to 92 High Road, Benfleet SS7 5LG	13
CP0035	Glendale International Ltd, 533 Rayleigh Road, Thundersley SS7 3TN	18
CP0041	61 to 69 Hart Road, Thundersley SS7 3GL	2
CP0042	210 & 212 High Road, Benfleet SS7 5LD	4
CP0043	191 to 193 High Road, Benfleet SS7 5HY	14
CP0044	30 to 32 Essex Way, Benfleet SS7 1LT	14
CP0047	54 Beech Road, Hadleigh SS7 2AZ	14
CP0053	Garden World Plants Ltd, Canvey Road, Canvey Island SS8 0QD	57
CP0054	6 Merton Road, Benfleet SS7 5QJ	5
CP0056	19 to 27 Kents Hill Road, South Benfleet SS7 5PS	23
CP0057	174 Kiln Road Thundersley, Benfleet SS7 1FT	8
CP0058	Chase Nurseries, The Chase, Thundersley, Benfleet SS7 3DF	19

Site Reference	Site Name Address	Net Dwellings
CP0060	683 to 687 London Road, Hadleigh, Benfleet SS7 2QL	9
CP0064	387 London Road, Hadleigh, Benfleet SS7 2BY	4
CP0065	555 London Road, Hadleigh, Benfleet SS7 2EA	6
CP0066	124 to 126 London Road, Benfleet SS7 5SQ	8
CP0067	Hollywood, Great Burches Road, Thundersley, Benfleet SS7 3NG	4
CP0068	259 & 259A London Road, Hadleigh, Benfleet SS7 2BN	3
CP0069	39 to 43 High Street, Canvey Island SS8 7RD	11
CP0070	341 to 347 London Road, Hadleigh, Benfleet SS7 2BT	34
CP0071	599 to 601 London Road, Hadleigh, Benfleet SS7 2EB	2

**Appendix B – Maps of all sites within Castle Point Borough Council
Brownfield Land Register Part 1 as at 31 March 2026**

Brownfield Land Register



Brownfield Land Register



Brownfield Land Register

