



Borough Wide Development Options Technical Paper

July 2024

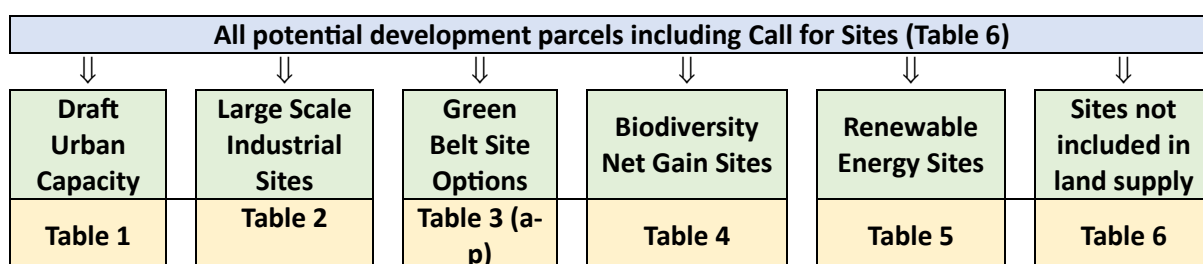


Contents

Executive Summary.....	3
Method Statement.....	5
Initial Urban Capacity Assessment.....	5
Site Search 2024.....	7
Modelled Site Densities	7
Draft Urban Capacity Summary	10
Large Scale Industrial Sites.....	10
Green Belt Site Options.....	10
Table 1 – Urban Capacity of Castle Point.....	12
Table 2 – Large Scale Industrial Sites	16
Table 3 – Green Belt Site Options	17
Table 4 – Biodiversity Net Gain (BNG) Site Options.....	23
Table 5 – Renewable Energy Site Options	24
Table 6 – Sites not included in land supply.....	25
Table 7 – All Call for Sites.....	30
Appendix 1 – Density Assumptions.....	47

Executive Summary

1. This technical paper sets out the process undertaken in identifying the development options that have been published as part of the options in the Castle Point Plan [Issues and Options consultation](#).
2. The sites set out in this paper are formed of:
 - the land that was submitted in the call for sites, which is a tool that is used for landowners to submit land that is available for development, undertaken in early 2024;
 - Urban land identified by the Council as having the capacity to be more intensively used
 - “Roundings” to make green belt extensions logical, to ensure that small areas of green belt were not left between a revised green belt and the urban area.
3. The key finding after considering all extant development, and all potential urban capacity is that there is a Draft Urban Capacity of **3,730 new homes**.
4. The diagram below sets out the contents of this document and where information is contained:



5. Based on the government’s standard method for calculating housing need, there is a need for the borough to provide **7,100 new homes** over 20 years from 2023 to 2043. This equates to 355 new homes per year.
6. A [Local Housing Needs Assessment](#) was completed in 2023 by ORS. The aim of this study was to identify the size, type and tenure of homes that would be needed in the future, as well as the needs for different groups. This report identified the local housing need in Castle Point to be **5,100 new homes** over 20 years from 2023 to 2043, which equates to 255 new homes per year.
7. Based on these different housing needs assessments and after evaluating different land supply options a series of development site options has been proposed. This can be found in the table below. Further details on these options can be found in the Issues and Options Consultation Document:

Option	Number of homes			
	Urban Area	Employment Land	Green Belt	Total
1a - Limit new development to the Urban Area	3,727	-	-	3,727
1b – Regenerate Designated Employment Areas within the urban area	3,727	1,373	-	5,100
1c – Increase density in the urban area		5,100		5,100
2a – Release a limited amount of green belt to meet local housing need	3,727	-	1,373	5,100
2b – Create a substantial new development area in NW of Thundersley	3,727	1,373		5,100
3 – Release significant green belt land to meet standard methodology need	3,727	-	3,373	7,100

Method Statement

Initial Urban Capacity Assessment

8. In determining the Draft Urban Capacity within the borough, the following sources of land supply were looked into to determine the borough's urban capacity starting point. These were:
 - "Known development":
 - Completions
 - Extant permissions
 - Windfall
 - Call For Sites (CFS) 2024 (urban sites)
 - Allocated sites in the adopted 1998 Local Plan that have not been developed
 - Brownfield Land Register (BLR) sites
 - Strategic Housing Land Availability Assessment (SHLAA) 2018 sites
 - Additional land identified by the Council
9. Only, sites that could accommodate 6+ units were considered and assessed, this was based on a density assumption of 50 dwellings per hectare. Any sites that fell below that threshold would be assumed to be contained within the small sites windfall estimate.

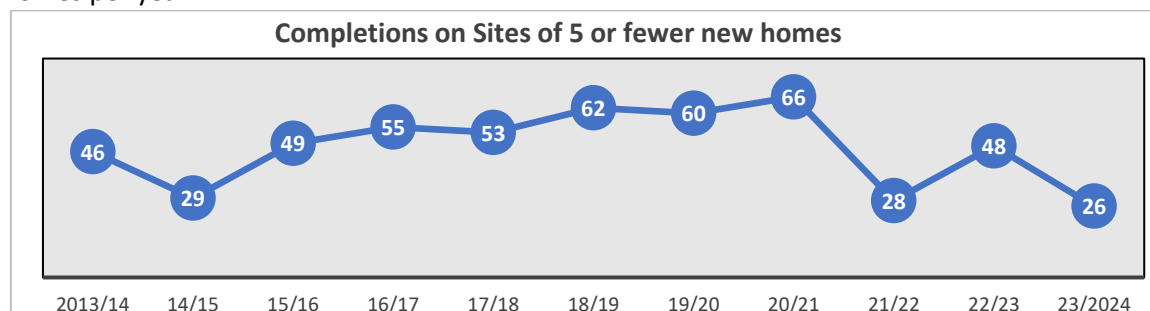
Completions and Extant Permissions position (1/4/2024)

10. As the Plan period has already started (1st April 2023), some development has started, some has planning permission, and some has been completed. This is "known growth", and forms the starting point for the housing growth that will happen over the Plan period.
11. Accounting for both traditional housing completions and changes in the number of caravans at Thorney Bay Park, there was **a net loss of 58 homes** in 2023/24. The net loss is principally explained by the removal of caravans at Thorney Bay Park, these are expected to be **replaced with an additional 139 park homes** in the future.
12. As of 1st April 2024, development totalling 706 new homes had planning permission. A further 61 homes (net) have determined consent, subject to the completion of a section 106 agreement. Combined, the total supply of extant consents is 767 new homes.
13. Based on an expectation that 10% of planning permissions do not progress into new development completions, **690 new homes** are forecast to be delivered. These are expected to be delivered in years 2-4 of the Plan period (2024/25-2026/27), reflect the three-year period for a planning permission.

Windfall

14. Windfall development can be defined as when a site which is not specifically allocated for development in a local plan, becomes available for development during the lifetime of that plan. Most windfall sites are for one or a small number of homes.
15. The Council has recorded the number of housing completions on sites of five or fewer new homes for the last 10 years. It is considered that this provides a robust dataset for modelling

future development on sites of five or fewer new homes. The 10-year historic average is 47 new homes per year.



16. Windfall is therefore expected to come forward at a rate of 47 new homes per year for each of years 5-20 of the plan period (2027/28-2042/43) (16 years), totalling **752 new homes**.

17. Combined, completions, extant permissions, park home capacity, and windfall development together account for **1,523 new homes** over the duration of the Castle Point Plan. This “known” development is included in every development option.

Call for Sites (CFS) 2024

18. A full CFS was undertaken by the council between January and February 2024. In total the council received 270 responses to the CFS.

19. When submitting sites respondents could submit for a number of uses, these fell into the following types of uses:

- Residential
- Commercial (employment and retail)
- Infrastructure (including community uses)
- Biodiversity Net Gain (BNG) sites
- Renewable energy sites

20. Some respondents also highlighted that their site was not available for development. These sites have not been included and can be viewed in table 6.

21. Sites were submitted within the urban area and green belt area. In line with the NPPF, the urban capacity has been explored to understand whether development needs can be met there, before consideration of green belt areas.

22. Urban Call for Site sites were considered for suitability, and the suitable sites have been included in the Draft Urban Capacity figure. Sites that were considered unsuitable are included within table 6.

Allocated sites in the adopted 1998 Local Plan

23. Sites that were allocated in the 1998 Adopted Local Plan were reviewed to see if sites had been delivered. After investigation two sites that were allocated within this plan have not yet been developed. These two sites have been included within the Draft Urban Capacity figure.

Brownfield Land Register (BLR) sites

24. The council updates its brownfield land register regularly. The register is a list of known brownfield sites, many of which have planning permission, and therefore have already been captured in the extant planning permissions data at 2.5. The remaining sites (those without extant planning permission) that have the potential to accommodate 6+ units have been included in the Draft Urban Capacity figure.

Strategic Housing Land Availability Assessment (SHLAA) 2018 sites

25. The council undertook a SHLAA in 2018, this included land that had historically been promoted and was informed by a CFS at that time. This assessment was reassessed to depict whether there were additional sites that did not have extant permission or had been built out that could accommodate 6+ units. Suitable sites that fit this criteria were included in the Draft Urban Capacity Figure.

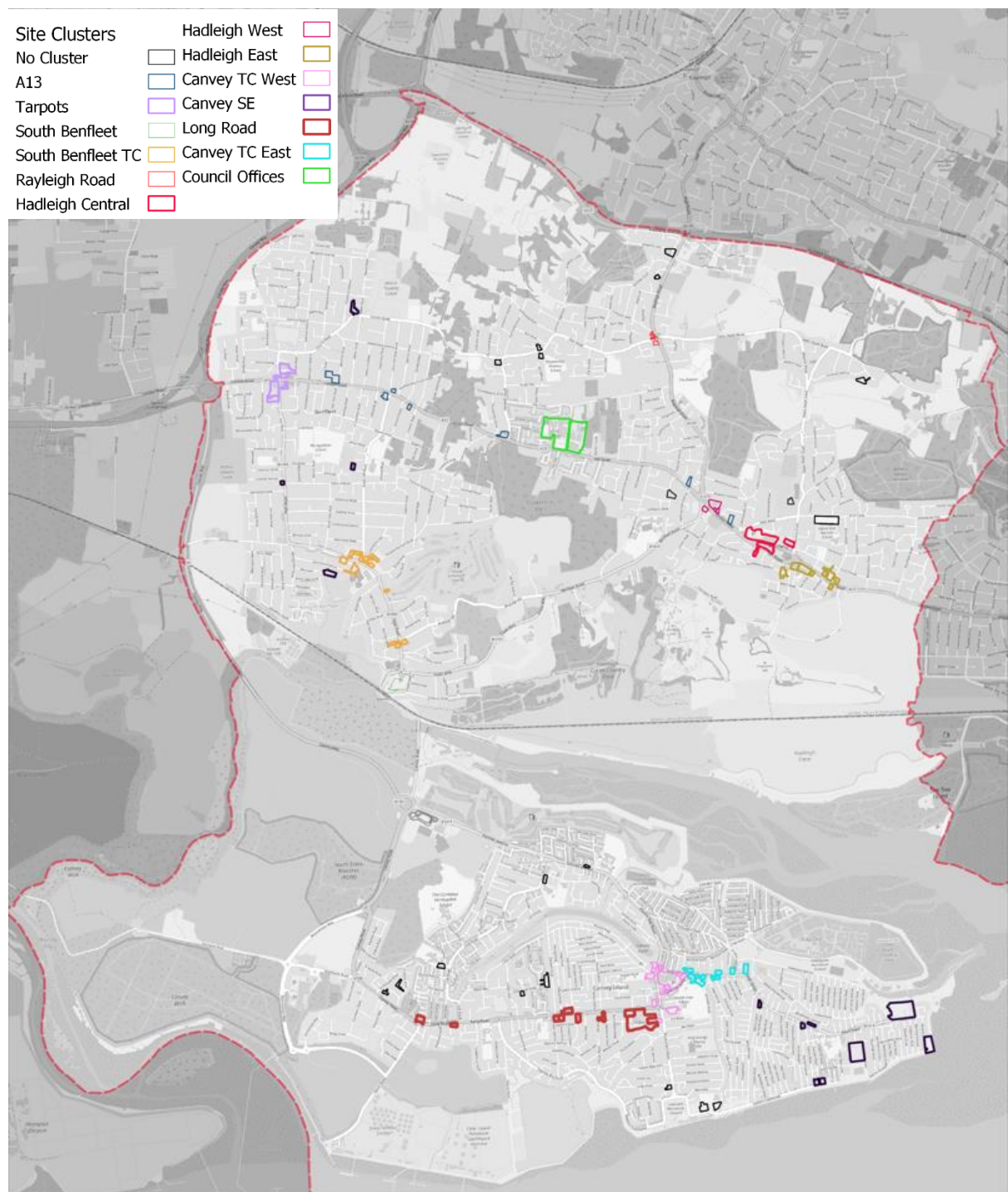
Site Search 2024

26. Following the outputs of the initial urban capacity assessment from the sources of supply outlined above, it was clear that the urban capacity was insufficient to meet the borough's housing needs. To ensure that all options for growth to be focused within the urban areas of the borough, a site search was completed to determine whether there are additional sites within the urban area with the potential to accommodate development.
27. In determining additional potential sites for development, the following criteria was applied:
- Sites are within the urban area.
 - Sites could deliver 6 units or more based on a density of 50 dwellings per hectare. This could include where sites are combined to meet this threshold.
 - Sites that had the ability to increase the capacity on the site. These sites usually included areas of hardstanding such as surface level car parks, underutilised grassed areas and single storey units such as shopping parades or garage sites.
 - Sites which could be better located, for example car-oriented uses which could be better located on industrial sites or close to the strategic road network, rather than in the borough's town centres.
 - Sites with regeneration opportunities.
28. The sites which met these criteria were included within the Draft Urban Capacity figure. All of the sites identified through the processes above are set out in **Table 1 – Draft Urban Capacity**.

Modelled Site Densities

29. All of the Draft Urban Capacity sites identified above have been grouped by area, and where there is a potential synergy between sites, into clusters. A cluster is where a group of sites are within a similar location or share similar characteristics. For example, being in a specific town centre location, or on a main road such as the A13.

Figure 1: Map of all of the clusters



30. In terms of density a number of recently permitted developments were assessed to understand the density of sites that utilised land effectively without compromising the character of the area. A breakdown of the permitted sites, the applied densities of those sites and examples of what they look like can be found in appendix 1.
31. The densities that were found within each of the identified site clusters were used and the densities applied can be found in table 2.1, where there were no examples of recent planning

applications within the site cluster, examples with the closest characteristics of the cluster were used.

Table 2.1 List of site clusters and applied densities

Cluster Name	Number of sites within cluster	Density applied (dwellings per hectare)
Canvey Town Centre East	10	104
Canvey Town Centre West	13	82
South and Eastern Canvey	7	112
Long Road, Canvey	9	92
Hadleigh Central	4	125
Hadleigh West	4	125
Hadleigh East	8	125
Kiln Road	2	107
A13 Corridor	7	107
Rayleigh Road	2	112
Tarpots	6	87
South Benfleet Town Centre	14	126
South Benfleet Station	2	126

32. Some sites did not naturally have any partner sites to form a cluster. These unclustered sites were assigned a borough-wide modelled density (the average of the cluster densities) of 112 dph.
33. Many of these sites are within sustainable locations that have active valued businesses, or local services on them. It is imperative that development offers opportunities for increased infrastructure, services, and employment provision, and so 20% of each site is modelled to come forward as non-residential use.

Site availability and uncertainty

34. As set out above a site search was undertaken in 2024 to identify additional sites with development potential. As these sites were identified by the council, availability from landowners has not currently been confirmed. The council is attempting to confirm availability of these sites by contacting these landowners. However, there is a risk that the availability of these sites will not be known and some of these sites may not come forward for development.
35. As a consequence of the above, an uncertainty deduction has been applied to model the risk that some sites may not come forward for development over the plan period. The uncertainty deductions have been based on the existing uses on the sites. For example, a higher uncertainty deduction has been given to supermarkets, as these are less likely to come forward for development compared to a garage site.

Table 3.4 Site types and uncertainty deduction

Type of site	Number of sites	Uncertainty deduction
Auto use	10	25%
Shopping Parade	35	25%
Supermarket	4	50%
Retail Warehousing	2	50%
Car Park	8	50%

Underutilised Grass	9	25%
Industrial	9	25%
Community Buildings	32	50%
Garages	3	25%
Residential Garden	2	25%

36. A full breakdown of the Draft Urban Capacity following the steps above is in **Table 1**.

Draft Urban Capacity Summary

37. Combining all completions, extant permissions, windfall, CFS, allocated sites in the 1998 local plan, brownfield land register, 2018 SHLAA sites and sites identified through the site search (taking account of reductions), the total identified urban capacity is **3,727 new homes**.

Large Scale Industrial Sites

38. There are three large employment sites within the borough (Charfleets, Manor Trading Estate and Stadium Way). All of these sites are within the existing urban area and combined total c.83 hectares, and they are set out in **Table 2**.

Green Belt Site Options

39. In preparing potential development options in the green belt the following process was followed:

- The green belt sites submitted in the CFS were assessed for initial suitability;
- Sites were combined where they were adjacent to each other to make a larger, more strategic Green Belt Site Options;
- Only site options that could accommodate 100 units or more were retained;
- Where sites were not contiguous with the existing urban area these were excluded;
- For the retained Green Belt Site Options, where the removal of this site from the green belt would leave a gap between the Site Option and the existing urban area, additional green belt “rounding” land was added to the Green Belt Site Option to make the proposition more logical.

40. All land contained in the Green Belt Site Options is set out in **Tables 3a-p**. A list of all of the green belt sites that were not taken forward as Green Belt Site Options can be found in **Table 6**.

North-West of Thundersley

41. A number of green belt sites were submitted in the plotlands area in the north of the borough, historically known as North West of Thundersley. There is a potential for a large scale, strategic approach to this area which presents itself as an option.

42. The sites promoted for within this location have therefore been grouped together as a potential option and can be found under site GB16 in **Table 3p**.

Biodiversity Net Gain Site Options

43. 21 sites were submitted as sites with the potential to deliver improvements in biodiversity, potentially by receiving credits from other sites to help meet their Biodiversity Net Gain (BNG) requirements. Some of these sites were submitted in addition to other uses, for example they were promoted for residential as well as BNG.
44. In addition to the CFS submissions, a site known as Creekside was considered as part of the Open Space Assessment 2023 work and was found to have potential as a BNG site. This has also therefore been included as a BNG site option. All of these sites have been included in the list of potential BNG site options listed in **Table 4**.

Renewable Energy Site Options

45. In total 6 sites were submitted as having the potential for renewable energy generation. This includes sites within the urban area and the green belt. Some of these sites were submitted in addition to other uses. However, all of these sites have been included in the list of potential renewable energy site options listed in **Table 5**.

Table 1 – Urban Capacity of Castle Point

Sites have a gross capacity which is based on recent completed developments within the local area.

A 20% deduction to this has then been applied to allow for non-residential uses at the ground floor level. This could be to replace the business or service already on the site or a new use.

The remaining 80% capacity has had an uncertainty reduction based on the likelihood of that type of existing use coming forward over the Plan period (i.e. by 2043). This is principally due to unknown availability of some sites. A 50% deduction has been applied to community buildings, supermarkets, car parks and retail warehouse sites. A 25% deduction has been applied to auto sties, underutilised grass, industrial sites, and garage sites. This reflects the likelihood that, for example, a supermarket is less likely to come forward for development in the next 20 year than a town centre industrial site.

The output (a double-reduced capacity) is the net capacity.

The source is how the site was first made known to the council. BFR = Brownfield Register; CFS = Call for sites; SHLAA = Strategic housing land availability assessment

All of the net capacities add up to the *Draft Urban Capacity* of Castle Point: **2,204 new homes**.

A map highlighting the location of these sites can be found [here](#).

Site ref	Site Name	Cluster/ Area	Capacity				Source
			Gross	-20%	Prob	Net	
101	West of Venables Cl	Canvey TC E	27	22	25%	16	BFR 2024
102	Stafford Court Care Home, Venables Cl	Canvey TC E	31	25	50%	12	BFR 2024
103	56-65 High Street, (KFC & Dominos)	Canvey TC E	20	16	25%	12	Site search 2024
104	Corner of Venables & High St	Canvey TC E	7	5	25%	4	Site search 2024
105	92-98 High St (Hook & Partners)	Canvey TC E	14	11	25%	8	Site search 2024
106	Corner of Florence Rd & High St	Canvey TC E	8	6	25%	5	Site search 2024
107	High St between Florence Rd & Oxford Rd	Canvey TC E	10	8	25%	6	Site search 2024
108	Canvey Island War Memorial Hall	Canvey TC E	17	14	50%	7	Site search 2024
109	129 High St (Esso, Londis and NTS)	Canvey TC E	18	14	25%	11	Site search 2024
110	149-151 & R/o High Street	Canvey TC E	27	22	50%	11	Site search 2024
111	Job Centre, 140 Furtherwick Rd	Canvey TC W	14	11	50%	6	BFR 2024
112	Oak Road Car Park and adjoining land	Canvey TC W	34	27	50%	14	CFS 2024 & site search 2024
113	Knightswick Shopping Centre	Canvey TC W	175	140	25%	105	CFS 2024
114	Canvey Library, High Street	Canvey TC W	6	5	50%	2	Site search 2024
115	Corner Knightswick Rd & High St	Canvey TC W	9	7	25%	5	Site search 2024
116	88-94 Furtherwick Road (Iceland)	Canvey TC W	23	18	25%	14	Site search 2024
117	Corner Furtherwick Rd & Waarden Rd	Canvey TC W	9	7	25%	5	Site search 2024
118	11-15 Knightswick Road	Canvey TC W	17	13	25%	10	Site search 2024
119	14-18 Furtherwick Road	Canvey TC W	25	20	25%	15	CFS 2024 & site search 2024
120	59 Furtherwick Road (Kush)	Canvey TC W	8	6	25%	5	Site search 2024
121	Knightswick clinic, Foksville Road	Canvey TC W	10	8	50%	4	Site search 2024

Site ref	Site Name	Cluster/ Area	Capacity				Source
			Gross	-20%	Prob	Net	
122	Corner of High St and Foksville Rd	Canvey TC W	15	12	25%	9	Site search 2024
123	Jones Corner, 169-179 Long Road	Long Road	17	13	25%	10	Site search 2024
124	Telephone exchange, Kittkatts Road	Long Road	23	18	25%	14	Site search 2024
125	Outpatients centre, Long Rd	Long Road	30	24	50%	12	BFR 2024
126	The former King Canute Pub, Long Rd	Long Road	28	22	25%	17	2018 SHLAA
127	The Paddocks	Long Road	251	201	50%	101	CFS 2024
128	Conservative Club, 59-63 Long Road	Long Road	36	29	50%	14	Site search 2024
129	353-365 Long Road (Cosmos Pizza)	Long Road	15	12	25%	9	Site search 2024
130	Fire Station, 131-139 Long Road	Long Road	22	17	50%	9	Site search 2024
131	Police Station, 161-167 Long Road	Long Road	18	14	50%	7	Site search 2024
132	Canvey Island FC, Leigh Beck Rd	S&E Canvey	141	113	50%	57	Site search 2024
133	Corner of Station Rd and High St	S&E Canvey	11	9	25%	6	Site search 2024
134	Land at The Point	S&E Canvey	210	168	25%	126	1998 Local Plan
135	Former Admiral Jellicoe, High Street	S&E Canvey	9	7	50%	3	CFS 2024
136	Ozonias Gardens, Eastern Esplanade	S&E Canvey	14	11	25%	8	CFS 2024
137	Land between Station Rd & Seaview rd	S&E Canvey	16	12	25%	9	CFS 2024
138	Land off Beveland Road	S&E Canvey	46	37	25%	28	CFS 2024
139	Health Centre, Third Avenue	Canvey	23	19	50%	9	Site search 2024
140	Essex Coachworks, 218 High Street	Canvey	14	11	25%	8	Site search 2024
141	27-37 Eastern Esplanade	Canvey	43	34	25%	26	Site search 2024
142	Briar Cottage, Leige Avenue	Canvey	9	7	25%	5	BFR 2024
143	Garages off St Johns Crescent	Canvey	12	10	25%	7	2018 SHLAA
144	Garages site off St Agnes Drive	Canvey	19	15	25%	11	2018 SHLAA
145	258 Furtherwick Road	Canvey	15	12	25%	9	2018 SHLAA
146	Corner of Little Gypps Rd & Willow Cl	Canvey	12	10	25%	7	CFS 2024
147	Lubbins Car Park, Eastern Esplanade	Canvey	23	19	50%	9	CFS 2024
148	Land to the rear of North Avenue	Canvey	45	36	25%	27	CFS 2024
149	Morrisons, Link Road	Canvey	20	16	50%	8	Site search 2024
201	School Lane Car Park & 1-5 High St	S Benfleet	180	144	50%	72	CFS 2024
202	87-97 High Street	S Benfleet	16	13	25%	9	BFR 2024
203	Benfleet Methodist Church, High Rd	S Benfleet TC	24	19	50%	9	Site search 2024
204	Benfleet Tavern Pub, High Rd	S Benfleet TC	31	25	50%	13	BFR 2024
205	Richmond Avenue Car Park 2	S Benfleet TC	48	38	50%	19	CFS 2024
206	61 High Road (T Cribb)	S Benfleet TC	17	13	25%	10	Site search 2024
207	Shell garage, Kents Hill Road	S Benfleet TC	15	12	25%	9	Site search 2024
208	Benfleet Baptist Church, Kents Hill Rd	S Benfleet TC	16	13	50%	6	Site search 2024
209	S Benfleet Library & Dentists	S Benfleet TC	19	16	50%	8	Site search 2024
210	Phone Exchange, Thundersley Park Rd	S Benfleet TC	27	21	25%	16	Site search 2024
211	Benfleet Surgery, Constitution Hill	S Benfleet TC	6	5	50%	2	Site search 2024
212	188-190 High Road	S Benfleet TC	9	7	25%	5	Site search 2024
213	Sainsburys, High Road	S Benfleet TC	19	15	25%	11	Site search 2024
214	Stellisons, High Road	S Benfleet TC	19	15	25%	12	Site search 2024
215	S Benfleet Social Club, 6 Vicarage Hill	S Benfleet TC	20	16	50%	8	Site search 2024

Site ref	Site Name	Cluster/ Area	Capacity				Source
			Gross	-20%	Prob	Net	
216	NE corner London Rd & Rushbottom In	Tarpots	21	17	25%	13	Site search 2024
217	SE corner London Road & High Rd	Tarpots	13	10	50%	5	Site search 2024
218	SW corner London Rd & High Rd	Tarpots	77	61	25%	46	Site search 2024
219	Church of the Holy Family, High Rd	Tarpots	32	26	50%	13	Site search 2024
220	NW corner London Rd & Rushbottom Ln	Tarpots	7	6	25%	4	Site search 2024
221	Aldi, Rushbottom Lane	Tarpots	61	49	50%	24	Site search 2024
222	Richmond Car Park 1 (Richmond Ave)	Benfleet	34	27	50%	13	CFS 2024
223	159-169 Church Road	Benfleet	40	32	25%	24	Site search 2024
224	Benfleet Clinic, High Road	Benfleet	9	7	50%	4	Site search 2024
225	Rear of 179-181 Church Road	Benfleet	35	28	25%	21	BFR 2024
226	L/a Villa Park, Tarmarisk	Benfleet	16	13	25%	10	CFS 2024
227	312-320 London Rd (Queen Bee's)	A13 Corridor	24	19	25%	14	CFS 2024
228	Canvey Supply, 223 London Road	A13 Corridor	69	55	25%	41	CFS 2024
229	NE corner London Rd & Kents Hill Rd	A13 Corridor	10	8	25%	6	Site search 2024
230	Maharaja Restaurant, London Rd	A13 Corridor	12	10	25%	7	BFR 2024
301	Sandcastles Nursery, Kiln Road	A13 Corridor	24	19	50%	10	2018 SHLAA
302	The Island Site, High St / London Rd	Hadleigh C	76	61	50%	30	BFR 2024
303	Rectory Road Car Park	Hadleigh C	40	32	50%	16	CFS 2024
304	Morrisons, 175 London Road	Hadleigh C	234	187	50%	94	Site search 2024
305	24 High Street (Conservative Club)	Hadleigh C	19	15	50%	8	Site search 2024
306	351-359 London Road	Hadleigh E	21	17	25%	13	BFR 2024
307	Rear of 244-258 London Road	Hadleigh E	41	33	25%	25	BFR 2024
308	Corner of Castle Rd & London Rd	Hadleigh E	15	12	25%	9	Site search 2024
309	Castle Lane Car Park	Hadleigh E	40	32	50%	16	CFS 2024
310	Johnsons Factory, London Road	Hadleigh E	48	39	25%	29	CFS 2024
311	Lidl, London Road	Hadleigh E	72	58	50%	29	Site search 2024
312	Corner of Oak Rd & London Rd	Hadleigh E	12	10	25%	7	Site search 2024
313	Telephone exchange, London Road	Hadleigh E	21	17	25%	13	Site search 2024
314	Hadleigh Clinic, 49 London Road	Hadleigh W	14	11	50%	6	Site search 2024
315	Magnet, London Road	Hadleigh W	23	19	50%	9	Site search 2024
316	Bus Depot, London Road	Hadleigh W	82	66	25%	49	Site search 2024
317	39-45 London Road (Brooms)	Hadleigh W	7	6	25%	4	Site search 2024
318	Land South of Scrub Lane	Hadleigh	133	107	25%	80	1998 Local Plan
319	Solbys House, Rectory Road	Hadleigh	21	16	50%	8	CFS 2024
320	20 Haresland Close, Hadleigh	Daws Heath	31	25	25%	19	BFR 2024
401	Thames Loose Leaf, 289 Kiln Road	A13 Corridor	19	15	25%	11	BFR 2024
402	Corner of London Rd & Kenneth Rd	A13 Corridor	35	28	50%	14	Site search 2024
403	Council Offices, Kiln Road	Kiln Road	338	271	50%	135	CFS 2024
404	USP College, Kiln Road	Kiln Road	468	374	50%	187	Site search 2024
405	343 Rayleigh Road	Rayleigh Rd	15	12	25%	9	BFR 2024
406	Rayleigh Road Parade, Rayleigh Rd	Rayleigh Rd	11	9	25%	7	CFS 2024
407	Halfords, 543-557 Rayleigh Road	Thundersley	48	38	50%	19	BFR 2024

Site ref	Site Name	Cluster/ Area	Capacity				Source
			Gross	-20%	Prob	Net	
408	61-69 Hart Road	Thundersley	15	12	25%	9	BFR 2024
409	Land between Starling Cl & Hacks Dr	Thundersley	11	9	25%	7	2018 SHLAA
410	Land between Highfield Ave & Nicholson Rd	Thundersley	36	28	25%	21	2018 SHLAA
411	Dark Lane Car Park	Thundersley	14	11	50%	6	CFS 2024
412	Thundersley clinic, Kenneth Road	Thundersley	21	17	50%	9	Site search 2024

Table 2 – Large Scale Industrial Sites

This table refers to the large scale industrial sites within the borough. All of these sites are within the urban area and are used for employment purposes. A map highlighting the location of these sites can be found [here](#).

The size is in hectares and the CPP ref refers to the unique code the site is referred to.

CPP ref	Site Name	Size (Ha)
501	Charfleets Industrial Estate, Canvey Road, Canvey Island	59.72
502	Manor Trading Estate, Benfleet	14.99
503	Rayleigh Weir Employment, Thundersley	8.46

Table 3 – Green Belt Site Options

The tables below correspond to the green belt site options. All sites have been submitted through the call for sites and following initial screening the following sites have been presented as options. The additional land added to the sites has been completed to avoid small patches of green belt land, if the relevant site was proceeded with. A map highlighting the location of these sites can be found [here](#).

ID – refers to the unique code given to the site on the online storymap

Source – is how the site was first made known to the council.

Size is in hectares.

Table 2a - GB1 - Land to the west of Canvey Road		
ID	Source	Size (Ha)
40026	CFS	0.05
39913	CFS	0.55
40027	CFS	0.60
40048	CFS	0.55
40049	CFS	0.55
40172	CFS	0.26
39927	CFS	13.60
39932	CFS	13.60
39940	CFS	0.14
40077	CFS	0.26
40300	Rounding	0.02
40301	Rounding	3.63
40302	Rounding	2.73

Table 2b - GB2 - Land to the east of Canvey Road		
ID	Source	Size (Ha)
39946	CFS	1.96
40035	CFS	25.29

Table 2c - GB3 - Land south of Charfleets		
ID	Source	Size (Ha)
39926	CFS	7.85
40303	Rounding	4.25

Table 2d - GB4 - Land off Glebelands		
ID	Source	Size (Ha)
40168	CFS	7.50

40304	Rounding	0.05
40305	Rounding	0.01
40306	Rounding	0.09
40307	Rounding	0.01

Table 2e - GB5 - Land west of Benfleet

ID	Source	Size (Ha)
39921	CFS	0.56
40054	CFS	15.03
40110	CFS	24.02
39986	CFS	7.86
40308	Rounding	0.23
40309	Rounding	0.09
40310	Rounding	0.07
40311	Rounding	9.25

Table 2f - GB6 - Land between Felstead Road and Catherine Road

ID	Source	Size (Ha)
39924	CFS	0.24
40040	CFS	0.23
40044	CFS	0.23
39935	CFS	0.41
39987	CFS	0.13
39952	CFS	1.43
39915	CFS	0.32
39948	CFS	0.49
39949	CFS	0.10
39920	CFS	0.61
39928	CFS	0.56
39929	CFS	0.44
39934	CFS	0.42
39941	CFS	0.11
39942	CFS	0.20
39943	CFS	0.20
39944	CFS	0.11
39945	CFS	1.02
39947	CFS	0.05
39950	CFS	0.003
39951	CFS	0.09
39992	CFS	0.39
39993	CFS	0.18

39994	CFS	0.17
39995	CFS	0.39
40000	CFS	0.35
40019	CFS	19.66
40023	CFS	0.28
40038	CFS	0.40
40039	CFS	0.10
40042	CFS	0.53
40043	CFS	0.10
40071	CFS	0.35
40079	CFS	0.18
40312	Rounding	4.52
40313	Rounding	0.78

Table 2g - GB7 - Boyce Hill Golf Course

ID	Source	Size (Ha)
40073	CFS	42.42
40314	Rounding	0.14
40315	Rounding	0.48
40316	Rounding	0.89
40317	Rounding	0.09

Table 2h - GB8 - Land south of Hadleigh

ID	Source	Size (Ha)
40093	CFS	2.81
40096	CFS	20.66
40092	CFS	7.73
39938	CFS	0.23
40089	CFS	1.38
40318	Rounding	0.12
40319	Rounding	2.88
40320	Rounding	3.46
40321	Rounding	0.33
40091	CFS	8.05
40094	CFS	5.71
40095	CFS	12.61

Table 2i - GB9 - Oak Tree Farm

ID	Source	Size (Ha)
40107	CFS	3.94

Table 2j - GB10 - Land south east of Daws Heath

ID	Source	Size (H)
40109	CFS	18.46
40032	CFS	0.65
40322	Rounding	0.02
40323	Rounding	0.71
40324	Rounding	0.08

Table 2k - GB11 - Land south west of Daws Heath

ID	Source	Size (Ha)
39989	CFS	0.37
40065	CFS	16.33
40325	Rounding	2.41
40326	Rounding	0.03

Table 2l - GB12 - The Chase

ID	Source	Size (Ha)
40174	CFS	1.21
40025	CFS	0.09
39918	CFS	1.54
40013	CFS	1.37
40055	CFS	2.51
40106	CFS	2.25
40108	CFS	1.67
39930	CFS	1.42
39990	CFS	0.16
40016	CFS	0.56
40017	CFS	0.56
40057	CFS	0.70
40060	CFS	3.26
40063	CFS	7.99
40328	Rounding	1.55
40329	Rounding	0.04
40330	Rounding	0.13
40331	Rounding	0.60
40332	Rounding	0.43
40333	Rounding	0.48
40334	Rounding	0.12
40335	Rounding	0.14
40336	Rounding	7.66
40102	CFS	0.17
40113	CFS	4.56

Table 2m - GB13 - East of Rayleigh Road

ID	Source	Size (Ha)
40056	CFS	28.16
39883	CFS	0.21
40337	Rounding	2.26
40338	Rounding	1.86

Table 2n - GB14 - South of Daws Heath Road

ID	Source	Size (Ha)
40101	CFS	3.73
40327	Rounding	0.31

Table 2o - GB15 – Land north of Grasmere Road and Borrowdale Road

ID	Source	Size (Ha)
39919	CFS	0.41
39874	CFS	3.58
39923	CFS	3.95
39925	CFS	0.32
40001	CFS	0.10
40015	CFS	0.53
40024	CFS	1.41
40339	Rounding	0.35
40340	Rounding	0.63
40341	Rounding	0.01
40342	Rounding	0.69

Table 2p - GB16 - North West of Thundersley

ID	Source	Size (Ha)
40018	CFS	1.28
39871	CFS	0.19
39870	CFS	1.58
39872	CFS	1.26
39953	CFS	0.92
39956	CFS	5.59
39957	CFS	2.43
39958	CFS	1.66
39959	CFS	0.78
40003	CFS	0.78
40021	CFS	1.50
39937	CFS	0.16
40002	CFS	3.01
40031	CFS	1.78

40059	CFS	2.02
40061	CFS	0.72
40062	CFS	1.95
40064	CFS	5.68
40066	CFS	3.64
40067	CFS	0.82
40068	CFS	0.72
40069	CFS	1.25
40070	CFS	3.77
40088	CFS	0.62

Table 4 – Biodiversity Net Gain (BNG) Site Options

This table includes the BNG site options which have been presented in the Issues and Options consultation. These sites are a combination of sites that have been submitted through the call for sites (CFS) and through technical work through the Open Space Assessment 2023. A map highlighting the location of these sites can be found [here](#).

ID – refers to the unique code given to the site on the online storymap

CPP ref – this is the reference of the site which is referred to in the Issues and Options document

Source – this is where the site was first proposed as an option to the council.

ID	CPP Ref	Site name / address	Source
39952	801	Land between Felstead Road and Downer Road	CFS 2024
39915	802	Land to the east of Felstead Road and Kents Hill Junior School	CFS 2024
39938	803	Land off Lynton Road	CFS 2024
39997	804	The Gunny	CFS 2024
40021 / 40022	805	Land off Burches Road	CFS 2024
40162	806	Canvey Heights Country Park	CFS 2024
40163	807	Thundersley Little Common	CFS 2024
39920	808	Land on the corner of Rhoda Road and Bowers Road	CFS 2024
40015	809	Land to the south of Thirlmere Road and Borrowdale Road	CFS 2024
40031	810	Land north of Woodside Park	CFS 2024
40035	811	Land east of Canvey Road	CFS 2024
40054	812	Land west of Benfleet	CFS 2024
40060	813	USP playing fields, north of The Chase	CFS 2024
40065	814	South West Daws Heath	CFS 2024
40070	815	Arces Way, south of A127	CFS 2024
40073	816	Boyce Hill Golf Course	CFS 2024
40097	817	Land south of Hadleigh Farm	CFS 2024
40110	818	Land west of Benfleet	CFS 2024
40164	819	South Benfleet Playing Fields	CFS 2024
40165	820	Canvey Lake	CFS 2024
40343	821	Creekside	Open Space Assessment 2023

Table 5 – Renewable Energy Site Options

This table includes the renewable energy site options which have been presented in the Issues and Options consultation. These sites were submitted through the call for sites (CFS). A map highlighting the location of these sites can be found [here](#).

ID – refers to the unique code given to the site on the online storymap

CPP ref – this is the reference of the site which is referred to in the Issues and Options document

Source – this is where the site was first proposed as an option to the council.

ID	CPP Ref	Site name / address	Source
39874	901	North Grasmere Road	CFS 2024
39938	902	Land off Lyton Road	CFS 2024
39997	903	The Gunny	CFS 2024
39937	904	Land off Ullswater Road	CFS 2024
40015	905	Land off Grandview Road	CFS 2024
40031	906	Land north of Woodside Park	CFS 2024

Table 6 – Sites not included in land supply

The following sites were submitted in the call for sites in early 2024. The ID refers to the unique code given to the site. These are the sites that are not included within the land supply. The reason for the site not being included within the land supply has been provided below. A map highlighting the location of these sites can be found [here](#).

The ID is the unique reference given to the sites on the online storymap.

ID	Reason for site not continuing
39905	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39954	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40046	Green Belt site that is not contiguous with the existing urban area.
40098	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39888	Landowner confirmed that the site is not available for development.
39988	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40047	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40076	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40149	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40161	Site is proposed to be retained for community uses, so there is no development potential.
39910	Site is proposed to be retained for community uses, so there is no development potential.
40010	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40050	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40074	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40090	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
39887	Landowner confirmed that the site is not available for development.
39892	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39895	Site is within a designated employment area
39899	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39911	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40004	Site is within a designated employment area

ID	Reason for site not continuing
40012	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40029	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40041	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40045	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40052	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40053	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40169	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40170	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40171	Green Belt site that is not contiguous with the existing urban area.
39873	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
39875	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
39877	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39878	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
39880	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39882	Site is within a designated employment area
39885	Landowner confirmed that the site is not available for development.
39886	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39890	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39891	Landowner confirmed that the site is not available for development.
39893	Landowner confirmed that the site is not available for development.
39894	Landowner confirmed that the site is not available for development.
39896	Landowner confirmed that the site is not available for development.
39897	Landowner confirmed that the site is not available for development.
39900	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39902	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39903	Landowner confirmed that the site is not available for development.
39904	Landowner confirmed that the site is not available for development.
39906	Landowner confirmed that the site is not available for development.
39907	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39909	Landowner confirmed that the site is not available for development.

ID	Reason for site not continuing
39912	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39914	Landowner confirmed that the site is not available for development.
39916	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
39922	Landowner confirmed that the site is not available for development.
39931	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
39933	Green Belt site with capacity estimated to be the equivalent of 100 units or less, therefore not a strategic green belt option.
39936	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39939	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
39955	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
39960	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39964	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
39998	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40020	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40028	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40030	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40033	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40177	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40051	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40058	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40072	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40075	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40078	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40083	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40085	Green Belt site with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40086	Green Belt site that is not contiguous with the existing urban area.
40087	Green Belt site that is not contiguous with the existing urban area.

ID	Reason for site not continuing
40099	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40100	The shape of the site is not suitable for development.
40103	A watercourse runs through this site making it unsuitable for development.
40111	Green Belt site is not contiguous with the urban area, and with capacity estimated to be 100 units or less, therefore not a strategic green belt option.
40127	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40128	The site is an existing open space.
40131	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40132	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40133	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40135	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40136	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40137	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40138	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40139	The site is an existing open space.
40140	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40141	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40142	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40143	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40144	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40145	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40146	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40147	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40148	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40151	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40152	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40153	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.

ID	Reason for site not continuing
40154	The site is an existing open space.
40156	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40157	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40158	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40159	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40160	Site is proposed to be retained for community uses, so there is no development potential.
40166	Site is proposed to be retained for community uses, so there is no development potential.
40167	Site is proposed to be retained for community uses, so there is no development potential.

Table 7 – All Call for Sites

This table lists all of the sites that were submitted in the call for sites. A map highlighting the location of these sites can be found [here](#).

The ID is the unique reference given to the sites on the online storymap.

The outcome of the Call for Sites is where the site can be located in this document and where it may be presented as an option in the Issues and Options document.

The sites submitted for column represents what the sites were submitted for from the person or organisation that submitted the sites, some may have been submitted for more than one use. The options have been summarised into the headings shown below.

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
39870	Table 3 - Green belt site option	Y					
39871	Table 3 - Green belt site option	Y					
39872	Table 3 - Green belt site option	Y					
39873	Table 6 – Sites not included in land supply	Y	Y				Y
39874	Table 3 - Green belt site option Table 5 - Renewable site option	Y	Y			Y	
39875	Table 6 – Sites not included in land supply	Y					
39876	Table 2 - Large Scale Industrial Sites						Y
39877	Table 6 – Sites not included in land supply	Y	Y	Y			
39878	Table 6 – Sites not included in land supply	Y					
39879	Table 1 - urban capacity	Y					
39880	Table 6 – Sites not included in land supply	Y	Y				

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
39881	Table 1 - urban capacity	Y					
39882	Table 6 – Sites not included in land supply	Y	Y				
39883	Table 3 - Green belt site option	Y					
39884	Table 2 - Large Scale Industrial Sites						Y
39885	Table 6 – Sites not included in land supply						Y
39886	Table 6 – Sites not included in land supply						Y
39887	Table 6 – Sites not included in land supply	Y					
39888	Table 6 – Sites not included in land supply	Y					
39889	Table 1 - urban capacity	Y					
39890	Table 6 – Sites not included in land supply	Y					
39891	Table 6 – Sites not included in land supply						Y
39892	Table 6 – Sites not included in land supply	Y	Y				
39893	Table 6 – Sites not included in land supply						Y
39894	Table 6 – Sites not included in land supply						Y
39895	Table 6 – Sites not included in land supply	Y					
39896	Table 6 – Sites not included in land supply	Y					

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
39897	Table 6 – Sites not included in land supply						Y
39898	Table 1 - urban capacity	Y					
39899	Table 6 – Sites not included in land supply	Y					
39900	Table 6 – Sites not included in land supply	Y	Y				
39901	Table 1 - urban capacity	Y					
39902	Table 6 – Sites not included in land supply	Y					
39903	Table 6 – Sites not included in land supply						Y
39904	Table 6 – Sites not included in land supply						Y
39905	Table 6 – Sites not included in land supply	Y	Y				
39906	Table 6 – Sites not included in land supply	Y					
39907	Table 6 – Sites not included in land supply						Y
39908	Table 1 - urban capacity	Y					
39909	Table 6 – Sites not included in land supply	Y					
39910	Table 6 – Sites not included in land supply						Y
39911	Table 6 – Sites not included in land supply	Y					
39912	Table 6 – Sites not included in land supply	Y					

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
39913	Table 3 - Green belt site option						Y
39914	Table 6 – Sites not included in land supply	Y					
39915	Table 3 - Green belt site option Table 4 - BNG site option	Y			Y		
39916	Table 6 – Sites not included in land supply	Y					
39918	Table 3 - Green belt site option	Y					
39919	Table 3 - Green belt site option	Y					
39920	Table 3 - Green belt site option Table 4 - BNG site option	Y			Y		
39921	Table 3 - Green belt site option	Y					
39922	Table 6 – Sites not included in land supply						Y
39923	Table 3 - Green belt site option	Y	Y				
39924	Table 3 - Green belt site option	Y					
39925	Table 3 - Green belt site option	Y					
39926	Table 3 - Green belt site option		Y				
39927	Table 3 - Green belt site option						Y
39928	Table 3 - Green belt site option	Y	Y				Y
39929	Table 3 - Green belt site option	Y	Y				Y
39930	Table 3 - Green belt site option						Y
39931	Table 6 – Sites not included in land supply	Y					

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
39932	Table 3 - Green belt site option						Y
39933	Table 6 – Sites not included in land supply		Y				
39934	Table 3 - Green belt site option	Y					
39935	Table 3 - Green belt site option	Y					
39936	Table 6 – Sites not included in land supply	Y					
39937	Table 3 - Green belt site option Table 5 - Renewable site option	Y				Y	
39938	Table 3 - Green belt site option Table 4 - BNG site option Table 5 - Renewable site option	Y	Y	Y	Y	Y	
39939	Table 6 – Sites not included in land supply	Y					
39940	Table 3 - Green belt site option						Y
39941	Table 3 - Green belt site option	Y					
39942	Table 3 - Green belt site option	Y					
39943	Table 3 - Green belt site option	Y					
39944	Table 3 - Green belt site option	Y					
39945	Table 3 - Green belt site option	Y					
39946	Table 3 - Green belt site option	Y					
39947	Table 3 - Green belt site option	Y					
39948	Table 3 - Green belt site option	Y					

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
39949	Table 3 - Green belt site option	Y					
39950	Table 3 - Green belt site option	Y					
39951	Table 3 - Green belt site option	Y					
39952	Table 3 - Green belt site option Table 4 - BNG site option	Y			Y		
39953	Table 3 - Green belt site option	Y	Y				
39954	Table 6 – Sites not included in land supply	Y	Y				
39955	Table 6 – Sites not included in land supply	Y					
39956	Table 3 - Green belt site option	Y					
39957	Table 3 - Green belt site option	Y					
39958	Table 3 - Green belt site option	Y					
39959	Table 3 - Green belt site option	Y					
39960	Table 6 – Sites not included in land supply	Y					
39964	Table 6 – Sites not included in land supply	Y	Y				
39985	Table 1 - urban capacity	Y					
39986	Table 3 - Green belt site option	Y					
39987	Table 3 - Green belt site option	Y					
39988	Table 6 – Sites not included in land supply	Y					
39989	Table 3 - Green belt site option	Y					
39990	Table 3 - Green belt site option	Y					

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
39992	Table 3 - Green belt site option	Y					
39993	Table 3 - Green belt site option	Y					
39994	Table 3 - Green belt site option	Y					
39995	Table 3 - Green belt site option	Y					
39997	Table 4 - BNG site option Table 5 - Renewable site option				Y	Y	Y
39998	Table 6 – Sites not included in land supply	Y					
40000	Table 3 - Green belt site option	Y					
40001	Table 3 - Green belt site option	Y					
40002	Table 3 - Green belt site option	Y					Y
40003	Table 3 - Green belt site option	Y					
40004	Table 6 – Sites not included in land supply	Y	Y				
40010	Table 6 – Sites not included in land supply	Y					
40012	Table 6 – Sites not included in land supply	Y					
40013	Table 3 - Green belt site option	Y					
40014	Table 1 - urban capacity	Y					
40015	Table 3 - Green belt site option Table 4 - BNG site option Table 5 - Renewable site option	Y	Y	Y	Y	Y	

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
40016	Table 3 - Green belt site option	Y					
40017	Table 3 - Green belt site option	Y					
40018	Table 3 - Green belt site option	Y					
40019	Table 3 - Green belt site option	Y		Y			
40020	Table 6 – Sites not included in land supply	Y	Y				
40021	Table 2 -Green belt site option Table 3 - BNG site option	Y			Y		
40022	Table 4 - BNG site option	Y	Y		Y		
40023	Table 3 - Green belt site option	Y					
40024	Table 3 - Green belt site option	Y					
40025	Table 3 - Green belt site option	Y					
40026	Table 3 - Green belt site option	Y					
40027	Table 3 - Green belt site option	Y	Y				
40028	Table 6 – Sites not included in land supply	Y					
40029	Table 6 – Sites not included in land supply	Y					
40030	Table 6 – Sites not included in land supply	Y					
40031	Table 3 - Green belt site option Table 4 - BNG site option Table 5 - Renewable site option	Y			Y	Y	
40032	Table 3 - Green belt site option	Y					

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
40033	Table 6 – Sites not included in land supply	Y					
40034	Table 1 - urban capacity	Y					
40035	Table 3 - Green belt site option Table 4 - BNG site option	Y			Y		
40036	Table 1 - urban capacity	Y					
40038	Table 3 - Green belt site option	Y					
40039	Table 3 - Green belt site option	Y					
40040	Table 3 - Green belt site option	Y					
40041	Table 6 – Sites not included in land supply	Y					
40042	Table 3 - Green belt site option	Y					
40043	Table 3 - Green belt site option	Y					
40044	Table 3 - Green belt site option	Y					
40045	Table 6 – Sites not included in land supply	Y					
40046	Table 6 – Sites not included in land supply	Y	Y				
40047	Table 6 – Sites not included in land supply	Y	Y				
40048	Table 3 - Green belt site option	Y	Y				
40049	Table 3 - Green belt site option						Y
40050	Table 6 – Sites not included in land supply	Y					
40051	Table 6 – Sites not included in land supply	Y					

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
40052	Table 6 – Sites not included in land supply	Y					
40053	Table 6 – Sites not included in land supply	Y					
40054	Table 3 - Green belt site option Table 4 - BNG site option	Y			Y		
40055	Table 3 - Green belt site option	Y					
40056	Table 3 - Green belt site option	Y					Y
40057	Table 3 - Green belt site option	Y					
40058	Table 6 – Sites not included in land supply	Y					
40059	Table 3 - Green belt site option	Y					
40060	Table 3 - Green belt site option Table 4 - BNG site option	Y			Y		
40061	Table 3 - Green belt site option	Y					
40062	Table 3 - Green belt site option	Y					
40063	Table 3 - Green belt site option	Y					
40064	Table 3 - Green belt site option	Y					
40065	Table 3 - Green belt site option Table 4 - BNG site option	Y		Y	Y		
40066	Table 3 - Green belt site option	Y					
40067	Table 3 - Green belt site option	Y					
40068	Table 3 - Green belt site option	Y					
40069	Table 3 - Green belt site option	Y					

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
40070	Table 3 - Green belt site option Table 4 - BNG site option	Y			Y		
40071	Table 3 - Green belt site option	Y					
40072	Table 6 – Sites not included in land supply	Y					
40073	Table 3 - Green belt site option Table 4 - BNG site option	Y	Y		Y		
40074	Table 6 – Sites not included in land supply		Y				Y
40075	Table 6 – Sites not included in land supply	Y					
40076	Table 6 – Sites not included in land supply	Y					
40077	Table 3 - Green belt site option	Y					
40078	Table 6 – Sites not included in land supply	Y					
40079	Table 3 - Green belt site option	Y					
40080	Table 1 - urban capacity	Y					
40081	Table 1 - urban capacity	Y					
40082	Table 1 - urban capacity	Y					
40083	Table 6 – Sites not included in land supply	Y					
40084	Table 1 - urban capacity	Y					
40085	Table 6 – Sites not included in land supply	Y					

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
40086	Table 6 – Sites not included in land supply	Y					
40087	Table 6 – Sites not included in land supply	Y					
40088	Table 3 - Green belt site option	Y					
40089	Table 3 - Green belt site option	Y					
40090	Table 6 – Sites not included in land supply	Y					
40091	Table 3 - Green belt site option		Y				Y
40092	Table 3 - Green belt site option	Y					
40093	Table 3 - Green belt site option	Y					
40094	Table 3 - Green belt site option	Y					
40095	Table 3 - Green belt site option	Y					
40096	Table 3 - Green belt site option						Y
40097	Table 4 - BNG site option				Y		
40098	Table 6 – Sites not included in land supply	Y					
40099	Table 6 – Sites not included in land supply	Y					
40100	Table 6 – Sites not included in land supply	Y					
40101	Table 3 - Green belt site option	Y					Y
40102	Table 3 - Green belt site option	Y					
40103	Table 6 – Sites not included in land supply	Y					
40106	Table 3 - Green belt site option	Y					

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
40107	Table 3 - Green belt site option	Y					
40108	Table 3 - Green belt site option	Y					
40109	Table 3 - Green belt site option	Y					
40110	Table 3 - Green belt site option Table 4 - BNG site option	Y		Y	Y		Y
40111	Table 6 – Sites not included in land supply	Y					
40112	Table 1 - urban capacity						Y
40113	Table 3 - Green belt site option						Y
40114	Table 1 - urban capacity						Y
40115	Table 1 - urban capacity						Y
40116	Table 1 - urban capacity						Y
40117	Table 1 - urban capacity						Y
40118	Table 1 - urban capacity						Y
40119	Table 1 - urban capacity						Y
40120	Table 1 - urban capacity						Y
40121	Table 1 - urban capacity						Y
40122	Table 1 - urban capacity						Y
40123	Table 1 - urban capacity						Y
40124	Table 1 - urban capacity						Y
40125	Table 1 - urban capacity						Y
40126	Table 1 - urban capacity						Y

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
40127	Table 6 – Sites not included in land supply						Y
40128	Table 6 – Sites not included in land supply						Y
40129	Table 1 - urban capacity						Y
40130	Table 1 - urban capacity						Y
40131	Table 6 – Sites not included in land supply						Y
40132	Table 6 – Sites not included in land supply						Y
40133	Table 6 – Sites not included in land supply						Y
40134	Table 1 - urban capacity						Y
40135	Table 6 – Sites not included in land supply						Y
40136	Table 6 – Sites not included in land supply						Y
40137	Table 6 – Sites not included in land supply						Y
40138	Table 6 – Sites not included in land supply						Y
40139	Table 6 – Sites not included in land supply						Y
40140	Table 6 – Sites not included in land supply						Y
40141	Table 6 – Sites not included in land supply						Y
40142	Table 6 – Sites not included in land supply						Y

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
40143	Table 6 – Sites not included in land supply						Y
40144	Table 6 – Sites not included in land supply						Y
40145	Table 6 – Sites not included in land supply						Y
40146	Table 6 – Sites not included in land supply						Y
40147	Table 6 – Sites not included in land supply						Y
40148	Table 6 – Sites not included in land supply						Y
40149	Table 6 – Sites not included in land supply						Y
40151	Table 6 – Sites not included in land supply						Y
40152	Table 6 – Sites not included in land supply						Y
40153	Table 6 – Sites not included in land supply						Y
40154	Table 6 – Sites not included in land supply						Y
40155	Table 1 - urban capacity						Y
40156	Table 6 – Sites not included in land supply						Y
40157	Table 6 – Sites not included in land supply						Y
40158	Table 6 – Sites not included in land supply						Y

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
40159	Table 6 – Sites not included in land supply						Y
40160	Table 6 – Sites not included in land supply		Y	Y			
40161	Table 6 – Sites not included in land supply		Y				
40162	Table 4 - BNG site option				Y		
40163	Table 4 - BNG site option				Y		
40164	Table 4 - BNG site option				Y		
40165	Table 4 - BNG site option				Y		
40166	Table 6 – Sites not included in land supply		Y	Y			Y
40167	Table 6 – Sites not included in land supply			Y			Y
40168	Table 3 - Green belt site option	Y					Y
40169	Table 6 – Sites not included in land supply	Y	Y				
40170	Table 6 – Sites not included in land supply	Y	Y				Y
40171	Table 6 – Sites not included in land supply	Y					
40172	Table 3 - Green belt site option	Y					
40173	Table 2 - Large Scale Industrial Sites		Y				
40174	Table 3 - Green belt site option	Y		Y			
40175	Table 1 - urban capacity						Y

ID	Outcome of Call for Sites	Sites submitted for					
		Residential	Commercial (employment and retail)	Infrastructure (including community uses)	Biodiversity	Renewable energy	Other or Unknown
40177	Table 6 – Sites not included in land supply	Y					

Appendix 1 – Density Assumptions

This appendix lists recent planning applications where the density proposed was considered appropriate for the area. The use of these densities informed the density assumptions used for the different clusters of sites within the urban area. The applications are divided into different areas, with graphics to highlight what that a development of that density can look like. Some of these developments have been built and images of the completed development have been used.

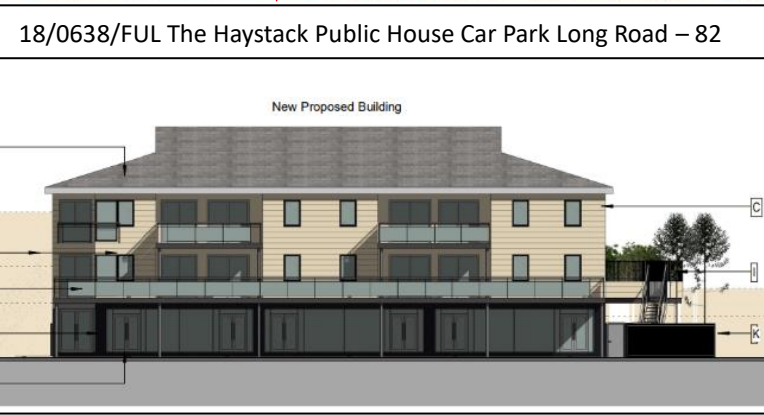
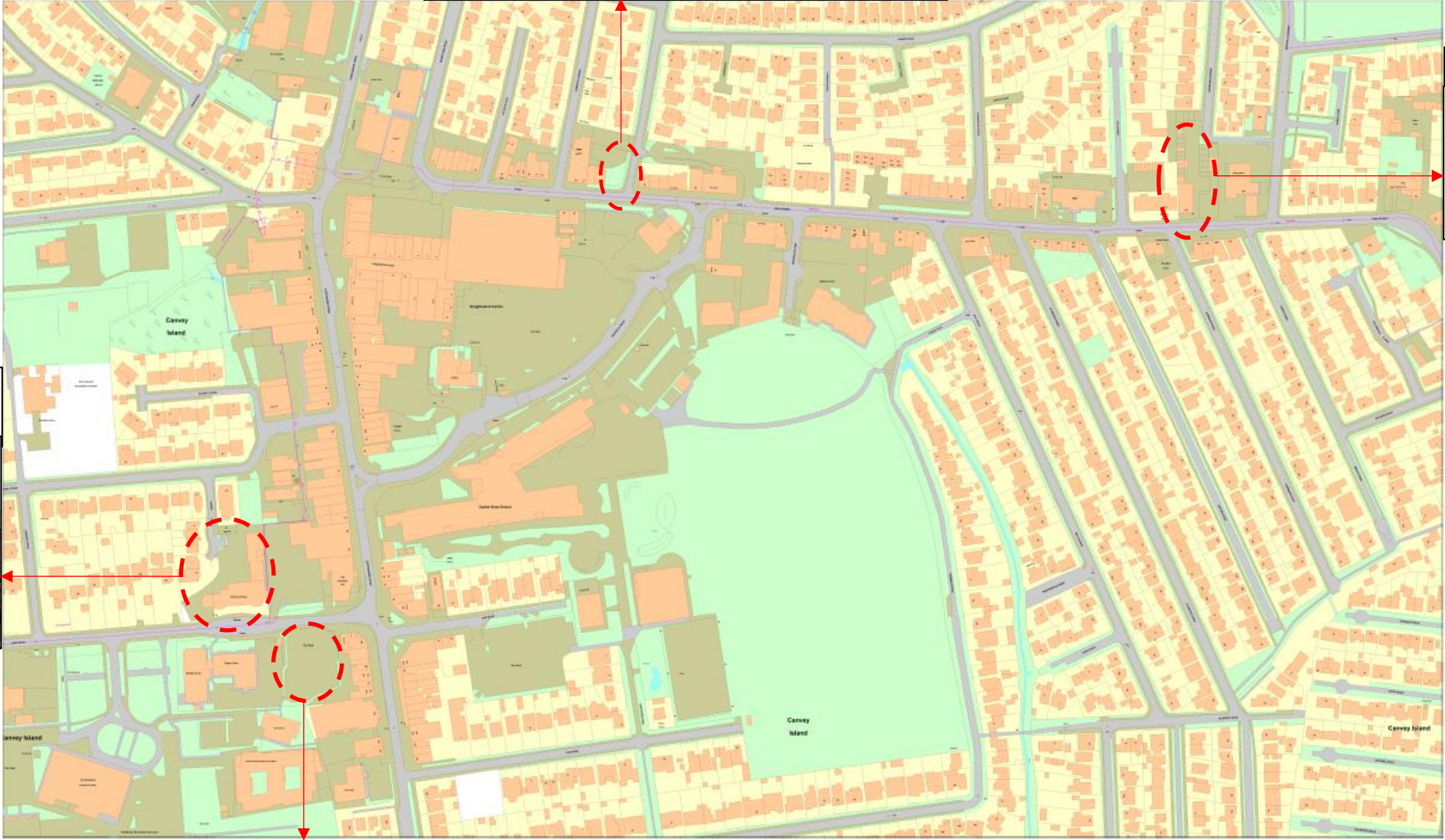
Application - refers to the planning application reference.

Cluster – this highlights whether the application falls within one of the identified clustered site areas (set out in table 2.1).

The site is displayed in hectares. The capacity is the amount of homes within the development and the density is shown in dwellings per hectare (dph).

Canvey

Application	Site name	Area	Cluster	Site area (h)	Capacity	Density (dph)
20/0328/FUL	39-43 High Street	Canvey	Canvey TC - east	0.09	12	133.33
19/0764/FUL	Land At Haron Close And Long Road	Canvey	Long Road	0.26	24	92.31
18/0638/FUL	The Haystack Public House Car Park Long Road	Canvey	Canvey TC - west	0.17	14	82.35
CPT/490/13/FUL	125-127 High Street	Canvey	Canvey TC - east	0.19	14	73.68
20/0664/FUL	Site adjacent to Pauls Court, Meppel Avenue	Canvey	None	0.07	5	71.43

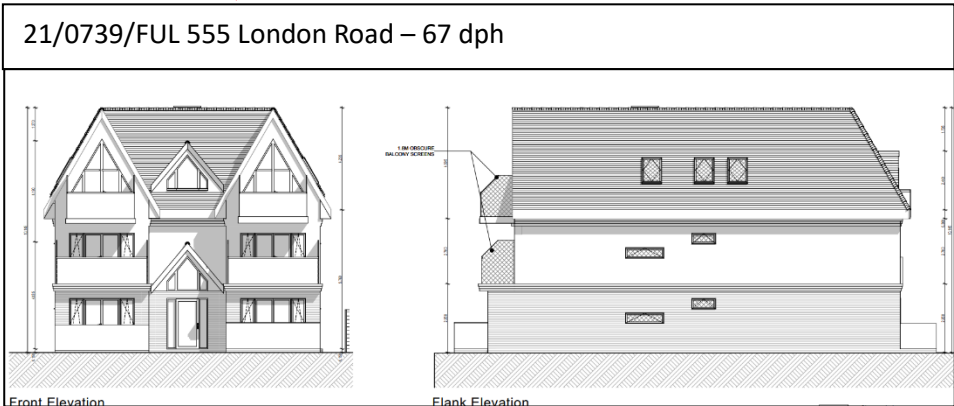
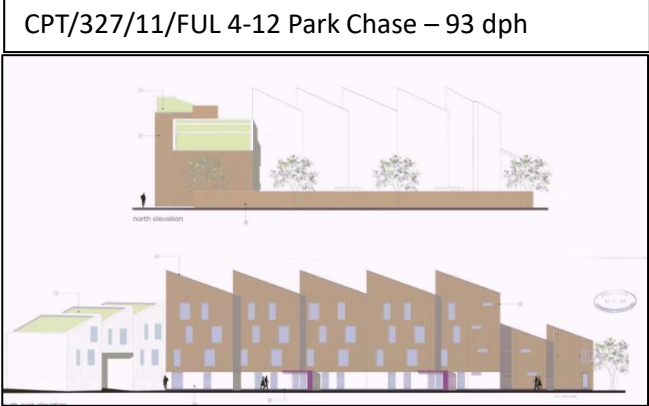
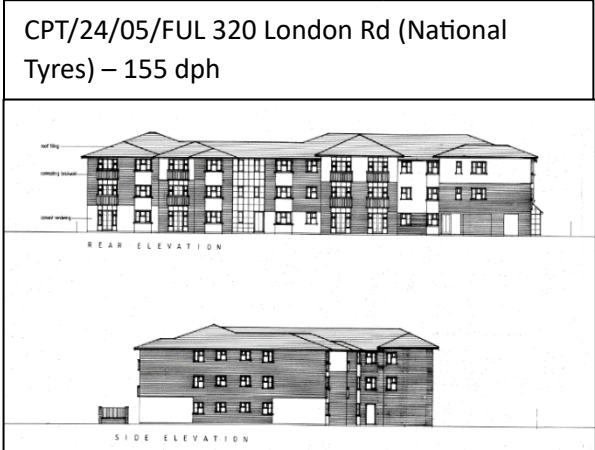
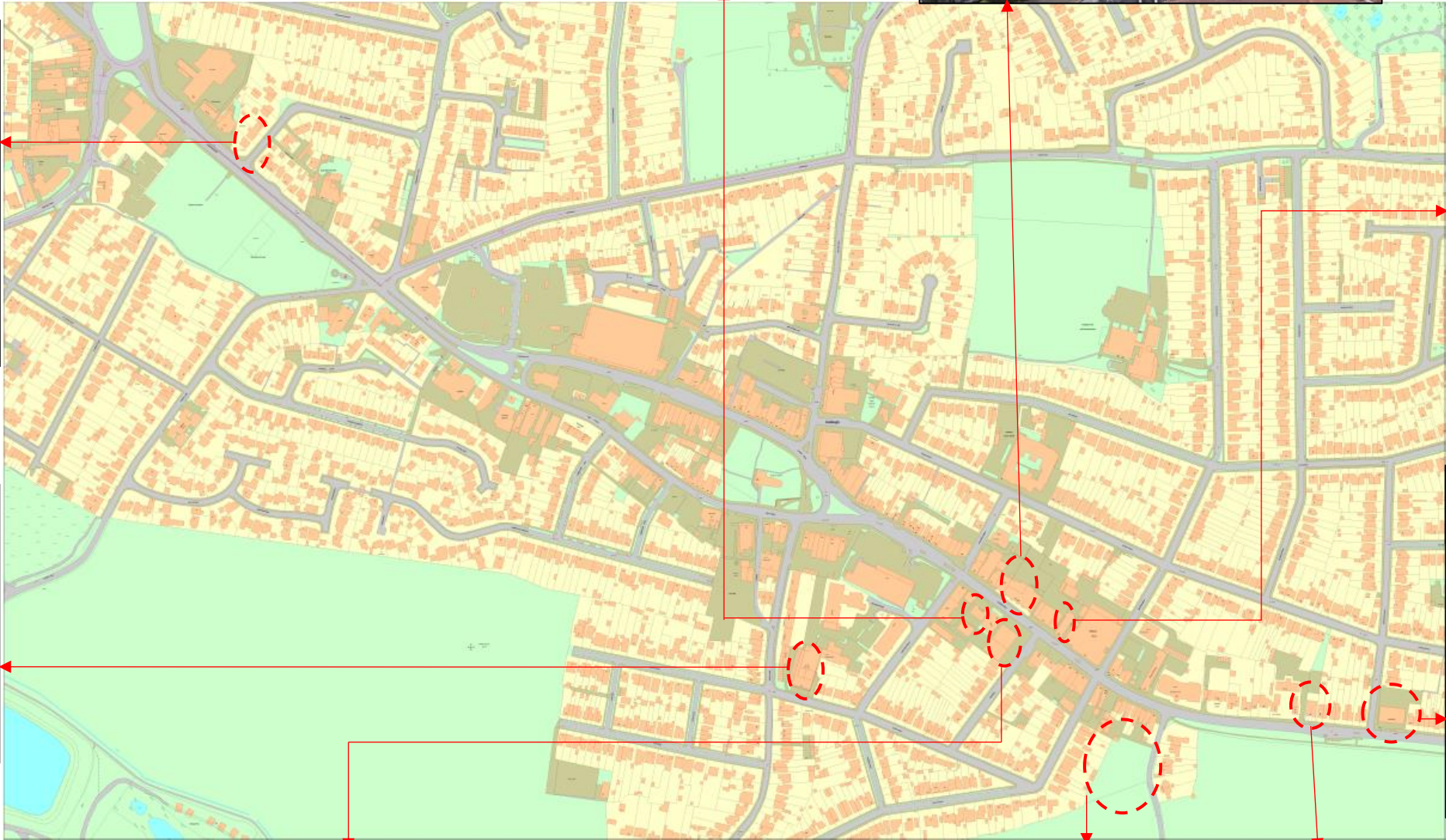


20/0664/FUL Site adjacent to Pauls Court, Meppel Avenue – 71 dph



Hadleigh

Application	Site name	Area	Cluster	Site area (h)	Capacity	Density (dph)
16/0144/FUL	573-581 And Rear Of 583-585 London Road	Hadleigh	A13	0.14	14	100.00
19/0697/FUL	341-347 London Road	Hadleigh	Hadleigh TC	0.2	34	170.00
CPT/24/05/FUL	320 London Rd (National Tyres)	Hadleigh	Hadleigh TC	0.22	34	154.55
21/0739/FUL	555 London Road	Hadleigh	Hadleigh TC	0.09	6	66.67
21/0428/FUL	363 London Road	Hadleigh	Hadleigh TC	0.05	6	120.00
20/0270/CPA	Ash House 340-342 London Road	Hadleigh	Hadleigh TC	0.069	8	115.94
18/0661/OUT	54 Beech Road	Hadleigh	None - near Hadleigh TC	0.12	14	116.67
23/0423/FUL	Site Of The Warren And Tanglewood Hall Crescent Hadleigh	Hadleigh	None - Next to Hadleigh West	0.08	12	150.00
CPT/327/11/FUL	4-12 Park Chase	Hadleigh	None	0.27	25	92.59



Benfleet

Application	Site name	Area	Cluster	Site area (h)	Capacity	Density (dph)
21/0809/FUL	663 High Road	Benfleet	Tarpots	0.46	40	86.96
22/0461/FUL	Land Rear Of 316 - 320 High Road	Benfleet	South Benfleet TC	0.04	7	175.00
18/0366/FUL	246-250 High Road	Benfleet	South Benfleet TC	0.098	11	112.24
18/0035/FUL	191-193 High Road	Benfleet	South Benfleet TC	0.12	14	116.67
22/0592/FUL	210 & 212 High Road	Benfleet	South Benfleet TC	0.04	4	100.00

22/0461/FUL Land Rear Of 316 - 320 High Road – 175 dph



18/0366/FUL 246-250 High Road – 112 dph



22/0592/FUL 210 & 212 High Road – 100 dph



18/0035/FUL 191-193 High Road – 117 dph





21/0809/FUL 663 High Road – 87 dph



Thundersley

Application	Site name	Area	Cluster	Site area (h)	Capacity	Density (dph)
21/0813/FUL	Hobson And Sons Ltd Kenneth Road	Thundersley	A13	0.27	30	111.11
18/1063/FUL	166/168 Kiln Road	Thundersley	A13	0.09	10	111.11

21/0813/FUL Hobson And Sons Ltd Kenneth Road – 111 dph



18/1063/FUL 166/168 Kiln Road – 111 dph



PROPOSED STREET SCENE

