



Strategic Land Availability Assessment (SLAA) (Including Urban Capacity Study)

Methodology Report

January 2023



1 Introduction

- 1.1 Castle Point Borough Council is to prepare a new Local Plan, hereafter known as the Castle Point Plan. That plan will help shape the borough to 2043 and set the standard for growth and new development.
- 1.2 The Castle Point Plan will set out what level of development will be appropriate for the borough taking account of a range of different opportunities and constraints. In order to assess all options, the Council will be required to undertake an Urban Capacity Assessment.
- 1.3 In line with government policy, the priority will be to maximise the capacity within the existing urban areas to meet local need. In doing so the Council wants to be ambitious, but also respecting the character of the local communities, infrastructure and ensuring deliverability.
- 1.4 In withdrawing the Castle Point Local Plan 2018 to 2033 in June 2022, the Council was clear that it wanted a new plan that focusses on brownfield and urban development and to protect the Green Belt.
- 1.5 The National Planning Policy Framework (NPPF) requires Councils to consider the suitability, availability and achievability of the sites it proposes for development in a local plan. This is intended to ensure that the plan that is put forward has a good prospect of being delivered.
- 1.6 Delivery is important because it means that the development needs arising in an area are met. This in turn will help the Council to resist speculative development proposals in areas where development is not supported by the local community.
- 1.7 Development needs include the following:
 - Housing
 - Retail
 - Other business
 - Open space and recreation uses (including sports pitches and biodiversity receptor sites)
 - Community uses (i.e. health, education, religious buildings or community centres)
 - Infrastructure that have a land requirement (such as renewable energy, transport or digital)
- 1.8 This list is not exhaustive, and the council and landowners may wish to promote land for other purposes and as the plan evolves other uses may need to be considered.
- 1.9 This methodology has been agreed by the Castle Point Plan Board in January 2023.

2 The Purpose of an Assessment

- 2.1 An Urban Capacity Assessment will be carried out in Castle Point with the following aims:
- Identify all sites in Urban Areas that may be suitable, available and achievable for development in Castle Point through a sequential approach:
 - Assess the capacity of Urban Brownfield sites
 - Assess the capacity of Urban undeveloped sites
 - Assess the capacity of other Urban sites – i.e. sites in other land uses, including open space
 - Identify the quantum of development in urban areas that could take place under different assumptions around the density of development.
 - Identify the quantum of development in urban areas that could take place under different assumptions around policy constraints.
 - Allow for sensitivity testing around the achievability (viability) of development in the urban areas.
 - Allow for the potential supply in urban areas to be profiled over time based on the assessment of availability.
 - Identify those physical constraints which impact most on the delivery of development in the urban areas, for policy responses to be considered.
- 2.2 This information will enable the Council to make informed choices about the types of development that it may support through its plan making process. It will enable the Council to robustly assess the capacity of the urban area and whether that capacity meets the development needs of the borough.
- 2.3 The identification of a particular site in the Urban Capacity Assessment does not imply or guarantee that planning permission will be granted for a proposal on that site. A planning application would be required if a developer wishes to bring a site forward, and that application will be decided on its merits, having regard to the adopted Local Plan, and national planning policy in effect at the time the application is considered.
- 2.4 The urban areas are defined on the map attached in Appendix One. This is based on the boundaries of the urban areas in the 1998 Castle Point Local Plan.

3 Identifying Potential Sites

- 3.1 Initially, the Council will use the Urban Intelligence Place Maker tool to identify all potentially available sites within the urban areas in Castle Point. This tool uses Land Registry data and artificial intelligence to identify vacant and underutilised land. This search will be restricted to the Urban Areas only.
- 3.2 Sites will be considered against the following four 'tests':
- Availability
 - Suitability
 - Capacity
 - Achievability
- 3.3 At this stage, this piece of work is only considering the assessment of sites in urban areas. If at any time the Council determines that sites outside the urban areas should be considered, this approach of assessing sites will be applied to other sites.

What is the Availability of sites?

- 3.4 Where a site is identified using the Urban Intelligence Place Maker Tool, and it is found to perform well against the suitability and achievability tests, the Council will use the Land Registry information to contact the landowners and find out if the site is or will become available for development purposes.
- 3.5 The landowners will be asked to confirm:
- a) Whether the site is available for development, and if so what type of development would be sought and when they would wish to put it forward for development;
 - b) The ownership arrangements for the site (i.e. is it in single landownership, or are there multiple land owners);
 - c) In the event that there are multiple landowners, confirmation of site availability from the other landowners;
 - d) What the current use of the land is, and whether there are any leaseholds which would prevent or delay development of the site;
 - e) Whether there are any covenants which restrict the use of the land, in particular for housing or economic development purposes;
 - f) Whether there are any overage payments due to previous landowners which may affect the viability of any development; and
 - g) Whether there are any restrictions over access to the site which may prevent development, or the intensification of development on the site.
- 3.6 The information will be used to determine if the site is available now, or else the site will be available in the future. Information on leases, covenants and restrictions will be cross checked with Land Registry information. This determination of availability will be an officer judgement based on the information available.
- 3.7 Sites will be graded in terms of availability:
- **Available now** – likely to be delivered in 0-5 years
 - **Available in the future (medium term)** – likely to be delivered in 5-10 years
 - **Available in the future (long term)** – likely to be delivered in 10-15 years

- **Potentially available in the very long term** – likely to be delivered beyond 15 years
- **Not Available**

3.8 This grading will help to determine the likely delivery of development over time.

Note: at this stage the Council will not be undertaking a more general Call for Sites. To ensure that ‘no stone is left unturned’ and all possible sites have been considered for development, including any other sites in urban areas that the Council may have missed or rejected, a Call for Sites will be held, but after this initial piece of work has been completed.

What is the Suitability of sites?

3.9 The physical circumstances of a site and the policies set out in the NPPF determine whether a site may be suitable for development or not.

3.10 There are some instances where a site may not be suitable for development due to a prohibitive constraint. In these instances, sites will be deemed unsuitable. A site which overlaps with such a constraint may be ‘clipped’, so that the ongoing assessment only considers the site beyond the constraint.

3.11 Those constraints which prohibit development are as follows:

- Functional Flood Plain as shown as Flood Risk Zone 3b on the Environment Agency’s flood risk mapping.
- Flood risk zone 3a, as shown in the Environment Agency’s flood risk mapping, where no defences are in place to protect that land.
- Land extending 19m from the toe of any sea defences, in order to allow for the ongoing maintenance and any enhancements needed to those defences, as recommended by the TE2100 Plan.
- Sites of Special Scientific Interest (SSSI).
- Special Protection Area (SPA) and Ramsar Sites.
- Ancient woodlands including a 15m buffer zone as set out in the Planning Practice Guidance.
- The consultation zones identified by the Health and Safety Executive, surrounding Hazardous Installations.
- The consultation zones identified by the Health and Safety Executive, surrounding pipelines carrying hazardous materials.
- The consultation zones identified by Anglian Water, surrounding Water Recycling Centres.
- Sites designated as Scheduled Monuments.
- Sites where no reasonable access arrangement can be identified.

3.12 The Council cannot, through this piece of work or a local plan, change the boundaries of any statutory designated areas (i.e. Listed Buildings, SSIS, Ancient Woodlands etc). These are designated by other bodies and the appropriate body should be approached directly.

3.13 There are a further group of constraints and other considerations which affect the suitability of a site, but which can potentially be mitigated against. Therefore, a scoring matrix will be used to determine the overall suitability of those sites where development is not affected by a prohibitive constraint.

- 3.14 The lower the score the less appropriate is the site. A weighting will be applied based on local priorities and the severity of risk that a use would bring to the constraint, life and property.

Housing Suitability Scoring

Constraint	Weight	Score		
		2	1	0
Tidal and Fluvial Flood Risk	3	FRZ 1	FRZ 2	FRZ 3a (where protected by defences)
Pluvial Flood Risk	3	No surface water flood risk	Within a Critical Drainage Area	Within a Potential Surface Water Flooding Hotspot
Drainage Capacity (network)	3	Green – no improvements needed	Amber – some improvements needed in future	Red – capacity is currently exceeded
Drainage Capacity (WRC)	3	Green – no improvements needed	Amber – some improvements needed in future	Red – capacity is currently exceeded
Water Supply	1	Capacity in local network – no upgrades required.	Upgrades to local network required and possible.	Upgrades to local network required and difficult to deliver.
Electricity Capacity	1	Capacity in local network – no upgrades required.	Upgrades to local network required and possible.	Upgrades to local network required and difficult to deliver.
Broadband Coverage	1	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units.	Superfast in area adjacent to site – between 24Mbps and 100Mbps	Less than 24Mbps in area adjacent to site
SSSI / SPA / Ramsar Sites	3	Not in or adjacent an Impact Risk Zone	Adjacent an Impact Risk Zone	Within an Impact Risk Zone
Local Wildlife Sites	3	Not within or near a Local Wildlife Site	Within 100m of a Wildlife Site	A Local Wildlife Site
Protected Species	3	No species present	Potential for species to be present	Species present
TPOs	2	No TPOs	2 TPOs or less on site	3 or more TPOs on site
Conservation Area	1	Not within or near a conservation area	Within 100m of a conservation area	Within a conservation area

Constraint	Weight	Score		
		2	1	0
Listed Buildings	1	Not a listed building and not near a listed building	Within 100m of a listed building, but not adjacent	A listed building or adjacent a listed building
Scheduled Monuments	1	More than 500m from a Scheduled Monument	More than 100m from a Scheduled Monument	Less than 100m from a Scheduled Monument
Archaeological Consultation Zone	1	Not in an archaeological consultation zone		In an archaeological consultation zone
Air Quality	3	Nearest AQ Monitor annual average lower than 30	Nearest AQ Monitor annual average lower than 40	Nearest AQ Monitor annual average higher than 40
Noise	2	Less than 55 dB(A)	55dB(A)-70dB(A)	Greater than 70dB(A)
Contaminated land	1	No evidence of contamination	Identified as potentially contaminated	Contaminating activity occurring on or adjacent site.
Topography	1	Relatively flat – no more than 6% slope	Sloping or undulating – no more than 20% slope	Steep – greater than 20% slope
Service Accessibility Score	2	High level of access to services within walking distance	Some services within walking distance	No services within walking distance
Sustainable accessibility	2	Within 400m of a bus stop with at least one bus per hour	Within 800m of a bus stop with at least one bus per hour	Beyond 800m of a bus stop served by at least one bus per hour
Brownfield	3	Brownfield	Partially Brownfield (at least 50% site)	Greenfield
Employment Area designation	2	Not in employment area designation	In an employment designation, but long term vacancy or abandonment	In employment area designation
Public Open Space	3	Not publicly accessible		Publicly accessible

3.15 There are 24 criteria to consider as part of the suitability test. Weighting will be placed on these to reflect the relative importance of each criterion. Eight criteria have been weighted as 3 (very important), eight criteria have been weighted as 2 ((Important). The remaining nine criteria carry a weighting of 1.

- 3.16 The maximum score that can be achieved is 98. Higher levels of mitigation will be required where the score is lower. The suitability score for all sites will be presented, enabling a decision to be taken at a later stage as to the threshold for suitability. To assist Members at that stage some design scenarios will be worked up to show the types of development that can be achieved on different types of sites affected by different types of constraints.
- 3.17 Where it is concluded that a site is suitable, it does not mean that a site will necessarily be allocated in the new Plan or achieve planning consent under current circumstances. Those sites affected by local wildlife site, employment or open space designations especially are unlikely to be suitable for achieving planning consent unless these designations are changed through the preparation of the Castle Point Plan.

Please note: if there are any other constraints or limitations on a site not listed above, these will be highlighted and evaluated. This could include existing energy infrastructure and overhead power lines.

Variation of Scoring for Other Uses

- 3.18 The tests set out above for Housing will hold true for commercial development, with the following variations:

Commercial E(g) and B2 and B8 Industrial Proposals

Constraint	Weight	Score		
		2	1	0
Employment Area designation	3	In employment area designation	In town centre designation	Not in employment area or town centre designation

Class E (excluding E(g)) and Class F Proposals

Constraint	Weight	Score		
		2	1	0
Employment Area designation	3	In town centre designation or a local shopping parade designation	Within 100m of town centre designation or local shopping parade designation	Beyond 100m of a town centre or local shopping parade designation.

- 3.19 Sites proposed for **energy infrastructure** will be subject to a specialist assessment through a renewable energy assessment, as the criteria for site suitability will need to be specially generated reflecting on the different types of renewable energy technologies, the availability of resources such as wind or solar energy, and the ability to connect to the power grid. A separate methodology will be prepared for that element of work.
- 3.20 Land proposed for **open space** uses or **biodiversity net gain** will not be assessed through this system, as this system is intended for assessing the impact of built developments.

- 3.21 Open spaces will be considered as part of the Council's open space assessment, where the landowner has indicated that they are willing to volunteer the land for that purpose.
- 3.22 Sites proposed for **biodiversity net gain** will be considered as part of the Council's work on Local Wildlife Sites and Biodiversity, where the landowner has indicated that they are willing to volunteer the land for that purpose.

What is the Capacity of sites?

- 3.23 The Council has an objective of making the best use of land. This does not mean necessarily maximising densities, and the character of an area and a place will be a significant factor in determining whether development on specific sites is acceptable. Creating a sense of place and maintaining high environmental standards and local identity as key objectives of the Council. Development will not be acceptable where it contributes towards the decline in the quality of the place.
- 3.24 Therefore, in assessing the capacity of sites there will be a two phased approach: considering density scenarios and considering the character of the area a site is located within.
- 3.25 The NPPF advocates the optimisation of the use of land. It is important that the Council explores the capacity of the sites available. It is, therefore, proposed that rather than just looking at one approach to determining density, a range of options are explored.
- 3.26 Under all options sites of less than 0.5ha will have their capacity assessed at 100% of the site area. Sites of 0.5ha to 1ha will have their capacity assessed at 90% of the site area, and sites over 1ha will have their capacity assessed at 67% of the site area. This reflects the increased need for roads, community facilities, landscaping and biodiversity to be accommodated as part of development proposals as the size of a scheme increases.
- 3.27 Depending on the land use, the following criteria will apply. These criteria will apply to both to any sites assessed at all stages to ensure consistency:

Housing Densities

Simple Density Assessments

- 3.28 A simple assessment of capacity can be achieved by applying a density assumption to all sites. However, different sites in different locations are likely to be delivered at different densities reflecting the character of the location in which they are being delivered. It is therefore appropriate to test a range of density scenarios. It is proposed that a low, medium and high-density assumption is applied to create a capacity range.
- 3.29 Low Density – A low density scenario based on 30 dph will be tested. This will represent the lower end of the spectrum of potential capacity and reflects the definition of low density which has previously been described in national policy and is assumed to represent the lowest acceptable density across the country.
- 3.30 Medium Density – A medium density scenario based on 50 dph will be tested. This will represent a mid-point in the spectrum of potential capacity.
- 3.31 High Density – A high density scenario based on 65 dph will be tested. This will represent a higher end in the spectrum of potential capacity and reflects the need for sustainable neighbourhoods to be developed at this density overall to ensure

commercially viable bus services and local shops, as set out in the Essex Design Guide.

Character Area Density Assessments

- 3.32 Different urban areas have different characteristics, and these characteristics affect the density that can be achieved in that area. An Urban Design Characterisation Report was prepared in 2010/11 which identified a series of character areas across the borough. These character areas will be reviewed to determine if they remain appropriate. Once reviewed the existing density of each character area will be used to determine the development capacity of sites which fall within it.
- 3.33 This character area density assessment is likely to sit in the range determined through the simple density assessment and will help to refine the overall level of growth that may be expected on any given site and across the borough as a whole.

Public Transport Accessibility

- 3.34 The Castle Point Plan will explore the creation of walkable neighbourhoods through the way in which new development is located and designed, and infrastructure investment is made.
- 3.35 The Essex Design Guide indicates that a minimum average density of 65 dph is required to create sustainable neighbourhoods capable of supporting a bus route and a variety of local shops and services.
- 3.36 A capacity assessment will therefore be carried out, which applies a density of a minimum of 65 dph to all sites within 800m of a railway station or 400m of a bus stop. This will be overlaid with the character area density assessment for all remaining sites to create a capacity assessment which supports the consideration of 'walkable neighbourhoods' as part of the development of the Castle Point Plan.

Commercial Densities

- 3.37 The Government publishes indicative employment densities for different types of commercial development in different locations¹. These indicative densities will be used to determine the likely jobs arising from commercial developments.
- 3.38 The guidance, which is dated 2010, identifies the implications of homeworking on employment related to offices, and allows for a shift to be made from a 1 workstation to 1 employee ratio. Due to the impact of the pandemic on the uptake of homeworking and flexible working arrangements, a ratio of 7 workstations to 10 employees will be used for office development proposals to reflect this shift.

Land Classification Scenario Testing

- 3.39 The Council's preference is the use of brownfield land in the first instance, and at the other end of the scale requires exceptional circumstances to be demonstrated for land to be released from the Green Belt. This also reflects the governments preference as set out in the NPPF.
- 3.40 It is therefore proposed that the various capacity assessments are divided across different existing land classifications.

¹ Employment Densities Guide 2nd Edition 2010 - [Employment Densities Guide \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/431222/employment_densities_guide_2nd_edition_2010.pdf)

- 3.41 In addition to separating out brownfield land from greenfield land, the Council will also separate out any designated open spaces or employment land identified. The table below sets out the matrix of scenarios that will arise from this urban capacity assessment.

	Urban Brownfield ²	Designated Employment Land	Urban Greenfield ³	Designated Open Space
Low Density	X	X	X	X
Medium Density	X	X	X	X
High Density	X	X	X	X
Average Density	X	X	X	X
Character Area Assessment	X	X	X	X
Public Transport Accessibility	X	X	X	X

- 3.42 The above matrix will report on the capacity arising from those sites that are suitable and available under each scenario.
- 3.43 An adjusted matrix will be provided which highlights the sensitivities arising from viability considerations. The sensitivity will be calculated as set out in the achievability test as follows.

What is the Achievability of Sites?

- 3.44 The two principal factors affecting achievability is the availability of the land and the viability of development in an area. The availability will be dealt with by direct contact with the landowner, as set out earlier. Sites which a landowner states are not available will be deemed not to be achievable or, if there is no confirmation, may fall into the bracket of windfall.
- 3.45 The Council has recent information on the viability of development in the area due to the work undertaken to put a Community Infrastructure Levy in place. However, conditions in the construction sector and in the housing market especially are changeable. Therefore, this viability work will be updated for the Urban Capacity Assessment. This updated viability work will be integrated into the Urban Intelligence Place Maker tool, to enable the viability, and therefore the achievability of sites to be automatically determined.

Viability of Housing Proposals

- 3.46 The achievability of each site will be graded as follows based on the available residual headroom per square metre:
- **100% Achievable** – viable (> £100 sqm)
 - **75% Achievable** – marginally viable (£0 - £99 sqm)
 - **50% Achievable** – marginally unviable (-£1 - -£99 sqm)
 - **0% Achievable** – unviable (< -£100 sqm)

² Excluding designated employment land

³ Excluding designed open space

- 3.47 These achievability levels will be used to sensitivity test the number of homes that may come forward by providing an adjustment to the overall figure based on the level of risk associated with non-deliverability due to viability issues.
- 3.48 The requirement for the provision of affordable housing can have a critical impact on development viability. Therefore, achievability will be tested at 0% affordable housing (as a baseline); 10% affordable housing; 20% affordable housing; 30% affordable housing; and 40% affordable housing. All other assumptions regarding S106 obligations and CIL will be retained constant.
- 3.49 By testing affordable housing levels through the SHLAA it will enable policy decisions to be taken as to the appropriate level of affordable housing to be sought as part of the plan making process, in the knowledge of what that may do to the level of development that may be secured.

Viability of Commercial Development

- 3.50 Viability work shows that retail developments are a viable proposition in Castle Point, and therefore these will be treated as achievable where a site is suitable and available.
- 3.51 Viability work shows that based on historic data, speculative proposals for office and commercial development in Castle Point are not viable. However, such proposals are being delivered on Canvey Island (Land South of Roscommon Way – industrial units and International House – office space). This is being driven by the demand for modern commercial space being high within the area, providing a higher yield than is being achieved more generally in the area. This is enabling investment. It will therefore be assumed that commercial developments are achievable where there is a potential developer involved in the promotion of a site.

Viability of Community Facilities and Infrastructure

- 3.52 It will be assumed that community facilities and infrastructure projects will be subject to specific investment mechanisms which are associated with the likely cost of providing such a project as opposed to the viability of the development. It will therefore be assumed that a proposal is achievable if it has been promoted by the landowner and is supported by the service provider.

4 Windfall Assessment

- 4.1 The use of the Urban Intelligence Place Maker Tool will reveal sites which are vacant and underutilised on urban brownfield and urban greenfield sites that are suitable and viable for development but are not available.
- 4.2 It is likely that the approach to availability which involves eliciting a response from landowners will not be 100% effective in forecasting sites which will be promoted during the plan period as some landowners will not respond.
- 4.3 There is therefore still a potential for windfall development to arise in the existing urban area.
- 4.4 Currently, windfall sits at about 60 dwellings per annum. This is based on historic data. Windfall for commercial units is not monitored.
- 4.5 A windfall assessment will be undertaken looking at the capacity of those sites in the urban area which are suitable and achievable, but currently not available because the landowner has not responded. It will be assumed that a proportion of those sites will be delivered, having regard to the historic rate of windfall in determining an appropriate proportion.
- 4.6 To ensure that the windfall is realistic, the assumed windfall will not exceed 50% of the capacity of the urban sites which are suitable and achievable, but not currently available because the landowner has not responded.
- 4.7 For housing development, the windfall assessment will be undertaken using the character area assessment for the relevant sites to reflect any locational disparity in the sites being considered.
- 4.8 For commercial development, the windfall assessment will assume 50% of the total potential jobs that could arise on suitable brownfield sites within the urban area could be delivered. This allows for a mix of different uses to be achieved.

5 Review Stage

Reviewing Urban Supply against Need

- 5.1 It is anticipated that by the time the initial assessment set out above is complete, the Council will be in receipt of evidence in relation to the likely housing need requirements, and the likely requirements for commercial space.
- 5.2 The Council will then be in the position to compare the needs for development with the urban development capacity identified.
- 5.3 At this stage, Members of the Council, through the Castle Point Plan Board, will be asked to consider the results of the initial assessment.
- 5.4 It may be the case that it is not possible to meet the development needs arising solely on urban sites. In such circumstances Members will be asked to consider the Land Capacity Scenario Testing in terms of the different density scenarios tested. Members will be asked in the first instance to consider if they are willing to consider higher density levels on some sites or in some locations. This will mean that the densities applied in paragraphs 3.27 – 3.35 above may be replaced by higher densities associated with urban intensification, and town centre redevelopment, rather than the Essex Design Guide.
- 5.5 In considering densities, the prevailing density in the Character Area and the impact of a higher density will need to be taken into consideration. To guide this element, the Characterisation Areas identified in the 2013 Castle Point Character Area Appraisal Report will be used to define the locality. Densities for each of these areas is to be calculated. (Please note: the 2013 report considered Green Belt areas. Those areas will be excluded from this assessment).
- 5.6 If optimising density does not create sufficient additional capacity, then the Council will need to consider how its needs are met.
- 5.7 At this stage, in relation to housing, the reporting will not only consider the overall supply of housing but also the potential to deliver affordable housing. This is because different types of sites will deliver different proportions of affordable housing due to thresholds imposed in national policy, and because of viability considerations. As affordable housing will predominately meet the needs of local people through restrictions in the associated S106 agreements this is an important consideration that will be drawn out for Members.

6 Identifying Additional Sites

- 6.1 The Council will need to hold a Call for Sites exercise. A Call for Sites enables any landowner to put forward a site to be considered against the tests in this assessment. As it is likely to attract the submission of sites within the Green Belt, a Green Belt test will need to be included. A specification for the Green Belt test will be considered by the Castle Point Plan Board at that time.
- 6.2 At this stage, it is intended to only run a Call for Sites after the Urban Capacity Assessment has been completed. A specification for a Call for Sites will be considered by the Castle Point Plan Board at that time.

7 Community and Stakeholder Engagement

- 7.1 The community and stakeholders will be invited to make comments on:
 - a) The density assumptions that are being considered;
 - b) The sites being considered for inclusion in the supply, including the schedule of urban sites, and also those urban sites where a policy designation may be changed.
- 7.2 This is to ensure that Members can take the views of the community and stakeholders into account when finalising the capacity assessment of sites, and in determining if a policy designation should be changed at the next stage.

8 Confirming any additional sites for inclusion

- 8.1 Taking the additional technical evidence, and any comments received from the community and stakeholders into account, the Members, through the Castle Point Plan Board, will then be asked to:
 - a) Confirm the density assumptions they wish to apply; and
 - b) Decide on whether any additional sites should be included within the supply.
- 8.2 This decision-making process will be recorded for audit trail purposes.
- 8.3 It may be the case that additional sites are identified for inclusion within the supply. An updated capacity table will be prepared that includes these sites.
- 8.4 It may also be the case that it is possible to identify broad locations where further development may be acceptable, but where the coverage of specific sites is not complete. These will be reported as broad locations with an indicative minimum capacity reported as part of the updated capacity table. Separate work will be undertaken to confirm the developability and capacity of each broad location.
- 8.5 It may be the case that it is not possible to identify any additional sites. If this is the case, then an explanation setting out the reasoning will be provided.

9 Finalising the Urban Capacity Assessment

Outputs

- 9.1 The national Planning Practice Guidance requires the following outputs to be reported:
- A list of all sites or broad locations considered through the assessment, cross referenced to their locations on maps.
 - An assessment of each site or broad location, including:
 - Whether they have been discounted, and the reason why;
 - Whether they are suitable, available and achievable;
 - The potential quantum of development that can be accommodated;
 - A reasonable estimation of build out rates; and
 - Barriers to delivery that need to be overcome.
 - An indicative trajectory of anticipated development.
- 9.2 To complete this requirement, lead in times and build out rates will need to be applied to each site that forms part of the urban land supply. The lead in times will be informed by the latest “Start to Finish” Report by Lichfields and local knowledge.
- 9.4 The Council agrees that it is important to make the assessment and its outputs as accessible as possible to the community and stakeholders.

Policy Recommendations

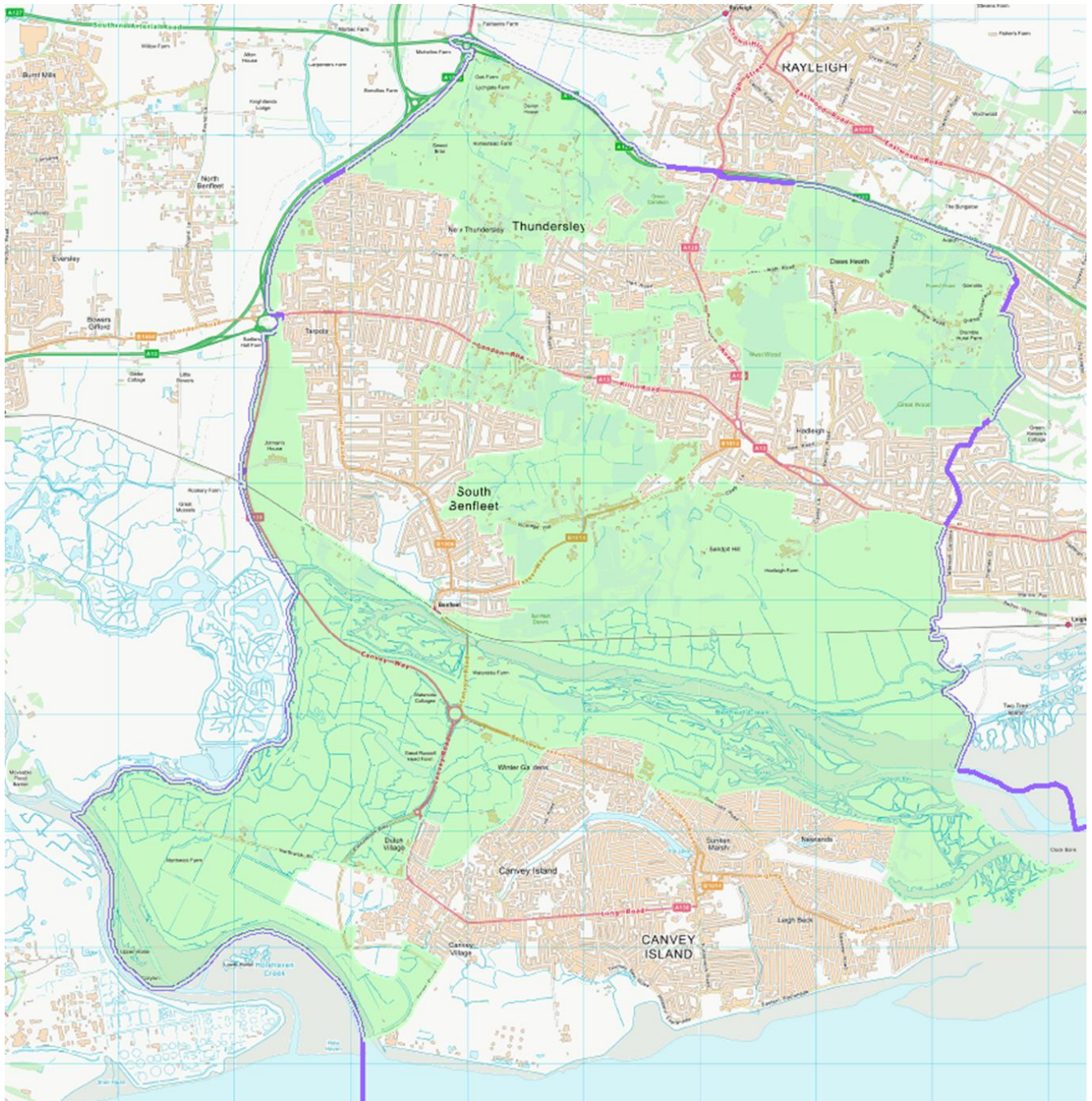
- 9.5 In terms of those sites included within the trajectory, that will be based on decisions taken by Members throughout the process with regard to densities and the acceptability of changing policy designations for some sites or broad locations. These required changes will be identified as policy recommendations, so that the Council is clear as to the policies it needs to include within the Castle Point Plan to enable the identified supply of development land to be delivered.

Development Need versus Development Land Supply

- 9.6 Whilst drafting the methodology it is unknown as to whether the Urban Capacity Assessment will identify sufficient sites to meet the needs for housing and commercial development in Castle Point. There is scope, if there is significant misalignment between supply and need for the Council to consider additional land supply options.
- 9.7 Whilst it is currently unknown as to whether the Urban Capacity Assessment will identify sufficient sites, it is most likely that the delivery of those sites identified will not be spread evenly over time. There is scope, if there is expected to be low delivery during a particular timeframe, especially in relation to the early years of the plan, that the Council could repeat the review process, if there is a desire to increase supply at a particular time.
- 9.8 Any further review activity will be included in reporting for audit trail purposes.

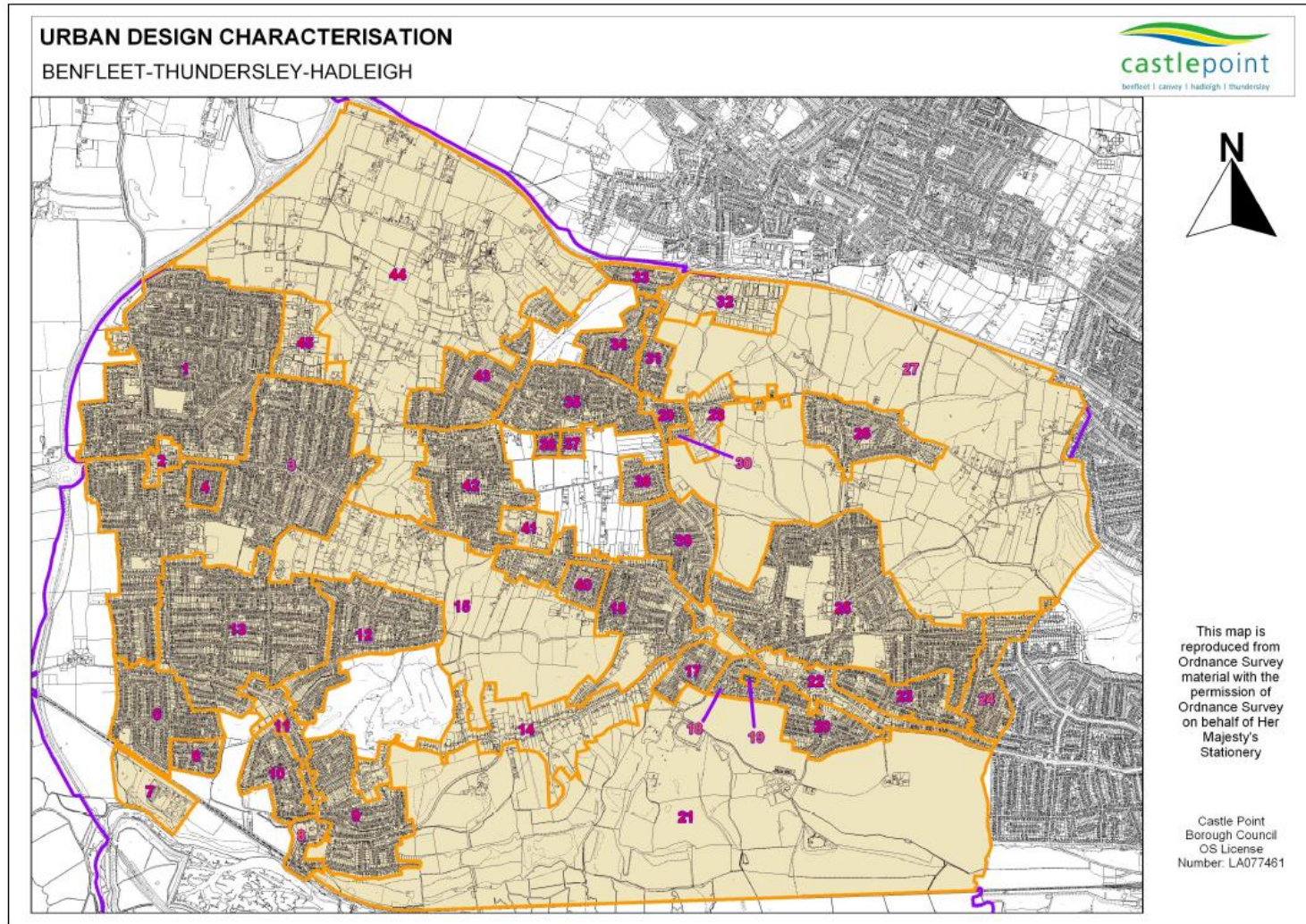
Appendix One

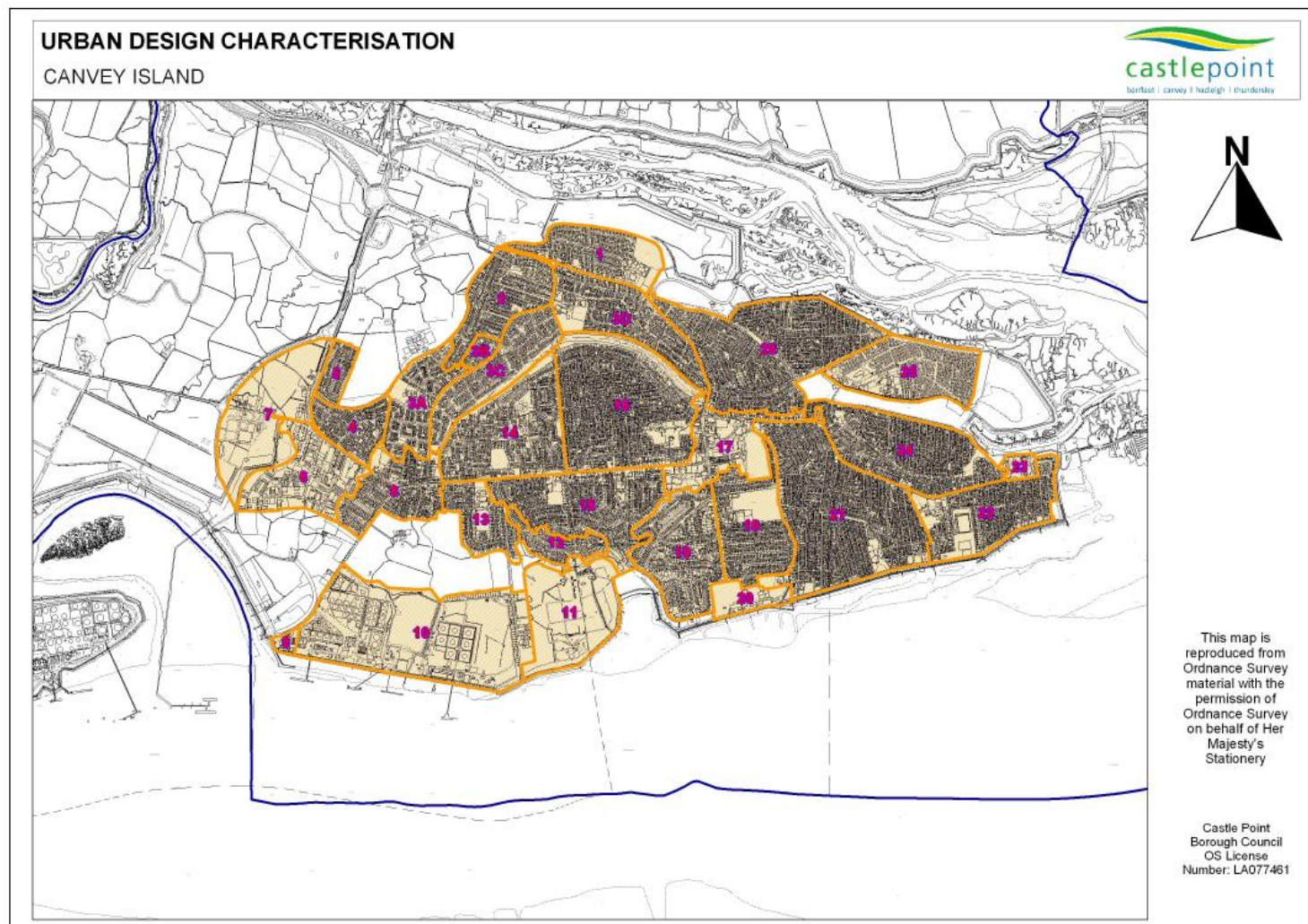
Map of the urban areas (not shown in green) (as defined in the Castle Point Local Plan 1998)



Appendix Two:

Characterisation Areas – extract from 2013 Castle Point Character Area Appraisal Report





The Character Areas include some within the Green Belt. For the purposes of this assessment they are excluded at this stage.