

# June 2025



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# 1. Introduction

- 1.1 In preparation of the Castle Point Plan, a Strategic Land Availability Assessment (SLAA) has been prepared. The SLAA assesses the suitability, availability and achievability of specific sites within Castle Point from a variety of sources. Its purpose is to identify what land is capable of being developed and to assess the constraints and opportunities of developing that land. The SLAA process highlights issues which help inform future decisions regarding the allocation of land for housing, employment and other uses in the Castle Point Plan.
- 1.2 In January 2023 a methodology for assessing sites was prepared and agreed by the Castle Point Plan Board. This is set out in the SLAA Methodology Report – January 2023. The Methodology Report should be read alongside this report.
- 1.3 The methodology has been prepared in accordance with the site allocation methodology set out in the PPG. This includes the following stages:
- Stage 1 – Identification of sites and broad locations
  - Stage 2 – Assessment of sites and broad locations
  - Stage 3 – Windfall sites assessment
  - Stage 4 – Review of assessment
  - Stage 5 – Final evidence base
- 1.4 The Council have taken an urban first approach to site assessment.
- 1.5 Following publication of the National Planning Policy Framework (NPPF) in December 2024, the Council have also used the same methodology to assess sites submitted through the Call for Sites that are located within the Green Belt.
- 1.6 The Council have undertaken their own study to identify potential development sites, known as the Urban Capacity Study. This was completed prior to undertaking two Call for Sites (January – February 2024 and July – September 2024). This provided an opportunity for landowners and those with development interests to promote sites for the following uses:
- Housing and other residential uses – including specialist housing
  - Commercial – including employment and retail
  - Infrastructure – including community uses
  - Green Infrastructure – including biodiversity net gain and renewable energy
- 1.7 The purpose of the SLAA is not to create the strategy for the Plan, it is part of the technical evidence base for the Castle Point Plan which complements other important sources of information such as public consultation and the Sustainability Appraisal. Together these sources of evidence inform the strategic planning decision-making process. Therefore, the SLAA is not the sole source of evidence

informing which sites should be allocated for development, but instead it contributes to the Council's understanding of what land is developable.

- 1.8 This report provides an overview of how the SLAA has been undertaken and the outcomes of the site assessments. Two separate reports have been prepared with contain details of the individual site assessments, one covering Canvey Island and the over covering Benfleet, Hadleigh and Thundersley.

## 2. Assessment Approach

### Assessment area

- 2.1 Planning Practice Guidance (PPG) states that the area selected for the assessment should be the plan-making area, therefore as the Castle Point Plan is intended to cover the whole of the Borough this will be the assessment area, measuring some 17 square miles.
- 2.2 In line with the Councils Duty to Cooperate and Statements of Common Ground, the council will ensure that any cross boundary sites with neighbouring authorities are taken into consideration.

### Identifying Sites

- 2.3 In accordance with the approach set out the SLAA Methodology Report, the Council have taken an “urban first” approach to proactively identify land for potential development within the existing urban areas of Castle Point.
- 2.4 An initial draft urban capacity assessment was undertaken considering; “Known development, completions, extant permissions, windfall, call for sites 2024 (CFS), allocated sites in the adopted 1998 Local Plan that have not been developed, brownfield land register, strategic housing land availability assessment 2018 and any additional land identified by the council”. Details of this assessment can be found in the [Borough Wide Spatial Development Approach \(strategy\) Technical Paper, July 2024](#).
- 2.5 Since the publication of the revised NPPF in December 2024 the council has worked hard to ensure all necessary evidence base documents were updated.
- 2.6 Existing commitments (sites with extant planning permission), net capacity of park homes and a windfall allowance development together account for **1,328 new homes** over the duration of the Castle Point Plan. More details on this can be found in the Housing Topic Paper.
- 2.7 Two sites that were allocated within the current 1998 Adopted Local Plan, have not yet been developed. These two sites; Land at the point, Canvey Island and Land South of Scrub Lane, Hadleigh have been included within the draft urban capacity figure.
- 2.8 The Council undertook a Strategic Housing Land Availability Assessment (SHLAA) in 2018, which included land that had historically been promoted and was informed by a Call for Sites 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 are included in

the draft urban capacity figure.

2.9 The council has taken a proactive approach to site identification and have completed an assessment of the borough using the Urban Intelligence Place Maker tool using Land Registry data and artificial intelligence to identify vacant and underutilised land. 62 sites were identified which are detailed at Appendix 5.

2.10 Following the Council's urban capacity study, two Call for Sites were undertaken to identify further potential development sites. These were held between January – February 2024 and July – September 2024 (alongside the Issues and Options Consultation). Through the Call for Sites process, landowners of the land identified by the Council through the urban capacity study, were contacted to understand the availability of their land.

2.11 In accordance with the PPG, the Call for Sites asked for sites or broad locations for development to be submitted either online or via post. It sought the following information from respondents:

- Site location including Site Plan
- Suggested potential type of development and promoted site capacity
- Known constraints to development, including considerations of what is needed to overcome or mitigate identified constraints and how long might this take
- Site availability (is the site currently available and proposed for development, if not when would it likely be available, is there interest from a developer)
- Delivery timescales (when the site could be brought forward and the likely completion rate (1-5 years, 6-10, or 11-15)

2.12 In total the council received 270 responses to the Call for Sites. Taking sites identified through the Council's urban capacity study, a total of 332 sites have been considered through the SLAA.

## Processing Sites

2.13 Prior to completing the site assessments, there is a need to undertake a high level processing of sites to remove any sites from further consideration for practical reasons.

2.14 A small number of sites had also been submitted in error to the Call for Sites and have therefore been excluded from further assessment. These are set out in Appendix 1.

2.15 Where the landowner stated that the land was not available for development, either in response to the Council's identification and contact through the urban capacity study, or since the Call for Sites closed; these sites have not been considered further through the Castle Point Plan. These are set out in Appendix 1.

- 2.16 A total of 21 sites were submitted to the Call for Sites for Green Uses. These sites have not been assessed through this SLAA, as this process is intended for assessing the impact of built developments. However, these sites have been considered through other studies to support the Castle Point Plan, such as the Open Space Assessment and Green and Blue Infrastructure Study Update. Further detail on the sites submitted for these uses areas set out in Appendix 3.
- 2.17 A total of six 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 set out in Appendix 4.
- 2.18 In response to the comments received from the Issues and Options (Regulation 18) Consultation between July and September 2024, the decision was made not to allocate specific sites for the provision of large scale renewable energy generation. These comments can be viewed in the [Issues and Options Consultation Report](#). There were many concerns expressed regarding impact on the landscape, wildlife and loss of Green Belt. The Council has therefore decided that any sites that come forward should be reviewed on a case by case basis and will ensure that the policies in the Castle Point Plan support suitable sites to come forward.
- 2.19 As multiple data sources have been used to identify sites for assessment, there is the potential for duplication and overlapping of sites. To avoid repetition, where the same site has been identified for assessment more than once e.g. submitted to the Call for Sites multiple times, only one assessment has been completed, taking into account all information that had been submitted as part of the Call for Sites. All duplicate sites that have been excluded are listed in Appendix 1.
- 2.20 Sites were submitted to the Council within both the urban area and the Green Belt. In line with the NPPF, the urban capacity has been explored first to understand whether development needs can be met there, before consideration of Green Belt areas. Following publication of the NPPF in December 2024, the Council have also used the same methodology to assess sites submitted through the Call for Sites that are located within the Green Belt. Further details of consideration of the spatial approach of the Castle Point Plan, including the Green Belt, is set out in the Housing Capacity Topic Paper.
- 2.21 In accordance with the PPG, 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. A list of sites excluded from assessment due to size are included at Appendix 2.

2.22 Sites have also been excluded at this stage if a site is protected for another use or it is currently in use with a likelihood it will continue in that use for the foreseeable future or if the site is unsuitable for development due to the shape or topography. These sites are included at Appendix 2.

2.23 A table of all urban sites and all Green Belt sites that were considered suitable to be assessed through the SLAA are detailed at Appendix 5.

2.24 In some cases, sites which were adjacent to each other have been joined together and assessed as a whole to ensure making effective use of land in accordance with chapter 11 of the NPPF.

2.25 In total 153 sites have been identified for individual assessment. Of these, 118 are within urban areas and 35 are within the Green Belt. It should be noted all sites within the Green Belt have been promoted to the Council via the Call for Sites.



### 3. Initial Screening – Site Suitability

3.1 All sites were first screened for a number of constraints to development. These are set out below:

- 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 Areas (SPAs) 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.

3.2 If a constraint was identified, this automatically reduced the suitable area of the site, and it would continue to progress to further individual assessment. In some instances the sites were eliminated from further consideration as the revised site area of the site did not meet the assessment criteria of 6+ units. This time the capacity for any urban sites was calculated based on density assumptions which are discussed in more detail at stage 2 below. The Green Belt sites were still calculated based on a 50dph assumption.

3.3 A total of 3 sites were excluded due to a significantly reduced capacity when taking into account the constraints. A table including the constraint applicable can be found at Appendix 6.

3.4 Overall a total of 150 sites were taken forward for further assessment; 116 of these are within urban areas and 34 of these are within the Green Belt.

## 4. Individual Site Assessments

4.1 In line with the PPG, individual site assessment have included the following considerations:

- Estimating the development potential of each site
- Assessment of Suitability
- Assessment of Availability
- Assessment of Achievability (including viability); and
- Overcoming Constraints

### Estimating the development potential of each site

4.2 In order to undertake the individual site assessment, the potential scale of development for each site must be established.

4.3 As part of the Councils efforts to deliver housing within the urban area, an assessment to understand the existing densities scenarios across the borough has been undertaken. This included reviewing recently granted planning permissions to establish a base line of existing densities. This has then been used to identify any trends and patterns and inform what higher densities could be appropriate whilst maintaining the character of the area.

4.4 The following tables below set out schemes and densities across Canvey Island, for both the town centre and suburban areas and the mainland (Benfleet, Hadleigh and Thundersley) across town centres, along the A13 which is a strategic road network and suburban areas.

*Table 1a: Canvey Island Planning Permissions*

Application	Site name	Site size (Ha)	No. units	Density (dph)
<b>Town Centre</b>				
20/0328/FUL	39-43 High Street	0.09	12	133.33
18/0638/FUL	The Haystack Public House Car Park Long Road Canvey Island Essex	0.17	14	82.35
CPT/490/13/FUL	125-127 High Street, Canvey Island	0.19	14	73.68
19/0764/FUL	Land At Haron Close and Long Road Haron Close Canvey Island Essex	0.26	24	92.31
			<b>Average</b>	<b>95.41</b>
<b>Suburban</b>				
20/0664/FUL	Site adjacent to Pauls Court, Meppel Avenue	0.07	5	71.42
24/0042/FUL	Walsingham House Lionel Road	0.97	33	34.02
21/0059/FUL	Land Between 44 And 54 Winterswyk Avenue	0.18	8	44.44
21/0722/FULCL C	54-60 Linden Way Canvey	0.16	4	25
			<b>Average</b>	<b>43.72</b>

*Table 1b: Mainland Planning Permissions*

Application	Site name	Site size (Ha)	No. units	Density (dph)
<b>Town Centre</b>				
21/0739/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	0.09	6	66.67
21/0809/FUL	663 High Road Benfleet Essex SS7 5SF	0.46	40	86.95
22/0461/FUL	Land Rear Of 316 - 320 High Road Benfleet Essex SS7 5HB	0.04	7	175
19/0697/FUL	341-347 London Road Hadleigh Benfleet Essex SS7 2BT	0.2	34	170
CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA (National Tyres)	0.22	34	154.54
18/0366/FUL	246-250 High Road Benfleet Essex SS7 5LA	0.098	11	112.24
21/0428/FUL	363 London Road Hadleigh Benfleet Essex SS7 2BT	0.05	6	120
18/0035/FUL	191-193 High Road, Benfleet	0.12	14	116.67
20/0270/CPA	Ash House 340-342 London Road, Hadleigh, Benfleet	0.069	8	115.94
22/0592/FUL	210 & 212 High Road, Benfleet	0.04	4	100
			<b>Average</b>	<b>121.80</b>
<b>Strategic road network (A13)</b>				

Application	Site name	Site size (Ha)	No. units	Density (dph)
21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	0.27	30	111.11
16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	0.14	14	100
18/1063/FUL	166/168 Kiln Road Thundersley Benfleet Essex SS7 1SU	0.09	10	111.11
18/1016/FUL	396 London Road Benfleet	0.31	24	77.41
15/0696/FUL	408 London Road Benfleet	0.4816	37	76.82
15/0545/FUL	211 London Road Benfleet	0.08	10	125
			<b>Average</b>	<b>100.24</b>
<b>Suburban</b>				
23/0423/FUL	Site Of The Warren And Tanglewood Hall Crescent Hadleigh Benfleet SS7 2QW	0.08	12	150
18/0661/OUT	54 Beech Road, Hadleigh	0.12	14	116.67
CPT/697/11/FUL	Land Off Kiln Road Thundersley	5.4	150	27.78
21/1137/FUL	Land Rear Of 248 Hart Road Thundersley	1.7	44	25.88
			<b>Average</b>	<b>80.08</b>

4.5 From this assessment, a set of density assumptions were created for each of the areas. In order to maximise the capacity within the urban area, higher densities have been proposed for site capacities to make the best use of land and deliver as many homes as possible, taking into account the existing character of the area. The density assumptions are set out in the table below. These densities have been applied within the individual site assessments.

*Table 2: Density Assumptions*

Area	Location	Density assumption (dwellings per hectare)	Policy mix
Canvey Island	Town centre	125	20% non-residential
	Long Road	100	20% non-residential
	Suburban	65	100% residential
Mainland	Town centre	150	20% non-residential
	A13	125	20% non-residential
	Suburban	70	100% residential

4.6 As some areas have important additional uses such as town centres, it is necessary to ensure that sites can maintain a mix of uses and active frontages in order to

provide for sustainable communities. Consequently certain areas have been given a different policy mix.

4.7 More detail on how the densities were calculated can be found in the [Borough Wide Spatial Development Approach \(strategy\) Technical Paper, July 2024.](#)

#### Assessing Suitability, Availability, Achievability (including viability) and overcoming Constraints

4.8 All sites that progressed to individual site assessment have been assessed for their suitability, availability, achievability (including viability) and overcoming constraints. A column for deliverability of the site has also been added which has been informed by the suitability element of the assessment.

4.9 The Issues and Options Consultation held in Summer 2024, identified a number of sites as potential development options. For all sites within the urban area, landowners were contacted during this consultation and where the landowner did not confirm the availability of their land, the availability of the site has been marked as 'unknown'. Information from the Call for Sites submission has also been used to inform the availability element of the assessment.

4.10 To assess suitability, a scoring matrix has been used as set out in the SLAA Methodology Report. A score has been provided for each constraint, the lower the score, the more likely the need for mitigation in order for the site to be deemed suitable. In some instances, mitigation may not be possible, and the site is therefore unsuitable. An overall score is also provided for each site.

4.11 Since the methodology was agreed in January 2023, there has been a need to modify the approach to criteria relating to infrastructure capacity. This is due to data limitations preventing a consistent approach being taken across site assessments. As a result, a consistent score for the following criteria has been provided: drainage capacity (network), drainage capacity (WRC), water supply and electricity supply. However, where issues are known, these have been referenced in the assessment. The updated scoring matrix is set out in table 3 below. However, infrastructure capacity has been considered through the Infrastructure Delivery Plan (IDP) July 2025.

4.12 The maximum score possible for a site is 82. The weighting multiplied by the score provides the scoring for each constraint.

**Table 3: Suitability Scoring Matrix**

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)	Issues identified where known			
Drainage Capacity (WRC)	Issues identified where known			
Water Supply	Issues identified where known			
Electricity Capacity	Issues identified where known			
Broadband Coverage	2	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
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

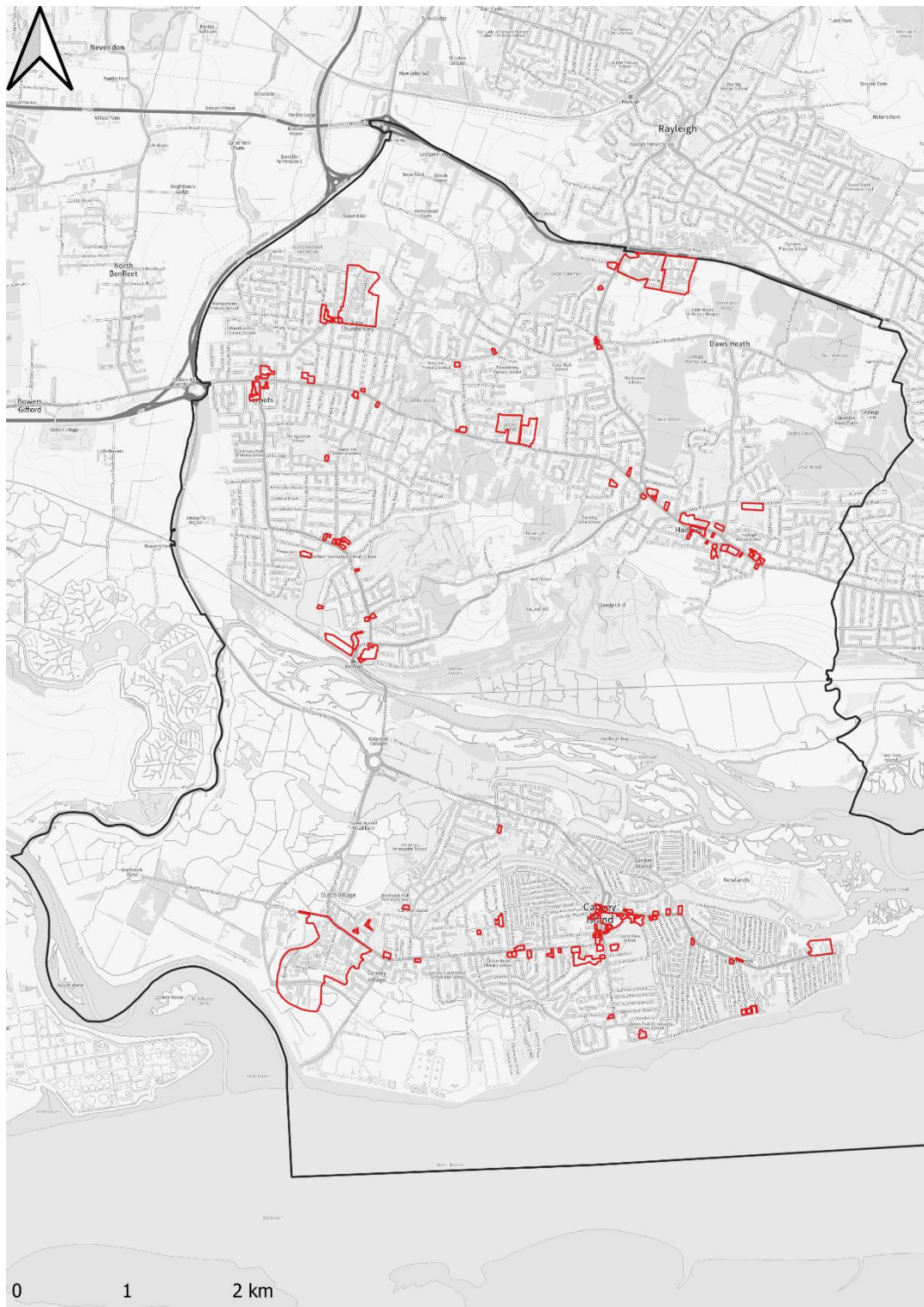
Constraint	Weight	Score		
		2	1	0
Archaeological Consultation Zone	1	Not in an archaeological consultation zone		In an archaeological consultation zone
Air Quality	3	Nearest AQ Monitor annual average lower than 30	Nearest AQ Monitor annual average lower than 40	Nearest AQ Monitor annual average higher than 40
Noise (from Road and Rail)	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



## 5. Site Assessments

### Urban Sites

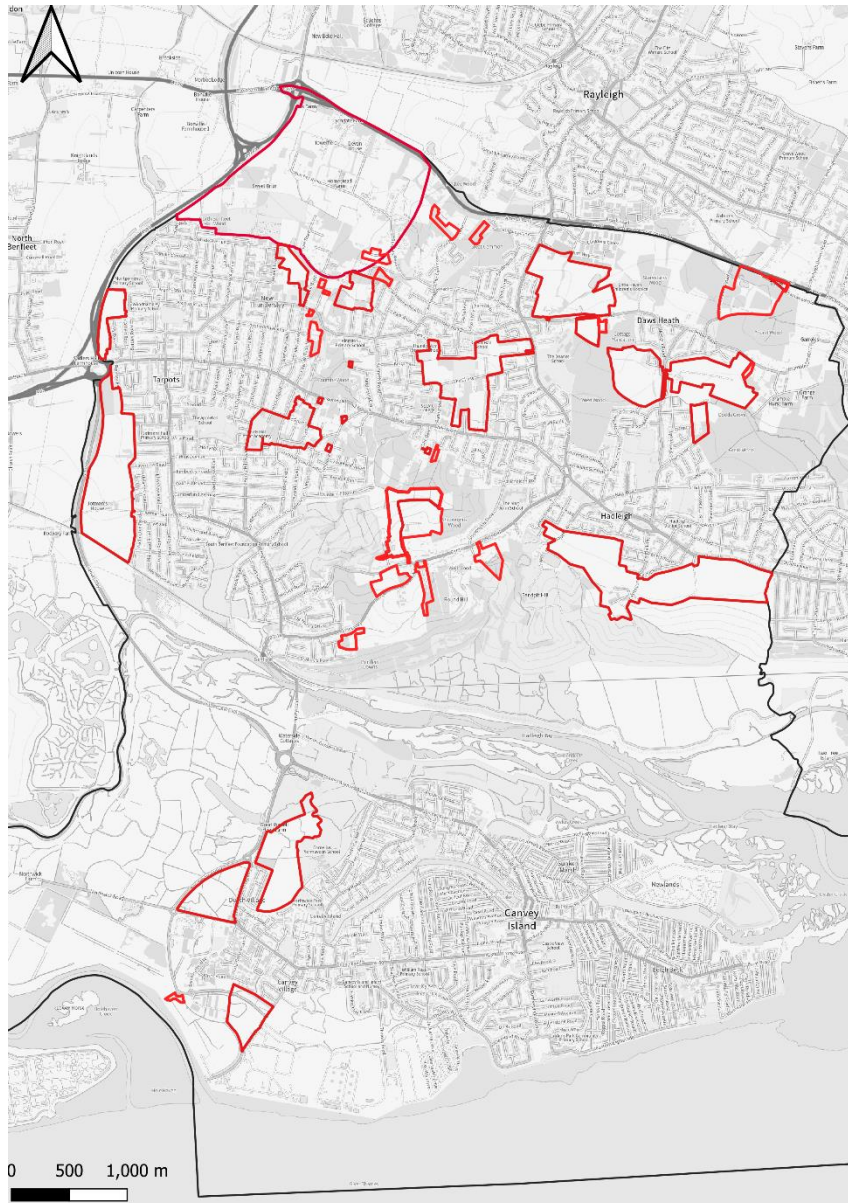
5.1 In total, 116 urban sites have been assessed in the SLAA. These are shown in the map below.





## Green Belt Sites

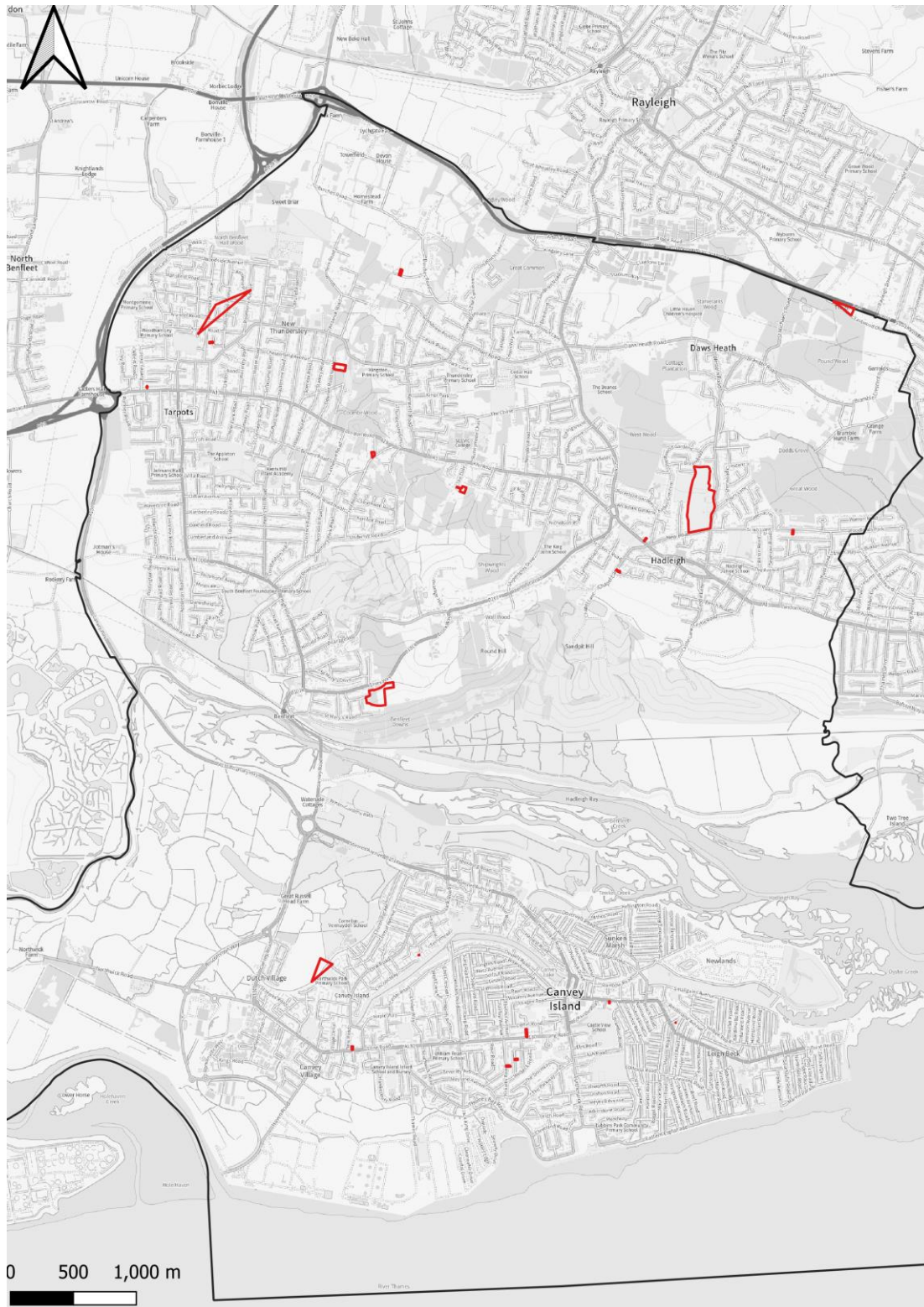
5.2 In total 34 Green Belt sites were assessed in the SLAA. These are shown in the map below.



5.3 The detailed proformas for each individual site assessment has been grouped into two separate reports, Strategic Land Availability Assessment (SLAA) – Canvey Island Site Assessments and Strategic Land Availability Assessment (SLAA) – Benfleet, Hadleigh, Thundersley and Daws Heath Site Assessments.

## Appendix 1 – Sites Excluded from the Assessment

The following sites have been excluded from further assessment due to practical reasons.

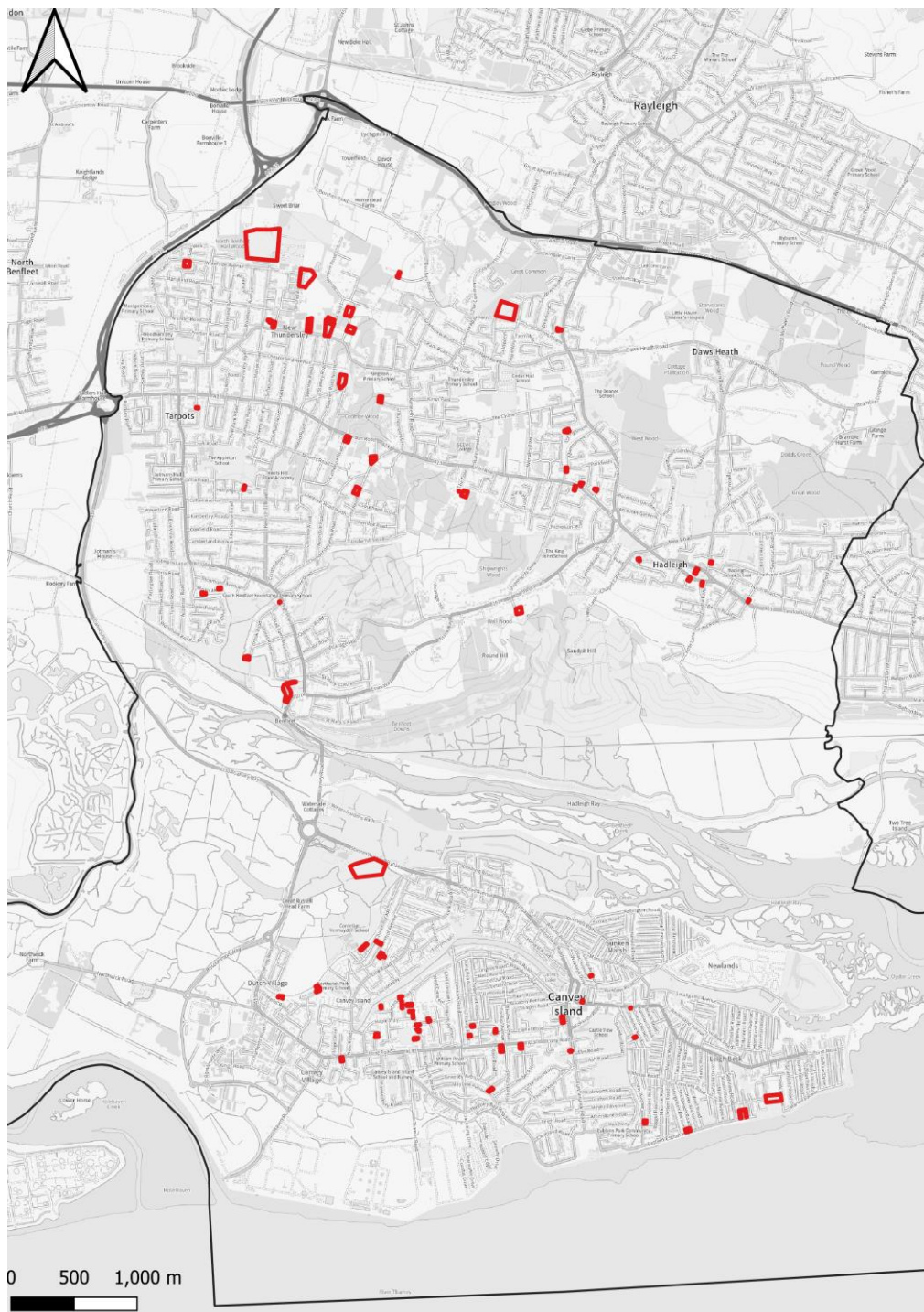


ID	Reason for site not continuing
39888	Landowner confirmed that the site is not available for development.
40047	Green Belt site duplicate.
40076	Green Belt site duplicate.
39887	Error
40045	Green Belt site duplicate
40052	Green Belt site duplicate
40053	Green Belt site duplicate
40011	Error
40455	Error
40456	Error
39878	Green Belt site duplicate.
39885	Landowner confirmed that the site is not available for development.
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.
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.
39909	Landowner confirmed that the site is not available for development.
39914	Landowner confirmed that the site is not available for development.
39922	Landowner confirmed that the site is not available for development.
39931	Green Belt site duplicate.



## Appendix 2 – Sites Considered Too Small or Unsuitable for Development

The following sites have been excluded from the assessment due to being considered to be too small to support development (e.g. site capacity is for 5 units or less) or are unsuitable for development due to their current designation.



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.
40098	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40149	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
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.
39892	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39899	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40012	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40169	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39873	Green Belt site is not contiguous with the urban area, and site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39875	Green Belt site is not contiguous with the urban area, and site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39877	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39880	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
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.
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.
39907	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39912	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
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 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
39960	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39964	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40020	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40028	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
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.
40058	Green Belt site is not contiguous with the urban area, and site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40072	Green Belt site is not contiguous with the urban area, and site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40085	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
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.
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.

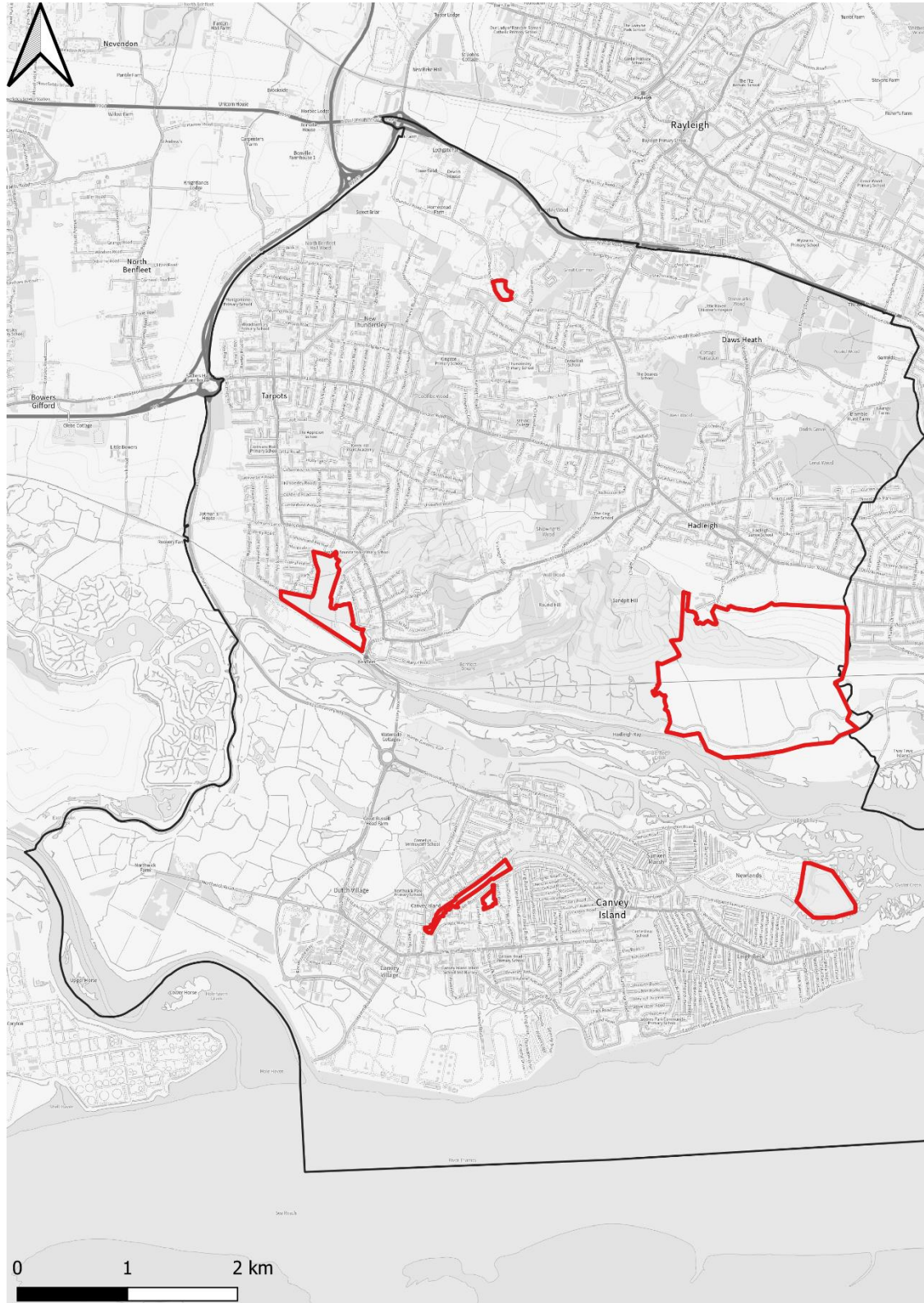
ID	Reason for site not continuing
40142	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40143	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40144	Site capacity is estimated to be 5 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.
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.
39916	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39998	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40010	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
40350	Site capacity is estimated to be 5 units or less, and is therefore too small to be a potential allocation.
39988	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.

ID	Reason for site not continuing
39910	Site is proposed to be retained for community uses, so there is no development potential.
39895	Site is within a designated employment area
40004	Site is within a designated employment area
39882	Site is within a designated employment area



## Appendix 3 – Green Uses

The following sites were submitted to the Council in the Call for Sites for Green Uses, specifically Biodiversity Net Gain (BNG) purposes.



ID	Site name / address	Source
39997	The Gunny	CFS 2024
40097	Land south of Hadleigh Farm	CFS 2024
40162	Canvey Heights Country Park	CFS 2024
40163	Thundersley Little Common	CFS 2024
40164	South Benfleet Playing Fields	CFS 2024
40165	Canvey Lake	CFS 2024

Land proposed for green uses have not been assessed through this assessment, as this process is intended for assessing the impact of built developments.

The [Open Spaces Assessment – April 2024](#) has assessed the five largest open spaces, detailed in the map and table above, within Castle Point for their potential for biodiversity net gain. This includes three of the sites that were submitted through the Call for Sites.

The Castle Point Green and Blue Infrastructure Study Update July 2025 has also considered sites across the Borough for biodiversity net gain and other green uses.

All sites that were submitted for a green use (sometimes in combination with other uses) have been detailed in the table below.

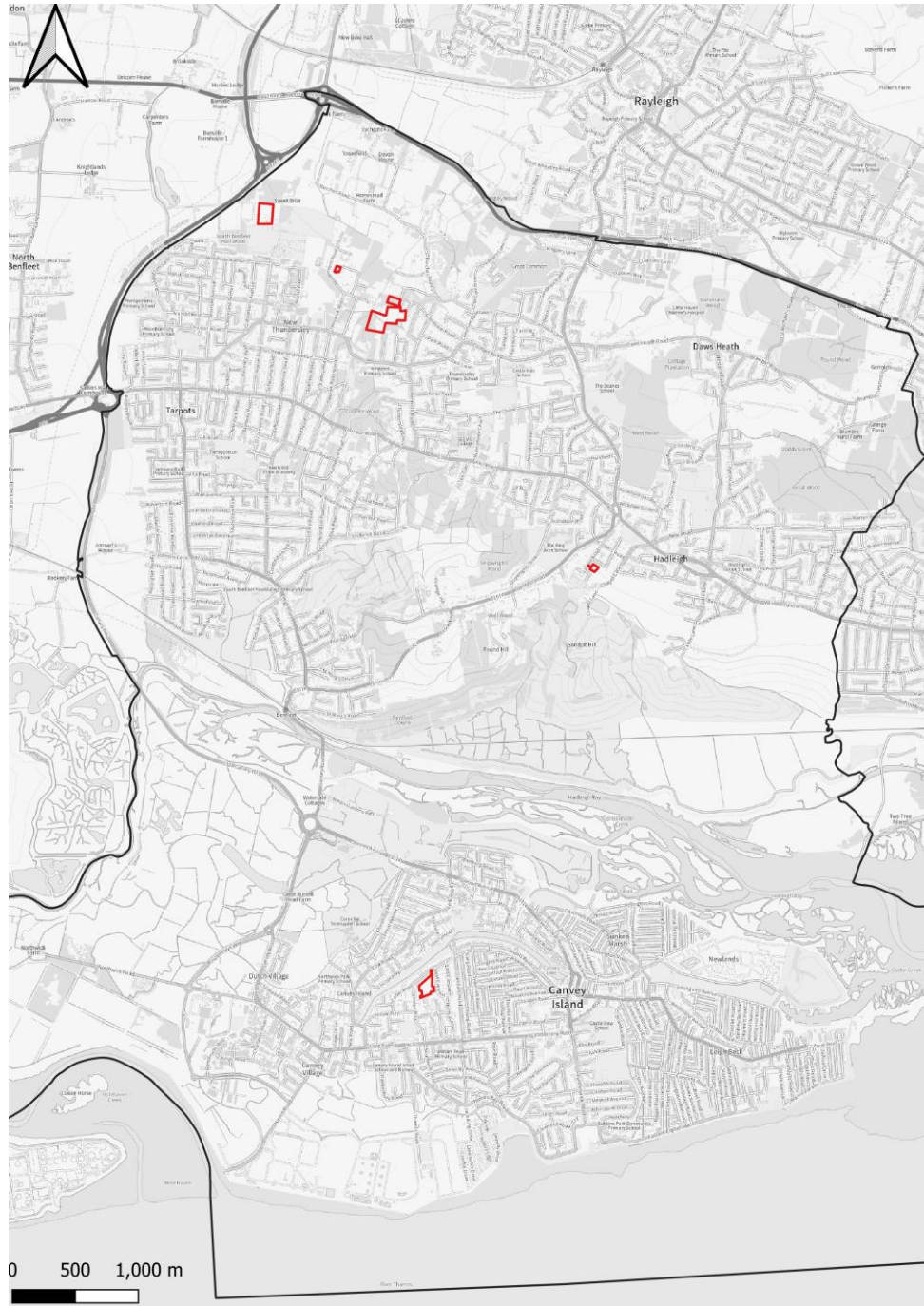
ID	CPP Ref	Site name / address	Source
39952	801	Land between Felstead Road and Downer Road	CFS 2024
39915	802	Land to the east of Felstead Road and Kents Hill Junior School	CFS 2024
39938	803	Land off Lynton Road	CFS 2024
39997	804	The Gunny	CFS 2024
40021/ 40022	805	Land off Burches Road	CFS 2024
40162	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



## Appendix 4 – 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).



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

## Appendix 5 – Site Assessment List

This table provides an overview of all sites assessed through the SLAA.

ID	Site Name/Address	Source
37039	Land between Starling Close and Hacks Drive	SHLAA Sites 2018
37251	Land between Highfield Avenue and Nicholson Road	SHLAA Sites 2018
37270	Sandcastles Nursery, Kiln Road	SHLAA Sites 2018
37392	Garages off St Johns Crescent	SHLAA Sites 2018
37393	Garages site off St Agnes Drive	SHLAA Sites 2018
37420	The former King Canute Public House, Long Road	SHLAA Sites 2018
37474	258 Furtherwick Road	SHLAA Sites 2018
38005	343 Rayleigh Road	Brownfield Register 2024
38020	351-359 London Road	Brownfield Register 2024
38021	Rear of 244-258 London Road	Brownfield Register 2024
39898	Land to rear of Royal Mail, off Vaagen Road	CFS 2024
39901	Rayleigh Road Parade, Rayleigh Road	CFS 2024
39907	85 Long Road	CFS 2024
40081	Canvey Supply, 223 London Road	CFS 2024
40100	Land east and west to Chapman Sands, Eastern Esplanade	CFS 2024
40103	Land to rear of Hoy and Helmet	CFS 2024
40117	Rectory Road Car Park	CFS 2024
40151	Homestead Car Park	CFS 2024
40181	Lidl, London Road	Site search 2024
40182	Morrisons, 175 London Road	Site search 2024
40183	Magnet, London Road	Site search 2024
40191	Telephone exchange, London Road	Site search 2024
40192	Land on the corner of Castle Road and London Road (364-370 London Road),	Site search 2024
40193	Bus Depot, London Road	Site search 2024
40194	39-45 London Road (Brooms Professional Services)	Site search 2024
40196	Land on the northeast corner of London Road/Kents Hill Road junction, 323-329 London Road	Site search 2024
40197	Land in the south west corner of London Road and High Road (Tarpots town centre)	Site search 2024
40198	Church of the Holy Family, High Road	Site search 2024

ID	Site Name/Address	Source
40199	Land on the north west corner of London Road and Rushbottom Lane (Tarpots town centre)	Site search 2024
40201	Aldi, off Rushbottom Lane	Site search 2024
40203	Land on the south east corner of London Road and High Road	Site search 2024
40205	Shell garage, Kents Hill Road	Site search 2024
40206	Benfleet Baptist Church, Kents Hill Road and Constitution Hill	Site search 2024
40207	Land between Constitution Hill and Thundersley Park Road (South Benfleet Library and Dental Care Group)	Site search 2024
40208	Telephone Exchange, Thundersley Park Road	Site search 2024
40209	Benfleet Surgery, Constitution Hill	Site search 2024
40210	188-190 High Road	Site search 2024
40212	Sainsburys, High Road	Site search 2024
40215	South Benfleet Social Club, 6 Vicarage Hill	Site search 2024
40216	61 High Road (T Cribb funeral directors)	Site search 2024
40220	Manor Trading Estate	Site search 2024
40221	Land on the corner of London Road and Kenneth Road (Thundersley Congregational Church and The Beacon)	Site search 2024
40226	Rayleigh Weir employment	Site search 2024
40227	Rayleigh Weir retail	Site search 2024
40228	Conservative Club, 59-63 Long Road	Site search 2024
40229	Charfleets Industrial Estate, Canvey Road	Site search 2024
40233	Land on the corner of Furtherwick Road and Waarden Road	Site search 2024
40234	11-15 Knightswick Road, Canvey Island (Roland Hall accountants)	Site search 2024
40237	Knightswick clinic, Foksville Road	Site search 2024
40238	Corner of High Street and Foksville Road (Sainsburys petrol station)	Site search 2024
40239	88-94 Furtherwick Road (Iceland)	Site search 2024
40242	56-65 High Street, (KFC and Dominos)	Site search 2024
40245	Corner of Florence Road and High Street, 112 High Street (Car dealership)	Site search 2024
40246	High Street between Florence Road & Oxford Road	Site search 2024
40247	Canvey Island War Memorial Hall	Site search 2024
40248	Morrisons, Link Road	Site search 2024
40249	129 High Street (Esso, Londis and NTS)	Site search 2024
40250	Health Centre, Third Avenue	Site search 2024
40251	149-151 and rear of High Street (Corner Club et al)	Site search 2024

ID	Site Name/Address	Source
40254	Land on the corner of Station Road and High Street (GMD Mowers)	Site search 2024
40256	353-365 Long Road (Cosmos Pizza)	Site search 2024
40257	Fire Station, 131-139 Long Road	Site search 2024
40258	Police Station, 161-167 Long Road	Site search 2024
40259	Jones Corner, 169-179 Long Road	Site search 2024
40260	Telephone exchange, Kittkatts Road	Site search 2024
40261	27-37 Eastern Esplanade (Parks Pallidum - Brunos)	Site search 2024
40263	West of Venebles Close	Brownfield Register 2024
40264	87-97 High Street	Brownfield Register 2024
40267	Rear of 179-181 Church Road	Brownfield Register 2024
40269	Halfords, 543-557 Rayleigh Road	Brownfield Register 2024
40271	Maharaja Restaurant, 358 London Road	Brownfield Register 2024
40272	61-69 Hart Road	Brownfield Register 2024
40275	Land on the north east corner of London Road and Rushbottom Lane	Site search 2024
40280	24 High Street (Conservative Club)	Site search 2024
40297	14-18 Furtherwick Road and land to the rear (Halifax, Royal Mail)	CFS 2024 & site search 2024 (combined site)
40299	School Lane Car Park and 1-5 High Street	Site search 2024
40392	Grouts head offices, Furtherwick Road	CFS 2024
40393	Hadleigh Business Centre, London Road	CFS 2024
40401	South of Brook Road	CFS 2024
40416	Hadleigh Car Wash, London Road	CFS 2024
40429	Land to rear of 159-169 Church Road	CFS 2024
40434	Mcdonalds, Hadleigh	CFS 2024
40459	Stellisons, High Road	CFS 2024
40476	#REF!	CFS 2024
40491	Land to the west of Canvey Island	Site search 2024
40507	Thundersley clinic, Kenneth Road	Site search 2024
40509	159-169 Church Road	Site search 2024
40511	Richmond Avenue Car Park	CFS 2024
40512	Furniture Kingdom, London Road	Brownfield Register 2024
40513	L/a Villa Park, Tarmarisk	CFS 2024
40514	312-320 London Rd (Queen Bee's)	CFS 2024



ID	Site Name/Address	Source
40515	USP College, Kiln Road	Site search 2024
40516	Council Offices, Kiln Road	CFS 2024
40517	Thames Loose Leaf, 289 Kiln Road	CFS 2024
40518	Hadleigh Clinic, 49 London Road	Site search 2024
40519	Land South of Scrub Lane	Adopted Local Plan 1998 & CFS 2024
40520	Castle Lane Car Park	CFS 2024
40521	Osbourne Motor Company, London Road	CFS 2024
40522	The Island Site, High St / London Rd	CFS 2024
40523	Johnsons Factory, London Road	CFS 2024
40524	Land at The Point	Adopted Local Plan 1998 & CFS 2024
40525	Essex Coachworks, 218 High Street	Site search 2024
40526	Oak Road Car Park	CFS 2024
40527	Long Rd & Furtherwick Rd Cluster	CFS 2024
40528	Grouts and land to rear, Furtherwick Road	CFS 2024
40529	Kushi, Furtherwick Rd	Site search 2024
40530	Matrix House, 12-16 Lionel Rd	CFS 2024
40531	Canvey Library + Barclays	Site search 2024
40532	Knightswick Shopping Centre	CFS 2024
40533	Venables Close Cluster	Site search 2024
40534	Land to the rear of North Avenue	CFS 2024
40535	Former Council Offices, Long Rd	CFS 2024
40536	Corner of Little Gypps Rd & Willow Cl	CFS 2024
40537	L/a The Paddocks	CFS 2024
40538	Canvey Job Centre, Furtherwick Road	Brownfield Register 2024
40539	Former Admiral Jellicoe, High Street	Brownfield Register 2024
40540	Land between Station Rd & Seaview rd	CFS 2024
40541	Ozonias Gardens, Eastern Esplanade	CFS 2024
39911	Land adjacent to Summerhill, Goldfinch Lane	CFS 2024
39916	Land south of Ye Oaks, Bassenthwaite Road	CFS 2024
39933	Land south of Fleet Roundabout, Roscommon Way	CFS 2024
39955	231 Benfleet Road	CFS 2024
39988	Land to the rear of 37 The Dale	CFS 2024
39998	430 Catherine Road	CFS 2024
40010	Land adjacent 67 Hill Road	CFS 2024
40029	Land adjacent 230 Vicarage Hill and land to rear, Vicarage Hill and Essex Way	CFS 2024
40030	Land between Ashdown and Goldfinch Lodge, Goldfinch Lane	CFS 2024
40041	Land off Glyders	CFS 2024

ID	Site Name/Address	Source
40046	Land north of Eastwood Old Road	CFS 2024
40051	Land between Downer Road North, Chesterfield Avenue and Thundersley Park Road	CFS 2024
40075	Land north of Thundersley Church Road and east of Rhoda Road North	CFS 2024
40078	Brambles off Shipwrights Close	CFS 2024
40083	Land to rear of 215 Vicarage Hill, off Hilltop Avenue	CFS 2024
40086	Land adjacent 230 Vicarage Hill and land to rear, Vicarage Hill and Essex Way	CFS 2024
40087	Land between Essex Way and Vicarage Hill	CFS 2024
40090	Land to rear of 329 Benfleet Road	CFS 2024
40101	Land south of Daws Heath Road	CFS 2024
40107	Oak Tree Farm, Poors Lane	CFS 2024
40111	Land between Glen Haven and Ye Oaks, Bassenthwaite Road	CFS 2024
40168	Land off Glebelands	CFS 2024
40170	Land west of Kingsley Lane	CFS 2024
40171	High Warren Farm, Hilltop Farm	CFS 2024
40349	Land adjacent 298 Church Road	CFS 2024
40350	Land on the corner of Glen Road and Thundersley Park Road	CFS 2024
40354	Hilltop Farm, Hilltop Avenue	CFS 2024
40362	Land off Netherfield	CFS 2024
40370	Land off Eastwood Old Road	CFS 2024
40371	Land north of Pound Wood Nature Reserve	CFS 2024
40372	Land south of Grange	CFS 2024
40373	Land off Grange	CFS 2024
40387	Land to rear of Beaucroft and Sunray, Bassenthwaite Road	CFS 2024
40397	170 Bramble Road	CFS 2024
40441	Ragwood Riding Centre, Daws Heath Road	CFS 2024
40445	Land north east of Chsterfield Avenue and Downer Road North	CFS 2024
40451	Land to east of St Michael's Road	CFS 2024
40460	Land east of Manor Trading Estate, Church Road	CFS 2024
40470	Grandview Stables, Grandview Road	CFS 2024
40492	East of Rayleigh Road	CFS 2024
40494	Land north of Grasmere Road and Borrowdale Road	CFS 2024
40496	Land west of Benfleet	CFS 2024
40497	Land between Felstead Road and Catherine Road	CFS 2024

ID	Site Name/Address	Source
40498	The Chase	CFS 2024
40499	Land south west of Daws Heath	CFS 2024
40500	Land south east of Daws Heath	CFS 2024
40503	Land south of Hadleigh	CFS 2024
40504	Land to the east of Canvey Road	CFS 2024
40505	Land to the west of Canvey Road	CFS 2024
40506	Land south of Charfleets	CFS 2024
39989	Land to the south of 430 Daws Heath Road	CFS 2024
North West Thundersley	North West Thundersley	CFS 2024
40542	East of Rayleigh Road (GB13a)	CFS 2024
40544	Land to the East of St Michaels Road	N/A
40545	Land off Goldfinch Lane	N/A
40546	Land west of Kingsley Lane	N/A
40547	Ragwood Riding Centre, Daws Heath Road	N/A
40548	Land North of Thundersley Church Road and East of Downer Road North	N/A
40549	Land Adjacent 298 Church Road	N/A
40550	Land to rear of Beaucroft and Sunray, Bassenthwaite Road	N/A
40551	Land between Glen Haven and Ye Oaks, Bassenthwaite Road	N/A
40552	Grandview Stables, Grandview Road	N/A
40553	Land off Grange Road	N/A
40555	Land off Glyders	N/A
40556	Land off Netherfield	N/A
40557	Land off Hill Top Avenue	N/A
40558	Land Between Essex Way and Vicarage Hill	N/A
40559	Land to the rear of 329 Benfleet Road	N/A
40560	Land off Shipwrights Close	N/A
40561	170 Bramble Road	N/A
40562	Land south of Fleet Roundabout, Roscommon Way	N/A

## Appendix 6 – Initial Screening Site Suitability

This table identifies the sites that have been excluded from further assessment following the initial screening for site suitability, due to a significant reduction in their development capacity.

ID	Site name / address	Constraint	Site Size	Suitable area	Capacity with reduction
40103	Land to rear of Hoy and Helmet	Flood Risk Zone 3b (Tidal and Fluvial)	0.64	0	0
40401	South of Brook Road	Water Recycling Centre Consultation Zone (400m Buffer)	0.13	0	0
40476	South of South Benfleet playing fields	Flood Risk Zone 3b (Tidal and Fluvial), Sea Defences (Plus 19m Buffer), Water Recycling Centre Consultation Zone (400m Buffer)	1.9045830	0	0