



Strategic Land Availability Assessment (SLAA)

Benfleet, Hadleigh, Thundersley and Daws Heath Site Assessments Addendum

July 2026



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1. Overview

1. This report has been prepared to assist the Examination of the Castle Point Plan.
2. This document has been prepared as an addendum to the Strategic Land Availability Assessment (SLAA) Benfleet, Hadleigh, Thundersley and Daws Heath Site Assessments (July 2025) [\[10.13\]](#). These documents should be read alongside the SLAA Overview Report (July 2025) [\[10.11\]](#).
3. The originally published SLAA inadvertently omitted the reporting of site N3. The site was however assessed in the preparation of the SLAA, and is shown within the SLAA Overview Report [\[10.11\]](#), page 15] on the map of sites assessed. The omission is therefore confined to the published reporting of the assessment rather than the assessment itself.
4. As a consequence of its inclusion in the preparation of the SLAA, site N3 was assessed through all other relevant evidence base work, alongside other Green Belt sites. This includes:
 - The Sustainability Appraisal [\[1.18\]](#)
 - The Habitats Regulations Assessment [\[1.20\]](#), page 332]
 - The Green Belt Assessment [\[7.03\]](#), pages 152-155]
 - The Green Belt Site Access Assessments [\[7.07\]](#), pages 60-63]
 - The Flood Risk Sequential and Exception Test Report [\[4.37\]](#), page 27]

2. Benfleet – Green Belt

Site ID	Land East of Manor Trading Estate, Church Road				Site Source
40460	Benfleet Suburban - Mainland				CFS 2024
Suitability Criteria	Max Score	Score	Description	Mitigation?	Suitable (Y/N)
Tidal and Fluvial Flood Risk	6	6	Inside Flood Risk Zone 1 (Tidal and Fluvial)		Y
Pluvial Flood Risk	6	3	Within a Critical Drainage Area	Proposals to incorporate SUDS into the scheme	Y
Drainage Capacity (network)	No issues have been identified				Y
Drainage Capacity (WRC)	No issues have been identified				Y
Water Supply	No issues have been identified				Y
Electricity Capacity	No issues have been identified				Y
Broadband Coverage	2	2	Ultrafast in area adjacent to site (>100Mbps); or site greater than 30 units		Y
SSSI / SPA / Ramsar Sites	6	6	Not in or adjacent to a SSSI/SPA/Ramsar 250m Buffer Zone		Y
Local Wildlife Sites	6	3	Within 100m of a Wildlife Site	Proposals should consider any impact of the development on the nearby local wildlife site.	unknown
Badger Consultation Zone	6	6	No setts present		Y
TPOs	4	0	3 or more TPOs on site	The majority of the site is covered with a blanket TPO, any development would have to	N

				compensate for any loss of trees.	
Conservation Area	2	2	Not within or near a conservation area		Y
Listed Buildings	2	2	Not a listed building and not near a listed building		Y
Scheduled Monuments	2	2	More than 500m from a Scheduled Monument		Y
Archaeological Consultation Zone	2	0	In an archaeological consultation zone	Consultation required and mitigation implemented where necessary	Y
Air Quality	6	6	Nearest AQ Monitor annual average lower than 30		Y
Noise	4	4	Less than 55 dB(A)		Y
Contaminated land	2	2	No evidence of contamination		Y
Topography	2	2	Relatively flat no more than 6% slope		Y
Service Accessibility Score	4	2	Some services within walking distance		Y
Sustainable accessibility	4	2	Within 800m of a bus stop with at least one bus per hour		
Brownfield	6	0	Greenfield		Y
Employment Area Designation	4	0	In employment area designation	Part of the land falls within the employment area designation, if the site is mixed use, the employment aspect of the site should remain within the employment area. An	Y

				assessment should be completed to understand the impacts to any jobs if there is loss.	
Public Open Space	6	6	Not within or near Public Open Land		Y
Suitability Score (unmitigated)					56

Additional Suitability Comments

Majority of the site is covered by TPOs.

Viable?	Available?	Developable?	Suitable?
Y	Yes	?	N

Site Size (Ha)		Reasons for reduction	Assumed Density (units)	
Gross	Developable		50dph	30dph
5.9	5.9	null	295	177

