Contents

1. Introduction ........................................................................................................................................ 1
2. Methodology ........................................................................................................................................ 2
   Identifying Sites to be Considered for the BLR .............................................................................. 2
   Site Selection Criteria for the BLR Part 1 ...................................................................................... 4
3. Results summary ................................................................................................................................. 5
4. Castle Point New Local Plan ........................................................................................................ 6
5. Conclusion ........................................................................................................................................ 7
6. Appendices ......................................................................................................................................... 8
   Appendix A – Castle Point Borough Council Brownfield Land Register Part 1 2019 .............. 8
   Appendix B – Maps of all sites within Castle Point Borough Council Brownfield Land Register Part 1 2019 ...................................................................................................................... 9

List of Tables

Table 1: Lead in Times for Residential Development ................................................................. 3
Table 2: Brownfield Land Register – Residential Delivery Potential .......................................... 5
Table 3: Brownfield Sites Allocated in the Local Plan ................................................................. 6
1. **Introduction**

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

1.2 Brownfield land, known also as previously developed land, is defined in Annex 2 of the *National Planning Policy Framework (NPPF)(2019)* as the following:

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

1.3 The Brownfield Land Register (BLR) must be in two parts. Part 1 of the BLR will be a comprehensive list of brownfield sites in a local authority area that are suitable for housing.

1.4 Part 2 of a BLR is optional and is a subset of Part 1. Part 2 would comprise only those sites in Part 1 that the LPA has decided that the land would be suitable for a grant of permission in principle for residential development. Prior to entering a site in Part 2, LPA’s must undertake the necessary requirements for publicity, notification and consultation in accordance with Article 4 of the Town and Country Planning (Permission in Principle) Order 2017.

1.5 **PLEASE NOTE:** Inclusion of a site in the BLR Part 1 does not mean it is guaranteed to be developed, or that it will achieve the capacity for residential development stated, should it be developed for this purpose in the future.
2. Methodology

Identifying Sites to be Considered for the BLR

2.1 In order to identify potential brownfield sites within the Borough the key source of information used was the current Strategic Housing Land Availability Assessment (SHLAA) 2018.

2.2 The majority of sites included within the 2018 SHLAA were derived from earlier reviews of the SHLAA. The sites were derived from the following sources:

- Castle Point Council’s SHLAA Sites (urban);
- Castle Point Council’s Urban Capacity Sites;
- Extant Planning Consents;
- Sites on the Urban Periphery (received from consultation process);
- Hadleigh Town Centre Masterplan;
- Council owned land;
- New sites promoted during consultations on the draft New Local Plan 2014 (January – March 2014) and New Local Plan 2016 (May – June 2016); and
- Any other potential housing sites known to the Council.

2.3 The 2018 SHLAA also included sites identified from the following sources:

- New sites promoted throughout the year;
- A Call for Sites exercise carried out in 2018 and
- Planning consents on previously unidentified sites – where a planning consent has been granted on a site not previously included in the SHLAA, it was incorporated into the annual update.

2.4 The SHLAA 2018 identified a pool of sites within Castle Point that are suitable, available and achievable, and identified what the likely timescales for delivery may be, along with the potential capacity of each site.

2.5 The capacity methodology that was applied was a design-led approach. In 2011 URS Scott Wilson prepared design case studies\(^1\) that provided a means of estimating site capacity on both smaller (less than 0.2ha) and larger sites (more than 0.2ha) and also helped to illuminate some of the key policy choices that will need to be taken e.g. density, car parking standards and design standards. Smaller sites were also assessed using the Council’s existing Residential Design Guidance to determine the likely level of development that could reasonably occur on a development site, having regard to the existing streetscene. The Call for Sites also identified potential site capacities with information provided by the landowner/developer.

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2.6 Once the capacity was established for each site the lead in times were calculated using the criteria set out in Table 1 below.

Table 1: Lead in Times for Residential Development

<table>
<thead>
<tr>
<th>Site Status</th>
<th>Site Size</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full / Reserved Matters</td>
<td>Flats</td>
<td>1 year 1 year 1 year 1.5 years 2 years Allows for discharge of conditions and infrastructure provision. Assumed this is more complicated and timely for larger sites.</td>
</tr>
<tr>
<td>Outline</td>
<td>1.5 years</td>
<td>1 year 1.5 years 2 years 2.5 years In addition to the matters above, an additional 6 months is allowed for larger sites for the reserved matters application.</td>
</tr>
<tr>
<td>Resolution subject to S106</td>
<td>+ 0.5 years to Full or Outline lead in time</td>
<td>Some section 106 Agreements can be complicated therefore where they are required an additional 6 months is allowed for them to be put in place.</td>
</tr>
<tr>
<td>Site without planning permission</td>
<td>2 years 1.5 years 2.5 years 3 years 3.5 years</td>
<td>To allow time for a Full planning application to be considered, an additional 6 months has been included to the timescales required for a reserved matters application, and a further 6 months for the S106 agreement for larger sites.</td>
</tr>
</tbody>
</table>

2.7 The SHLAA 2018 was completed in accordance with the section of the Planning Practice Guidance (PPG) entitled Housing and Economic Land Availability Assessment, building on work previously undertaken by URS Scott Wilson and Council officers in order to ensure that it provided a robust assessment of the likely housing land supply in Castle Point.

2.8 Each site that was identified was then assessed in terms of its suitability, achievability (viability) and availability, having regard to the constraints affecting each site, ownership information, planning history, historic viability evidence and viability appraisals undertaken by Porter Planning Economics in 2018.
Site Selection Criteria for the BLR Part 1

2.9 For a site to be included in Part 1 of the BLR, each parcel of brownfield land must meet the following criteria:

- have an area of at least 0.25 hectares or be capable of supporting at least 5 dwellings;
- be suitable for residential development;
- be available for residential development (i.e. the owner intends to sell or develop the land) and;
- be achievable for residential development (i.e. in the opinion of the LPA likely to take place within 15 years of the entry date).

2.10 Historic data for Castle Point indicates that small sites delivering just one or two net additional dwellings have contributed significantly to past delivery in Castle Point. Therefore, repeating the approach taken in the 2012 - 2018 SHLAA Updates, the BLR site selection criteria includes all known sites with the potential to make a net contribution to housing supply in Castle Point including sites with a capacity of less than five dwellings.

2.11 Where sites had planning permission or were pending decision then the development potential was used from the permission, however, where the planning application site area included non-brownfield land then this has been excluded and the potential number of dwellings amended accordingly based on the dwellings per hectare previously used.

2.12 Following a review of the 2018 BLR no additional sites have been added, leaving the total number of sites within the BLR Part 1 at 41.
3. **Results summary**

3.1 There are 41 sites, available and achievable sites which are now included on the BLR Part 1 2019.

3.2 The BLR Part 1 2019 is detailed in Appendix A and is set out to comply with the national Brownfield Land Registers’ Data Standard\(^2\).

3.3 The table below shows the potential minimum and maximum amount of dwellings that could be delivered through the BLR within ‘less than 5 years’ and ‘greater than 5 years and less than 15 years’.

**Table 2: Brownfield Land Register – Residential Delivery Potential**

<table>
<thead>
<tr>
<th>Deliverable &lt; 5 years</th>
<th>No. of BLR sites</th>
<th>Minimum no. of dwellings</th>
<th>Maximum no. of dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deliverable &gt;5 years and &lt;15 years</td>
<td>13</td>
<td>192</td>
<td>192</td>
</tr>
<tr>
<td>Total</td>
<td>41</td>
<td>519</td>
<td>519</td>
</tr>
</tbody>
</table>

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

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4. **Castle Point New Local Plan**

4.1 In October 2019 the Council agreed to proceed with the Pre-Submission Local Plan to a Regulation 19 public consultation. The Local Development Scheme sets out the timetable for this Local Plan, which states that the Local Plan Examination and Adoption will be in Spring 2021.

4.2 The Local Plan calculates the overall housing supply in the Borough up until 2033, this includes sites within the Brownfield Land Register. There are a number of sites allocated within the Local Plan which also comply with the Brownfield Land Register Regulations, these are not listed on the register but are listed in table 3 below.

4.3 There are three sites previously identified on the Brownfield Register that are allocated in the Local Plan, The Island Site, High Street / London Road (CP0012/ HO17), Land at the Admiral Jellicoe (CP0014/ HO28) and Prout Industrial Estate, Point Road (CP0019/ HO26). These sites have been on the register since 2017 and have remained on there. These sites are also listed in table 3 below.

Table 3: Brownfield Sites Allocated in the Local Plan

<table>
<thead>
<tr>
<th>Policy</th>
<th>Site name</th>
<th>Area</th>
<th>Size (Ha)</th>
<th>Capacity</th>
<th>Land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO10</td>
<td>Site of the former WRVS Hall, Richmond Avenue</td>
<td>South Benfleet</td>
<td>1.32</td>
<td>39</td>
<td>Residential</td>
</tr>
<tr>
<td>HO17</td>
<td>Hadleigh Island</td>
<td>Hadleigh</td>
<td>0.5</td>
<td>52</td>
<td>Mixed use</td>
</tr>
<tr>
<td>HO21</td>
<td>Land fronting Rayleigh Road</td>
<td>Thundersley</td>
<td>0.71</td>
<td>60</td>
<td>Residential</td>
</tr>
<tr>
<td>HO22</td>
<td>Land at Thames Loose Leaf</td>
<td>Thundersley</td>
<td>0.16</td>
<td>12</td>
<td>Residential</td>
</tr>
<tr>
<td>HO25</td>
<td>Land at Thorney Bay</td>
<td>Canvey</td>
<td>28.36</td>
<td>600</td>
<td>Residential</td>
</tr>
<tr>
<td>HO26</td>
<td>Land at The Point</td>
<td>Canvey</td>
<td>2.52</td>
<td>100</td>
<td>Residential</td>
</tr>
<tr>
<td>HO27</td>
<td>Walsingham House, off Lionel Road</td>
<td>Canvey</td>
<td>1.56</td>
<td>32</td>
<td>Residential</td>
</tr>
<tr>
<td>HO28</td>
<td>Land at The Admiral Jellicoe</td>
<td>Canvey</td>
<td>0.35</td>
<td>40</td>
<td>Residential</td>
</tr>
<tr>
<td>HO29</td>
<td>Land at Haystack Car Park</td>
<td>Canvey</td>
<td>0.17</td>
<td>14</td>
<td>Mixed use</td>
</tr>
<tr>
<td>HO32</td>
<td>244-258 London Road</td>
<td>Hadleigh</td>
<td>0.32</td>
<td>50</td>
<td>Mixed use</td>
</tr>
</tbody>
</table>
5. **Conclusion**

5.1 As set out within the results section above, there are 41 sites which have been included on the BLR Part 1 2019. In order to identify those which could be included on the BLR Part 2, further assessment of the sites, statutory procedures and public consultation would be required as part of The Town and Country Planning (Brownfield Land Register) Regulations 2017.

5.2 Having a Part 2 register is optional and the Council will consider whether or not to produce a BLR Part 2 in due course.
6. Appendices

Appendix A – Castle Point Borough Council Brownfield Land Register Part 1 2019
Appendix B – Maps of all sites within Castle Point Borough Council Brownfield Land Register Part 1 2019