

Table: Key Development Locations identified in the Core Strategy Proposed Publication Document (January 2009)

Location	Current Use	Proposed Use	Total Housing Capacity	Phasing			Committed?	Previously Developed Land?	Green Belt?
				2008 - 2013	2013 - 2018	2018 - 2026			
Canvey Town Centre	Mixed uses	A broad mix of retail, leisure and community services and new homes.	400 net additional units - a mix but mainly small		200	200	No - Core Strategy and masterplan required to achieve comprehensive redevelopment	Yes - there is very little land that could be classified as greenfield in this location	No - in the heart of the urban area of Canvey Island
Canvey Seafront	Vacant PDL, leisure and carparking	Leisure and visitor facilities and new homes.	150 net additional units - a mix but mainly small		150		No - Core Strategy and masterplan required to achieve comprehensive redevelopment	Yes - there is very little land that could be classified as greenfield to the north of Eastern Esplanade	No - it is within the urban area of Canvey Island
Point Industrial Estate	Timber Yard and Industrial	Housing	175 net additional units - a full mix of small and larger units		100	75	Yes - identified as a housing site in the Adopted Local Plan.	Yes - this land is entirely PDL	No - it is entirely within the urban area of Canvey Island.
Land East of Canvey Road	Vacant open land	A community hub providing a range of community and leisure services and new homes.	400 net additional units - a full mix of small and larger units	100	250	50	No - Core Strategy required to enable the allocation of this land for housing purposes.	No - this is a Greenfield Site	Yes - It's considered that its removal will not have a significant negative impact on the strategic function of the Green Belt.
West of Canvey Road Frontage	Garden Centre and low density housing.	Specialist accommodation for older people.	50 units of specialist accommodation			50	No - Core Strategy required to enable the allocation of this land for housing purposes.	Yes - currently used as a Garden Centre and some housing.	Yes - It's considered that its removal will not have a significant negative impact on the strategic function of the Green Belt.

Castle View School	A school, which is to be relocated to the Furtherwick Park School Site by 2012.	A vocational centre, open space and a childrens play area and new homes.	50 net additional units - a mix of small and larger units.			50	No - Core Strategy required to enable the allocation of this land for housing purposes.	Part of the site is previously developed as a school. Approximately half of the site is school playing field and therefore classified as Greenfield.	Yes - It's considered that its removal will not have a significant negative impact on the strategic function of the Green Belt.
Hadleigh Town Centre	Mixed uses	A broad mix of retail, leisure and community services and new homes.	532 net additional units - a mix but mainly small	47	187	298	No - Core Strategy and masterplan required to achieve comprehensive redevelopment	Yes - there is very little land that could be clasified as greenfield in this location	No - in the heart of the urban area of Hadleigh
Manor Trading Estate	Employment uses	Redevelopment of the frontage for homes and a new access to the remaining employment area.	200 net additional units - a mix of small and larger units.		100	100	No - Core Strategy and masterplan required to achieve comprehensive redevelopment	Yes - this land is entirely PDL	This site is within the urban area, however, the reloacted employment provision will be made in the Green Belt as there are no reasonable alternatives in the urban area.
North of Kiln Road	Vacant scrubland	Housing	310 net additional units - a mix of small and larger units.		250	60	Yes - identified as a long term housing site in the Adopted Local Plan.	No - this is a Greenfield Site	No - this site was allocated as a long term housing site in the adopted local plan.
Capacity for Key Locations			2267	147	1237	883			
Capacity of other PDL Sites (SHLAA)			1515	773	392	350			
Capacity of other Greenfield Sites			40	40	0	0			
Windfall			174	0	0	174			
Total Capacity			3996	960	1629	1407			