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## **CABINET AGENDA**

**Date:      Wednesday 21st December 2022**

**Time:      7pm NB Time**

**Venue:     Council Chamber**

**This meeting will be webcast live on the internet.**

### **Membership:**

<b>Councillor Blackwell</b>	<b>Chairman - Leader of the Council</b>
<b>Councillor Cole</b>	<b>Special Projects (Deputy Leader of the Council)</b>
<b>Councillor Fuller</b>	<b>Resources</b>
<b>Councillor Gibson</b>	<b>Strategic Planning</b>
<b>Councillor Mountford</b>	<b>Waste &amp; Environmental Health</b>
<b>Councillor Palmer</b>	<b>Regeneration &amp; Economic Growth</b>
<b>Councillor Mrs Sach</b>	<b>People, Health Wellbeing &amp; Housing</b>
<b>Councillor Savage</b>	<b>People &amp; Community</b>

**Cabinet Enquiries:**      **Ann Horgan ext. 2413**  
   **ahorgan@castlepoint.gov.uk**  
**Reference:**                **5/2022/2023**  
**Publication Date:**      **Tuesday 13th December 2022**

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**AGENDA  
PART I  
(Business to be taken in public)**

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- 1. Apologies**
- 2. Members' Interests**
- 3. Minutes**  
To approve the Minutes of the meeting held on 16th November 2022.
- 4. Forward Plan**  
To review the Forward Plan.
- 5. Flood Resilience Forum**  
*(Report of the Leader of the Council)*
- 6. Castle Point Engagement Branding**  
*(Report of the Leader of the Council)*
- 7. Authority Monitoring Report and Brownfield Land Register**  
*(Report the Cabinet Member – Strategic Planning)*
- 8. Matters to be referred from /to the Standing Committees**
- 9. Matters to be referred from /to Policy & Scrutiny Committees**

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**PART 2  
(Business to be taken in private)  
(Item to be considered with the press and public excluded from the meeting)**

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## CABINET



**16TH NOVEMBER 2022**

### **PRESENT:**

Councillor Blackwell	Chairman – Leader of the Council
Councillor Cole	Special Projects – Deputy Leader of the Council
Councillor Sach	People – Health Wellbeing & Housing
Councillor Gibson	Place – Strategic Planning
Councillor Mountford	Waste & Environmental Health
Councillor Fuller	Resources
Councillor Palmer	Regeneration & Economic Growth

**APOLOGIES:** Councillor Savage

### **ALSO PRESENT:**

Councillors Acott, Ainsley, Bowker, Campagna, Dixon, Hart, Isaacs, Maclean, McCarthy-Calvert C. Mumford, S. Mumford, Skipp, A. Thornton, J. Thornton, and Walter.

#### **50. MEMBERS' INTERESTS:**

Councillor Dixon present at the meeting declared an interest as Secretary of Benfleet Football at Woodside Park under Item 8, Minute 56.

#### **51. MINUTES:**

The Minutes of the Cabinet meeting held on 19.10.2022 were signed and approved as a correct record.

#### **52. FORWARD PLAN:**

To comply with regulations under the Localism Act 2011, the Leader presented a revised Forward Plan to the meeting which outlined key decisions likely to be taken within the next quarter of 2022. The Plan is reviewed each month.

Questions were asked regarding items on the Forward Plan including customer engagement, Brownfield Register and Knightswick Centre.

Cabinet noted that it was planned to bring forward a report to the next meeting on formal arrangement to establish a local flood resilience forum announced by the Leader last month.

**Resolved:** To note and approve the Forward Plan as amended.

#### **53. FINANCIAL UPDATE REPORT**

Cabinet was asked to consider the report providing Cabinet with the latest 2022/23 forecast in respect of the General Fund (GF); and updating Cabinet on developments of a financial nature, which might impact on the Council's financial

plans in respect of either the General Fund, Housing Revenue Account (HRA) or Capital Programme. Changes to approved budgets were set out together with details of revenue and capital budgets on watch along with key financial developments.

Cabinet was asked to approve the additional budget of £64,200 to be added to the HRA Capital plan for structural repair works to the boundary walls and storage sheds at 216-238 Manor Road.

Cabinet's attention was drawn to the Medium Term Financial Forecast and the significant budget gap in all years from 2023/24 which must be addressed in order for the Council to set a balanced budget in each year. A programme of work was currently underway alongside the budget timetable for 2023/24. The programme included a series of briefings and engagement opportunities for staff and Members with the objective of identifying and implementing options which would effectively bring the Council's budget into balance in time for the Council meeting in February 2023 which would set the budget and Council tax for the forthcoming financial year.

Cabinet also considered future arrangements to provide Financial Update report to Cabinet. It was proposed to move to quarterly reporting with effect from the 2023/24 financial year.

In response to questions Members were informed that a report was to be made to Council later in the month which would include the financial implications of preparing a new Local Plan.

**Resolved:**

1. To note the report and the financial forecast at Appendix 1
2. To amend the frequency of this report from bi-monthly to quarterly, with effect from the 2023/24 financial year.
3. To agree a new £64,200 capital scheme be added to the HRA capital programme in respect of Manor Road, funded from the Unallocated Provision within the capital programme.

**54. TE2100 PLAN REVIEW – CONSULTATION RESPONSE**

Cabinet considered the report providing a response to the consultation of the Thames Estuary 2100 Plan Review.

The Thames Estuary 2100 Plan sets out how the Environment Agency and others would work to manage tidal risk in the Thames Estuary.

The draft response before Cabinet highlighted how the Council would continue to engage with the Environment Agency, the community and relevant partners to help develop and deliver the key outcomes within the Plan to protect the borough from tidal flood risk and other sources of flooding.

A key part of the Plan was for partners to engage with the process and help to deliver the outcomes proposed. Castle Point has a big role to help deliver this, such as highlighting issues to flood defences, contamination issues, habitat creation opportunities, protecting areas to improve the sea defences, opportunities to improve the access, landscape and multi-functionality of the coast. This Plan

was to 2100 and there would be an ongoing dialogue between the two organisations on this topic as proposals were implemented through the century.

The consultation response emphasised the Council's willingness to work with and continue to engage with the Environment Agency and relevant partners as part of the TE2100 Plan update but also in the delivery of the future Castle Point Plan.

The Environment Agency aimed to publish the updated TE2100 Plan in 2023. The agency had stated that they would continue to keep us along with other consultees updated in future reviews and where relevant when progressing the proposals within the Plan.

**Resolved:**

To note the consultation underway by the Environment Agency on the contents of the Thames Estuary 2100 Plan review and approve the response appended to the report.

**55. REPORT BACK FROM PLACE & COMMUNITY COMMITTEE DEVELOPER CONTRIBUTIONS GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT**

Cabinet considered a report following examination by the Place and Community Policy & Scrutiny Committee seeking approval to undertake consultation on the draft Developer Contributions Guide (DCG) Supplementary Planning Document (SPD) library in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning Regulations 2012.

The Developers Contribution Guide (DCG) Supplementary Planning Document (SPD) (**DCG SPD**) was made up of the following documents:

- DCG – Cover Document (Appendix 1)
- DCG – Affordable Housing (Appendix 2)
- DCG – Healthcare Facilities (Appendix 3)
- DCG – Highways, Travel, Education, Libraries, Flooding and Drainage Infrastructure (Appendix 4)
- DCG – Playing Pitches and Indoor Built Facilities (Appendix 5)

It was intended to create an DCG SPD in due course for blue and green infrastructure, open spaces and biodiversity.

Changes and amendments made by the Policy & Scrutiny Committee were set out in the report.

The Cabinet Member presented the comprehensive report before Cabinet which contained a summary of the Developers Contribution Guide (DCG) Supplementary Planning Document (SPD).

Cabinet was also asked to endorse of the Essex Planning Officers Association (EPOA) Viability Protocol. The document meets national policy requirements, providing a clear process for when, why and how viability appraisals would be required and assessed. Endorsement of this document would provide further information on the viability requirements for applicants above that proposed within the draft DCG SPD library.

Cabinet considered the approach to consultation on the draft documents. Following consultation final versions of the documents would be prepared. The decision on adoption was reserved to Council.

Following questions regarding the form of guarantee for Section 106 agreements and default arrangements.

**Resolved:**

1. To note the outcomes of the Place and Policy Scrutiny Committee and resultant amendments to the draft Developer Contributions Guidance Supplementary Planning Documents (Appendix 7 and 8)
2. That the Developer Contributions Guidance Supplementary Planning Documents found in Appendix 1 to 5 are published for public consultation in accordance with the Town and Country Planning Regulations 2012 (as amended) and the consultation plan found in Appendix 9.
3. In consultation with the Leader and Deputy Leader of the Council, the Chief Executive and Head of Place and Policy are authorised to make any final amendments to the Developer Contributions Guidance Supplementary Planning Documents (Appendix 1-5) and the consultation materials prior to consultation.
4. That the outcomes of the consultation and any resultant updates to the Developer Contributions Guidance Supplementary Planning Documents (Appendix 1-5) are reported to Council for approval and adoption in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning Regulations 2012.
5. To endorse the Essex Planning Officers Association (EPOA) Viability Protocol (Appendix 6).

**56. PLAYING PITCH INDOOR BUILT STRATEGY**

Cabinet considered a report seeking endorsement of the Playing Pitch Strategy and Action Plan 2018 and Indoor Built Facilities Needs Strategy and Action Plan 2018 and 2022 updates for both documents. Endorsement was also sought for the Local Football Facilities Plan 2018. These documents provided a clear strategy for the protection, enhancement and provision of sporting facilities within the borough.

The Playing Pitch Strategy (PPS) covered sports largely undertaken outdoors such as football, cricket, rugby union and netball. The Indoor Built Facilities Assessment looked at sports that were provided indoors such as badminton, squash, sports halls and swimming.

These assessments then informed 'Action Plans' which set out individual sport and facility recommendations. The Action Plans were used by a number of organisations including the Council, sport organisations, education establishments, community sport networks and other stakeholders and ensure that stakeholders were aware of where improvements could be made. The Action Plans were intended to be used as a supporting document for local planning work such as planning policy and planning applications, and provide the following:

- To identify current supply and demand issues for sport and recreation facilities based on quality, quantity and accessibility.

- To enable the Council to plan appropriately for the protection and/or enhancement of existing facilities and identify sites best suited for development, new provision or refurbishment.
- To enable the Council to plan appropriately, in compliance with the NPPF, for the creation of new and/or replacement facilities, including opportunities for relocation.
- To provide recommendations to individual sporting sites.
- To identify whether existing infrastructure is fit for purpose to deliver local priorities, corporate priorities and wider health and wellbeing outcomes in an efficient way, now and in the future.
- To review the appropriateness and effectiveness of existing local standards and provide policy recommendations and practical proposals for securing investment into sport and open space, such as through planning obligations and Community Infrastructure Levy (CIL).
- To provide a robust, transparent and effective means of justifying requirements and standards.
- To identify how sport and recreation can contribute to the Council's corporate agendas, including the responsibility for public health, to deliver healthier lifestyles and achieve positive health outcomes.
- To identify opportunities for efficiency savings and Council owned facilities and options for asset transfer to charities, trusts and community run organisations.

**Resolved:**

1. To endorse the Playing Pitch Strategy and Action Plan 2018 and 2022 update (Appendix 1).
2. To endorse the Indoor Built Facilities Needs Strategy and Action Plan 2018 and 2022 update (Appendix 2).
3. To endorse the Local Football Facilities Plan 2018 (Appendix 3).

**57. MATTERS TO BE REFERRED FROM / TO POLICY & SCRUTINY COMMITTEES**

There were none.

**58. MATTERS TO BE REFERRED FROM / TO THE STANDING COMMITTEES**

There were none.

Chairman



# **Castle Point Borough Council**

## **Forward Plan**

**DECEMBER 2022**



# **CASTLE POINT BOROUGH COUNCIL**

## **FORWARD PLAN**

**DECEMBER 2022**

This document gives details of the key decisions that are likely to be taken. A key decision is defined as a decision which is likely: -

- (a) Subject of course to compliance with the financial regulations, to result in the local authority incurring expenditure which is, or the savings which are, significant having regard to the local authority's budget for the service or function to which the decision relates subject to a threshold of £100,000; or
- (b) To be significant in terms of its effects on communities living or working in an area comprising two or more Wards in the area of the local authority.

The Forward Plan is a working document which is updated continually.

<b>Date</b>	<b><u>Item</u></b>	<b>Council Priority</b>	<b>Decision by Council/ Cabinet</b>	<b>Lead Member(s)</b>	<b>Lead Officer(s)</b>
December 2022	<u>Customer Engagement Branding – approval</u>	All	Cabinet	Leader of the Council	Strategy Policy & Performance Manager
December 2022	<u>Annual Monitoring Report</u> - approval	All	Cabinet	Strategic Planning /Leader of the Council	Head of Place & Policy
December 2022	<u>Flood Resilience Forum</u> - appointment	Place /Environment	Cabinet	Leader of the Council	Head of Place & Policy
January 2023	<u>Award of Building Cleansing Contract</u>	Environment	Cabinet	Leader of the Council	Head of Environment
January 2023	<u>Knightswick Centre – approval of business case for refurbishment &amp; Investment</u>	Economy and Growth	Cabinet	Growth – Leader of the Council Resources	Chief Executive
January 2023	<u>Financial Update Report</u> - to note	All	Cabinet	Resources	Financial Services Manager Deputy 151 Officer
January 2023	<u>Deputy Leader’s Community Project Fund to note</u>	All	Cabinet	Special Projects Deputy Leader	Chief Executive
February 2023	<u>Report back from The Paddocks Member Working Group</u>	People	Cabinet	Leader of the Council	Chief Executive
January 2023	<u>Corporate Performance Score Card Quarter 2 – to monitor</u>	All	Cabinet	Special Projects	Strategy Policy & Performance Manager
January 2023	<u>Extension to Thorney Bay Car Park</u>	Place /Environment	Cabinet	Strategic Planning	Head of Environment
January 2023	<u>UK Shared Prosperity Funding to note</u>	All	Cabinet	Resources	Head of Place & Policy

February 2023	<u>Council Rent Setting and Capital Programme</u> To approve.	Enablers Resources People	Cabinet	Resources	Head of Housing Strategic Director (Resources)
February 2023	<u>Budget and Policy Framework</u> To make recommendations to Council on the Council tax and budget setting.	All	Cabinet/ Council	Resources	Strategic Director (Resources)
Standing item 2022/23 –	<u>Transformation – Response to Budget Challenge</u>	All	Cabinet	Resources	Chief Executive Strategic Directors Section 151 Officer and Heads of Service
2023	<u>Waste Collection Arrangements</u> – to consider recommendations from Environment PSC	Environment	Cabinet	Waste & Environmental Health	Head of Environment

**CABINET**

**21st December 2022**

**Subject: Flood Resilience Forum**

**Cabinet Member: Leader of the Council**

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**1. Purpose of Report**

To report on establishing a Flood Resilience Forum of a core of four authorities to put in place actions that will help minimise the risk of flooding, invest in infrastructure and provide the best possible response to events and those affected.

**2. Links to Council's Priorities and Objectives**

The risk and impacts of flooding have significant implications for all of the Corporate Plan objectives - Economy and Growth, People, Place and Environment.

**3. Recommendations**

To approve the establishment for the Castle Point Flood Resilience Forum.

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**4. Background**

4.1 In August this year the Council received a Section 19 report into the floods that occurred across the Borough in October 2021. This is unprecedented as the report covers such a widespread event.

4.2 In response to this I have announced at Cabinet and Council that I intend to set up a new partnership between the organisations who have flood risk management responsibilities so that a better co-ordinated approach can be taken to identifying changes to flood risk in light of this report, sharing data, engaging local communities and work together to deliver the infrastructure needed to reduce the risk of flooding.

- 4.3 Climate change is affecting local weather local weather patterns. Severe rainfall. As reported to Environment Policy and Scrutiny Committee on a report in respect of non-porous driveways:

*'Monitoring undertaken by the Meteorological Office and the BBC (the United Kingdom Climate Projections – 2018) has identified that within south east Essex temperatures have risen over the last thirty years and that we now experience hotter, drier summers and warmer winters.*

*A warmer climate means the atmosphere can hold more water, so we may have fewer wet days, but those wet days have the potential to be more extreme in terms of the quantity of water deposited.*

*Castle Point has already seen examples of such extreme rainfall – such as in 2014 when during a five-hour period over 1 million cubic metres of water fell on Canvey Island, which overwhelmed large parts of the drainage system and causing widespread flooding, including the inundation of 330 homes.*

*More recently in September and October 2021 heavy rain caused significant flooding and damage throughout the Borough. In the weeks 29th September to 5th October and 20th to 26th October, more than 40mm of rain fell on the Borough (Source: Met Office © Crown Copyright, 2021) causing widespread flooding.'*

- 4.3 In response to those flooding incidents, Essex County Council (ECC), who are the Lead Local Flood Authority (LLFA), commissioned a Section 19 Flood Investigation report to record details of the event and recommend any actions.

- 4.4 Section 19 refers to the Flood and Water Management Act 2010 and requires that:

- '(1) On becoming aware of a flood in its area, a lead local flood authority must, to the extent that it considers it necessary or appropriate, investigate—*
  - (a) which risk management authorities have relevant flood risk management functions, and*
  - (b) whether each of those risk management authorities has exercised, or is proposing to exercise, those functions in response to the flood.*
- (2) Where an authority carries out an investigation under subsection (1) it must—*
  - (a) publish the results of its investigation, and*
  - (b) notify any relevant risk management authorities.'*

- 4.5 The Report concluded that:

*'Heavy localised rainfall occurred on the 20th October generating flash flooding in Benfleet and Hadleigh and some localised flooding on Canvey Island. In total, over 50mm of rainfall as measured between 8pm on the 20th October and 1:15am on the 21st October. 32.8mm of rain was measured between 9pm and 10pm, which is likely to have overwhelmed the drainage system and resulted in flooding.*

*This event coincided with high tides, which might have caused an increase in flooding as a result of surcharging gullies by blocking the conveyance of overland flow through the drainage system and possibly due to tide locking within the Anglian Water drainage network, however this has not been possible to confirm.*

*Lack of maintenance is unlikely to be a significant contributor to the flooding, however Anglian Water has not responded to queries regarding this event and valuable information relating to the drainage capacity and conditions of the network has been omitted. Further details might be added to this Section 19 report upon receipt of more accurate information from Anglian Water.*

*This event was reported to be a 1-in 28-year flood event by the FEH estimation tools and the likelihood of an event of similar magnitude to occur in the future is predicted to increase with climate change.'*

4.6 These conclusions highlight four issues:

- How flash flooding quickly overwhelms the current drainage infrastructure
- That high tides can impact on the ability to discharge flood waters into the River Thames
- The incompleteness of information available on drainage capacity and conditions of the network
- The likelihood of further such events increasing with climate change

4.7 The report authors, BMT, made a number of recommendations, which in summary include:

- Greater collaboration between Essex Highways and the ECC Flood Team
- Review of the existing Local Flood Risk Management Strategy and Surface Water Management Plan
- Ensuring that hydraulic modelling is calibrated to the latest flooding event
- Explore the possibility of flood alleviation measures in the Borough
- Consider more sustainable water management measurements
- Encourage the use of the Environment Agency flood warning alerts.
- Greater collaboration between agencies to ensure incident records are recorded and information shared
- To ensure that new development complies with local and national standards
- Engage with national and local flood groups
- Review the procedure for the gathering of accurate information on incidents and encouraging residents to report incidents

4.8 In terms of next steps, the authors state that *'the recommendations outlined within this report will be followed up by ECC as LLFA on a regular basis to ensure the actions are carried out. This will be carried out in partnership with other RMAs (Risk Management Authorities) ...along with local communities.'*

- 4.9 It was also stated that *‘it is recognised that to address the complex issue of flood risk, multiple actions and approaches are required.’*
- 4.10 In response to this report, Rebecca Harris MP called the four Risk Management Organisations to a meeting on 29 November 2022. A joint statement was agreed and including the establishment of a multi-agency Flood Resilience Forum.
- 4.11 The four Risk Management Authorities are:
- Essex County Council
  - The Environment Agency
  - Anglian Water
  - Castle Point Borough Council

Each has different responsibilities in respect of flooding, drainage, water management and mitigation as set out in paragraph 4.18.

### **The need for a Forum**

- 4.12 The increased risk of flooding and the need to address the identified shortcomings in the response to the Autumn 2021 floods, indicate that a fresh multi-agency approach is needed.
- 4.13 This will not be the first time such an approach has been taken. In October 2014 in response to flood events on Canvey Island in 2013, the Canvey Island Multi-Agency Partnership (MAP) was established of the four RMAs. That partnership published a six-point plan in March 2015, called Protecting our Canvey, that was submitted to government for a then £26 million investment package in the island’s infrastructure and community resilience.
- 4.14 A coordinated approach between the four RMAs will ensure greater collaboration and accountability between the four RMAs. It will provide the opportunity for the sharing of data on events, hydraulics and drainage systems, and infrastructure capacity and condition, that we can brought together in an investment plan. Whilst the Forum can do little to reduce the likelihood of rainfall events that cause flooding, it can identify where risks are at their greatest and what can be done to reduce that risk.

### **The scope of the forum**

- 4.15 Castle Point Borough Council with the three other Risk Management Authorities to form the Flood Resilience Forum.
- 4.16 It will be for the Forum to agree its terms of reference, but the scope should include:
- Collection, sharing and use of data on flood risks and flood events
  - Identifying strengths and weaknesses in the flood management systems

- Agreeing an approach to flood risk assessments
- Develop a better understanding of deficiencies in infrastructure and what is needed to rectify those deficiencies
- A forum for flooding and water management plans
- Supporting the preparation of the Castle Point Plan, Water Management Plans, flood mitigation infrastructure investment plans, and the Local Flood Risk Management Strategy
- To coordinate the delivery of the recommendations in the Section 19 Report and any further reports
- To act as a collective voice to government to support investment plans in flood mitigation and alleviation infrastructure
- To liaise with any other organisations who may have responsibility for a watercourse, shoreline and management of water ways
- To engage with local residents and businesses as it sees appropriate, including on the promotion of flood alerts systems and local measures to minimise flood risk

### Membership of the Forum

4.17 The Forum will be formed of:

Partner	Key areas of flood risk Responsibilities
Essex County Council – Lead Local Flood Authority	<ul style="list-style-type: none"> <li>• Ensuring owners of land on which a culvert, watercourse and drainage system are present are aware of their responsibilities</li> <li>• Facilitate information sharing and collaboration</li> <li>• Consider enforcement powers under Section 25 of the Land Drainage Act should landowners fail to maintain watercourses effectively</li> <li>• Use enforcement powers under Section 24 where landowners fail to apply to pipe a watercourse</li> <li>• Report any significant drainage features in a Flood Risk management Register as required under Section 21 of the Flood and Water Management Act</li> </ul>
Essex County Council - Highways	<ul style="list-style-type: none"> <li>• Consider use of powers to stop water flowing onto a public highway</li> <li>• Provide information to the RMAs to support modelling and reduce flood risk on highways</li> <li>• Inspect and clear highway drainage so that the network can</li> </ul>



Partner	Key areas of flood risk Responsibilities
	<ul style="list-style-type: none"> <li>operate at full capacity to minimise the risk of flooding</li> <li>Consider increased capacity to the network</li> </ul>
Castle Point Borough Council	<ul style="list-style-type: none"> <li>Support the LLFA on riparian owner responsibilities</li> <li>Share information on drainage layouts</li> <li>Promote LLFA grants to local residents and businesses</li> <li>Manage Ordinary Watercourses under Section 14a of the Land Drainage Act 1991</li> <li>To ensure that sustainable drainage measures are in place for new development</li> </ul>
Environment Agency	<ul style="list-style-type: none"> <li>Main rivers as defined by the Main Rivers Map on which the Environment Agency carries out maintenance, improvement or construction work on main rivers to manage flood risk</li> <li>Sea defences and their maintenance</li> <li>Protection of groundwater</li> <li>Any reservoirs</li> </ul>
Anglian Water	<ul style="list-style-type: none"> <li>Clear sewer where necessary and add to a planned preventative maintenance regimes if appropriate</li> <li>Inspect assets after a flood to ensure no damage has been caused</li> <li>Look to reduce flood risk to those properties on their flood risk register</li> </ul>

4.18 Other bodies may be co-opted onto the Forum if the Forum members agree. This may include organisations who have some responsibilities for assets or for example, the Marine Management Organisation or Port of London Authority, where infrastructure investment is needed which affects their areas of responsibilities.

4.19 The Forum may decide to invite residents or businesses to meetings, or it may wish to engage or consult on matters that emerge.

- 4.20 It will be for the Forum to define its precise role, but it should not impede any of the statutory responsibilities of each of the RMAs. It can, however, develop greater transparency between partners, supporting policies and objectives of each partner, and holding partners to account.
- 4.21 The Forum will need to decide on the number of representations, but as flooding is a borough wide issue, the Council should consider representation from each of the four main communities – Canvey Island, Hadleigh, Thundersley and South Benfleet.
- 4.22 As far as the Council's governance is concerned. Six monthly reports should be made to Cabinet, in addition to any specific reports on plans and strategies that may emerge.

## **5. Corporate implications**

### **(a) Financial Implications**

There are no financial implications in this report. Where a specific project affects Council assets or has financial implications on the Council, these will be set out in separate reports.

### **(b) Legal Implications**

There are no legal implications in this report. Where there are legal matters which affect the Council, these will be set out in separate reports.

### **(c) Human Resources and Equality Implications**

#### **Human Resources**

None

#### **Equality Implications**

None

### **(d) IT and Asset Management Implications**

None

## **8. Background Papers**

Flood and Water Management Act 2010

<https://www.legislation.gov.uk/ukpga/2010/29/contents>

Land Drainage Act 1990

<https://www.legislation.gov.uk/ukpga/1991/59/contents>

### **Report Author:**

Ian Butt – Head of Place and Policy

Trudie Bragg – Head of Environment

**CABINET**

**21st December 2022**

**Subject: Castle Point Engagement Branding**

**Cabinet Member: Leader of the Council – Councillor D Blackwell  
Deputy Leader of the Council – Councillor S Cole**

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**1. Purpose of Report**

- 1.1 The purpose of this report is to seek Cabinet approval to develop and adopt a brand under which all Council consultation and engagement work takes place.

**2. Links to Council's priorities and objectives**

- 2.1 Consultation and engagement work can be undertaken at an overall Council level or by any of the Council services and so links to and supports the delivery of all of the Council's priorities and objectives.

**3. Recommendations**

- 3.1 Cabinet notes the drivers, principles and branding of engagement activity as set out in this report and in more detail in Appendix 1.
- 3.2 Cabinet approves the development and adoption of a brand under which all Council consultation and engagement work takes place. Approval will include some commissioned design work for the new brand informed by the ideas board set out in Appendix 2.
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**4. Background**

- 4.1 The driver behind this work comes from the desire of the political administration of the Council to:
- Engender greater public understanding of the Council and its services via a single, coherent, narrative.
  - See that decision-making conforms to the highest standards of democratic transparency.
  - Engage the public closely on developing the future direction of the Council and its policies.

- 4.2 A review of the Council's current approach to consultation and engagement suggests that the Council lacks a corporate awareness of the external view of itself as an organisation. Social media has been utilised as listening and engagement tool to reasonable effect. However, overreliance on this method of engagement risks the organisation being overinfluenced by the views held by a few voices with “echo chamber engagement” where the Council only encounters opinions and information that reinforces its own existing views.
- 4.3 Formal consultation has suffered as a result of this lack of broader engagement and, while it has always met legal requirements, it has not always achieved high response rates, and so not been as comprehensive as the Council would wish.
- 4.4 This report sets out the first step towards developing a wider and more insightful programme of consultation and engagement, linked to a wider communications strategy also in development.

## **5. Report**

### **5.1 *Principles for engagement***

- 5.1.1 In developing an approach to engagement, it is important to think about what engagement means and looks like for the Council and develop some principles that can underpin the engagement activity. These principles act as a point of reference for any consultation and engagement activity that is planned. The proposed principles are:

- We adopt an adult-adult approach to engagement, meaning that we seek to do things with people rather than to people;
- We provide space and opportunities for diverse participants through our engagement activities;
- We ensure our engagement and consultation is accessible including through the use of Plain English language;
- We make it safe and easy for people to participate in engagement and consultation activities;
- We engage meaningfully, asking for feedback on themes, issues, topics, and plans that people can shape and influence;
- We provide feedback on what we have heard and where we can act and make a difference;
- We are all active participants in shaping the future together.

### **5.2 *Castle Point engagement branding***

- 5.2.1 To date, any consultation and engagement activity undertaken by the Council is undertaken under the Castle Point Borough Council brand, including the use of the Council logo.
- 5.2.2 Whilst the Council logo is well known and recognised across the Borough, it brings with it the risk of preconceived views about the engagement, formulated either from an individual's previous experience of, or interaction with, the

Council as well as views that might be held through observing listening and engagement activity through, for example, social media.

- 5.2.3 The impact of this is seen through low response rates to engagement exercises or through results of engagement being dominated by “issue of the moment” comments even when unrelated to the engagement in question. This leads to dissatisfaction from those who participate as the views that they express are noted but not used to inform the topic around which engagement has been planned as well as the Council being able to do very little with the results of any engagement.
- 5.2.4 Therefore, it is proposed that any consultation and engagement activity planned by the Council is undertaken under a separate brand. It is proposed that this brand name is “Castle Point Together”, with the strapline “Your community, your views”. This brand name is simple, accessible, and easy to use and allows for different applications. For example, it can be used for internal and external engagement, different types of consultation and engagement, and for communications and campaigns, as required.
- 5.2.5 The rationale for this is set out below:
- **Castle Point:** use of the name Castle Point identifies the Council as the engagement lead. As there is not one catch-all name for the local area, using Castle Point allows for a recognisable name to drive the engagement. Its use also allows the Council to reset its relationship with local communities by driving the conversation with residents; this approach aligns with the renewed focus on communications.
  - **Together:** this affirms that Castle Point’s engagement approach is about collaboration. It also demonstrates a sense of equality – this isn’t about doing things for and to people (parent-child) it is about working in partnership (adult-adult). It recognises that everyone has a role to play and can participate. Together also reflects an aspiration to create closer connections between people and communities.
  - **Your community, your views:** with the use of ‘your’, the strapline recognises and values the engagement participant as an expert and advocate. The ‘community’ element of the strapline is changeable, allowing for more targeted use. This could be place, for example: ‘*your Canvey*’, or it could be thematic, for example ‘*your parks*’, or it could be organisational ‘*your council.*’ The ability to interchange this word gives it longevity for future use.
- 5.2.6 Some further details about how this brand can be developed over time, together with some key messages and narrative are included in Appendix 1.
- 5.2.7 The brand would also have a visual identity through a logo that builds on the existing Council logo but in a form that represents, in particular, the concept of ‘together’. An ideas board for this new logo is included in Appendix 2. This does not contain any proposed designs, rather, it sets out the visualisation of the concept of the brand as outlined above.

- 5.2.8 It is proposed that some simple design work and accompanying style guide is commissioned by the Council to complete this element of the branding.

## **6. Conclusion and Next Steps**

- 6.1 In order to support the political administration to deliver against the points set out in paragraph 4.1 in the background to this report, there is a need to develop a wider and more insightful programme of consultation and engagement.
- 6.2 Approving an engagement brand is the first step in this journey and paragraphs 5.1 and 5.2 outline this proposed brand, with further details included in Appendix 1.
- 6.3 Accompanying this brand is visual representation in the form of a logo. Ideas to support the development of this logo are included in Appendix 2. An immediate next step is to commission design and style guide work. This will need to happen at pace as the intention is to use this new brand for the first time in the new calendar year as part of the consultation and engagement work planned for the development of the new Castle Point Plan.

## **7. Corporate Implications**

### **a. Financial Implications**

The logo design and style guide will be commissioned by the Council. The cost of this is expected to be in the region of a few hundred pounds, which will be met from within existing budgets.

### **b. Legal Implications**

None.

### **c. Human Resources and Equality Implications**

There are no Human Resources implications as work will be managed by existing employees. The design brief will include the need to consider making the brand accessible to all.

### **d. IT and Asset Management Implications**

None.

## **8. Background Papers**

None.

## **9. Appendices**

- Appendix 1: Castle Point Engagement Narrative
- Appendix 2: Engagement Brand Logo Ideas Board

### **Report Author:**

Ben Brook – Strategy Policy and Performance Manager



### 1. Drivers for engagement

The Leader, Deputy Leader, and Chief Executive, have identified the need for significant improvements to be made in the way in which Castle Point Borough Council communicates and engages both internally and externally.

The primary drivers for this are the administration's approach to communications and engagement which is underpinned by a desire to:

- Engender greater public understanding of the Council and its services via a single, coherent, narrative.
- See that decision-making conforms to the highest standards of democratic transparency.
- Engage the public closely on developing the future direction of the Council and its policies.

### 2. Principles for engagement

In developing an engagement narrative, a starting point is to think about what engagement means and looks like for Castle Point Council. The following are some suggested principles that can underpin the focus groups and future engagement. As appropriate, these principles can also act as a point of reference for engagement or consultative activity, internal or external, going forward:

- We adopt an adult-adult approach to engagement, meaning that we seek to do things with people rather than to people;
- We provide space and opportunities for diverse participants through our engagement activities;
- We ensure our engagement and consultation is accessible including through the use of Plain English language;
- We make it safe and easy for people to participate in engagement and consultation activities;
- We meaningfully engage, asking for feedback on themes, issues, topics, and plans that people can shape and influence;
- We provide feedback on what we have heard and where we can act and make a difference;
- We are all active participants in shaping the future together.

### 3. Castle Point Engagement Branding

Brand name: **Castle Point Together**

Strapline: *Your community, your views*

Visual identity: Icon that builds on the Castle Point logo but in a form that represents 'together'

This brand name is simple, accessible, and easy to use and allows for different applications: it can be used for internal and external engagement, different types of consultation and engagement, and for communications and campaigns, as required.

- **Castle Point:** use of the name Castle Point identifies the council as the engagement lead. There isn't one catch all name for the local area and so the name Castle Point allows for a recognisable name to drive the engagement. Its use also allows the council to reset its relationship with the local communities by driving the conversation with residents; this approach aligns with the renewed focus on communications.
- **Together:** this is the really key element of the name - 'together.' This affirms that Castle Point's engagement approach is about collaboration. It also demonstrates a sense of equality – this isn't about doing things for and to people (parent-child) it's about working in partnership (adult-adult). It recognises that everyone has a role to play and can

## Appendix 1 – Castle Point Engagement Narrative



participate. Together also reflects an aspiration to create closer connections between people and communities.

- **Your community, your views:** with the use of 'your', the strapline recognises and values the engagement participant as an expert and advocate. The 'community' element of the strapline is changeable, allowing for more targeted use. This could be place, for example: '*your Canvey*', or it could be thematic, for example '*your local plan*', or it could be organisational '*your council*.' The ability to interchange this word gives it longevity for future use.

### 4. Brand development

From this foundation, we can develop the engagement brand to facilitate its use and application. The following recommendations are terms that make use of Plain English to ensure accessibility. In addition, by using less technical language, we can also make it safe for people to engage.

- **#castlepointtogether:** this hashtag can easily be developed and used as a shorthand for anything connected to Castle Point engagement across social media channels. Through publicising this hashtag, local people are encouraged to use it themselves to provide feedback, comments, views, and in this way, the hashtag itself becomes a tool for engagement.
- **Community conversations:** conversations could be used for any qualitative engagement such as focus groups, drop-ins, or events. We suggest 'conversations' as a warmer, friendlier description. The term community could be swapped out again, for example, 'staff conversations'.
- **Community views / ideas / thoughts:** for engagement that seeks to yield quantitative results, we can use terms such as views, ideas, and thoughts. This is less technical than terms such as consultation, questionnaires, and surveys, and is also more accessible in tone.
- **Castle Point Working Together:** should there be an aspiration to develop a regular engagement forum such as a resident group, citizens panel, or customer panel, in future, it could be named Castle Point Working Together. It is an extension of the brand name and the addition of 'working' to together reflects the purpose of the group/forum from the beginning. It also removes some of the barriers that terms such as forum, panel, and group may have which can seem inaccessible to some people.

### 5. Key messages and narrative

Building upon the engagement principles and the brand, we can create some overarching key messages about Castle Point's engagement, as well as some specific messages related to the 'community conversations' (focus groups) that are planned to deliver.

#### a) Overarching messages and narrative

We want to shape the future of our communities and our council together.			
Your views, thoughts, and ideas help us to understand what works well, and what could be better.	Your feedback could make a real difference for our places and our people and help us to feel even more community pride.	We can all play a part in shaping the future for Castle Point and our communities	We are listening so please have your say today.



## Appendix 1 – Castle Point Engagement Narrative



We want to shape the future of our communities and our council together.

And we need your help. We want your views, thoughts, and ideas so that we can understand what works well, and what could be better.

Your feedback could make a real difference for our places and our people, and could mean we all have even more community pride. Please do tell us what you think – we are listening.

We can all play a part in shaping the future for Castle Point and our communities so please have your say today.

### **b) Community conversations key messages and narrative**

Can you spare some time for a conversation?			
Community conversations will soon be taking place in your area.	We want to find out what matters to you and your hopes for your community.	We also want to hear your views on the council.	Your thoughts are vital and will help to make things better for local people and places.

Can you spare some time for a conversation?

We will soon be holding community conversations in your area and we really want to hear from you. Through these conversations, we want to find out what matters to you, your hopes for your area, and your views on the council.

Your thoughts are vital because your feedback will help us to look for ways to make things better for local people and places.

Please join in a conversation: your views could make a real difference.

## **Appendix 2 - Castle Point Engagement Brand Ideas Board**

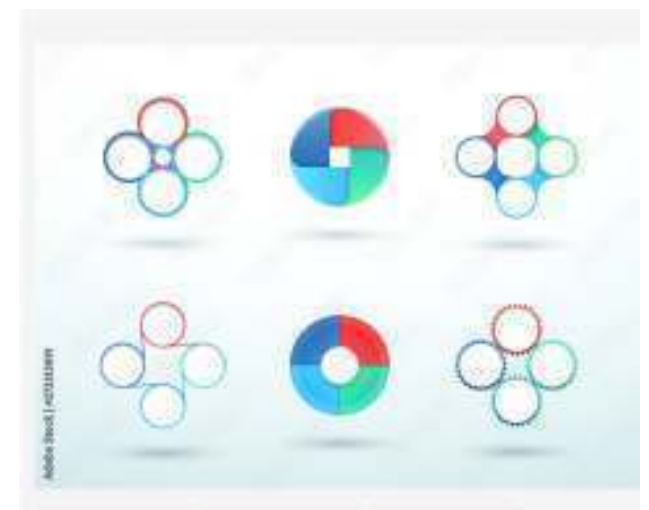
### NOTES

- Location a key factor as Castle Point as an area lacks community identity
- Does each of four areas need own colour ident within the band?
- How do you so engagement, unity and continuity at the same time?

# Engagement



# Unity/ continuity



# Location



# Note existing colours for 'Chose Local' campaign

## Location specific colours



RGB = 233, 73, 136  
CMYK = 3, 76, 0, 0  
Pantone = 211 U



RGB = 168, 2, 85  
CMYK = 2, 94, 2, 0  
Pantone = 226U



RGB = 88, 192, 31  
CMYK = 74, 0, 10, 0  
Pantone = 298U



RGB = 129, 125, 185  
CMYK = 50, 0, 96, 0  
Pantone = 382U



RGB = 225, 222, 23  
CMYK = 50, 59, 0, 0  
Pantone = 2075U

# Idea

- Can we use four location rings and give one to each of the four areas (Benfleet, Canvey Island, Hadleigh, Thundersley)?
- They could be linked together, either with an inner circle for or as in the style of the Olympic rings for the main identity.
- They also lend themselves to animation and graphic and colour identities for infographics etc. This is especially the case when it comes to the Castle Point Plan.
- Also probably need one further colour as main 'Castle Point as a whole' colour.

**CABINET**

**21st December 2022**

**Subject: Authority Monitoring Report and Brownfield Land Register**

**Cabinet Member: Councillor W Gibson – Cabinet Member for Strategic Planning**

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**1. Purpose of Report**

To advise the Cabinet on the findings of the Authority Monitoring Report and Brownfield Land Register.

**2. Links to Council's Priorities and Objectives**

The Authority Monitoring Report sets out information that helps the Council understand how it is progressing towards achieving elements of the Council's priorities of Economy and Growth, Place and Environment.

The Brownfield Land Register contributes towards the Place priority.

**3. Recommendations**

1. That the Cabinet notes the findings of the Authority Monitoring Report 2021/22.
2. The Cabinet notes the up-to-date schedule of active S106 Agreements provided at Appendix 2.
3. That the Cabinet notes the updated Part 1 Brownfield Land Register December 2022.

---

**4. Background**

***Authority Monitoring Report***

- 4.1 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) an authority monitoring report has been prepared. As a minimum this should set out:



- a) How plan-making is progressing against the milestones in the Local Development Scheme;
  - b) What activities have been undertaken in accordance with the Duty to Cooperate; and
  - c) Information about housing delivery in the area, and the future housing trajectory.
- 4.2 Additionally, authorities are required to include within the Authority Monitoring Report an Infrastructure Funding Statement because of changes made to the Community Infrastructure Levy Regulations in 2019.
- 4.3 The Authority Monitoring Report attached as **Appendix 1** covers the period from the 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022. To this end it does not cover the decision made to withdraw the Local Plan in June 2022.
- 4.4 The Authority Monitoring Report includes the necessary minimum requirements outlined above plus additional development monitoring for non-residential forms of development such as industrial units and shops.
- 4.5 To summarise, the findings of the Authority Monitoring Report are as follows:
- Almost 3,200 sqm of new industrial space provision (net) was provided in the period April 2021 to March 2022, delivering at least 50 additional jobs. This provision has largely occurred at land South of Roscommon Way, and is ongoing, with additional provision expected to be recorded in the current year.
  - There are over 28,000 sqm of industrial space with planning consent which has the potential to deliver a further 600 jobs.
  - There has been an overall loss of commercial space in town centres. This is a result of redevelopment of edge of centre sites for other uses, principally housing.
  - There are however 33 extant consents for commercial space, with a floorspace over 10,000 sqm and the potential to deliver around 800 additional jobs.
  - 205 homes net were delivered in Castle Point in the period from April 2021 to March 2022. This compares to the requirement arising from the Government's Standard Methodology of 355 homes per annum.
  - Only 48% of the homes required in Castle Point (in accordance with the Government's Standard Methodology) have been delivered over the last 3 years. This is amongst one of the lowest levels of provision in the Country. Consequently, the presumption in favour of sustainable development applies to housing proposals in accordance with the NPPF, and a Housing Delivery Action Plan is required.
  - The future housing land supply position currently sits at around 1.86 years against a requirement to maintain a five-year housing land supply. This means that the presumption in favour of sustainable development set out in the NPPF applies when determining applications for housing development.
  - Zero affordable homes were delivered in 2021-22. This has implications for those households on the Council's housing register.

- 30 Section 106 Agreements/Unilateral Undertakings were entered into in the 2021-22 year with a total value in terms of monetary contributions of £9,410.80. These were all on small sites and only a contribution to the Essex Coast RAMS was payable.
  - At the start of the 2020/21 financial year the Council held £226,859.28. in S106 monies. Over the course of 2020-21 the Council collected a further £344,223.86 in S106 monies and spent £5,923.76. This spend was on the implementation of the Shipwrights Meadow Management Plan and on the Essex Coast RAMS.
  - At the end of the year the Council held £565,159.38. This includes £294,676.66 for affordable housing and £146,043.59 for healthcare. Colleagues are working to deliver affordable housing<sup>1</sup> and healthcare improvements against this income.
  - There are time limits associate with the spend of £177,133 of the money held. This includes £101,023 held for healthcare improvements.
- 4.6 It should be noted that S106 monies related to County Council services such as education, libraries and highways are paid and held by the County Council and are not included in the Borough Council's Infrastructure Funding Statement. The County Council has prepared a separate Infrastructure Funding Statement for S106 monies it holds. Essex County Council publish their Infrastructure Funding Statement online at:  
<https://www.essex.gov.uk/planning-advice-guidance/guidance-for-developers>

### ***Housing Delivery Test***

- 4.7 The Housing Delivery Test (HDT) was introduced by the Government in 2018 as a way of measuring housing competitions against targets. The outcomes of the HDT have been included within the AMR since that time.
- 4.8 The Government publishes a national picture of HDT outcomes across the Country each year. This is due to be published shortly. At that time the Government will indicate whether a Housing Delivery Action Plan is needed for an area, or not. National Planning Practice Guidance indicates that action plans are required where delivery is below 95%.
- 4.9 Based on the assessment in the AMR of 205 new homes completed against the standard methodology target of 355, it is likely that an Action Plan will be required. The Action Plan will need to be reviewed to take account of the local plan position.
- 4.10 Therefore it is intended to report on the Housing Delivery Action Plan at a future Cabinet.

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<sup>1</sup> Agenda Item 12a (Minute No. 29) September 2022 Cabinet Meeting -  
<https://www.castlepoint.gov.uk/download.cfm?doc=docm93ijim4n6727.pdf&ver=11338>

## ***Section 106 Schedule***

- 4.11 Throughout the course of the year, the Council receives requests for updates on the infrastructure funding position via freedom of information requests. This has an impact on resources.
- 4.12 Attached at **Appendix 2** to this report is a Schedule of active S106 Agreements correct at 30<sup>th</sup> November 2022. To aid with freedom of information requests officers will publish an updated schedule every six months going forward reducing the need to respond individually to each freedom of information request received.
- 4.13 As part of the decision taken in respect of the community infrastructure levy (CIL) by Council in February 2022, there is a need for the Policy and Scrutiny Committee to look at the monitoring and governance of both CIL and S106 agreements going forward. It is anticipated that this matter will be brought before the Policy and Scrutiny Committee in due course, once the Council has received the report from the examiner in respect of the proposed CIL charges. Further decisions about the publication of information regarding S106 Agreements and CIL income may be taken at that time.

## ***Brownfield Land Register***

- 4.14 In April 2017, the Government published the Town and Country Planning (Brownfield Land Register) Regulations 2017. These require the Council to publish a Brownfield Land Register (BLR) every year. The Register can contain two parts; Part 1 is mandatory and should contain a list of previously developed sites where residential development is considered suitable, available and achievable. Part 2 is optional and can contain a subset of Part 1 which lists those sites where the Council has decided to allocate the land for residential development ("Permission in Principle").
- 4.15 The Council first approved the Brownfield Land Register in December 2017. This has been updated each year, but to date has only been changed to reflect factual changes in circumstances as follows:
- Updating the planning status of a site already on the list as a consequence of the grant of planning permission;
  - Adding new brownfield sites to the list because of the grant of planning permission or notification of sites being available; and
  - Removing sites from the list once development has been completed.
- 4.16 As a consequence of these factual updates, the total number of sites listed in the register has decreased from 60 to 53. These sites have the capacity to provide around 855 homes. A list of sites on the Brownfield Register is included as **Appendix 3**.
- 4.17 As with previous registers, it is not proposed to include any sites on Part 2, whereby they would be granted 'Permission in Principle' at this time. The preparation of a Part 2 to the register would require additional work and assessment to determine the appropriate capacity and any conditions for the development of each site. A Part 2 register would require approval by Council

if progressed as it would form part of the Council's planning framework. There is the potential to explore the preparation of a Part 2 register as part of the work on the Castle Point Plan for inclusion in the 2023 Register.

## **5. Corporate Implications**

### **(a) Financial Implications**

- 5.1 There are no costs arising from the information set out in this report.
- 5.2 There are financial implications for the Council associated with housing delivery. New Homes Bonus is only payable on homes which increase the overall number of band D equivalent houses in the borough by more than 0.4%. The number of band D equivalent homes has increased by around 0.55% so the amount of New Homes Bonus received will reduce the previous year.

### **(b) Legal Implications**

- 5.3 The Council is required by legislation to prepare an Authority Monitoring Report which includes an Infrastructure Funding Statement. Both the Authority Monitoring Report and the Infrastructure Funding Statement should be published each year.
- 5.4 The Council is required by legislation to prepare a Brownfield Land Register. Updates to the Brownfield Land Register must be published each year.

### **(c) Human Resources and Equality Implications**

#### **Human Resources**

- 5.5 There are no human resource implications arising from this report.

#### **Equality Implications**

- 5.6 This report highlights low levels of provision of affordable housing. This has implications for those who are economically disadvantaged in the Borough. Economic disadvantage typically impacts those with protected characteristic to a greater degree. There is therefore a need to recognise and address affordable housing provision if Castle Point is to be a more equitable place.

### **(d) IT and Asset Management Implications**

- 5.7 There are no IT or Asset Management Implications arising from this report.

## **6. Timescale for implementation and Risk Factors**

- 6.1 The Infrastructure Funding Statement must be published by the 31 December as a requirement of legislation. Separately, the Council is required to update its Brownfield Land Register annual, again in line with legislation. There are risks associated with breaching legal requirements.

## **7. Background Papers**

Town and Country Planning (Local Planning) (England) Regulations 2012

Town and Country Planning (Brownfield Land Register) Regulations 2017

**Report Author:** Amanda Parrott – Planning Policy Manager  
Maria Hennessy – Planning Policy Officer



castlepoint

benfleet | canvey | hadleigh | thundersley

## **Authority Monitoring Report**

**1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022**

# Contents

<b>Introduction</b>	<b>2</b>
<b>Plan Preparation Progress</b>	<b>3</b>
<b>Duty to Cooperate</b>	<b>5</b>
<b>Development Monitoring</b>	<b>7</b>
<b>Infrastructure Funding Statement</b>	<b>18</b>
<b>Appendix 1: Information on Industrial Uses</b>	<b>26</b>
<b>Appendix 2: Information on Town Centre Uses</b>	<b>28</b>
<b>Appendix 3: Information on Housing Completions</b>	<b>32</b>
<b>Appendix 4: Information on Extant Housing Consents</b>	<b>46</b>
<b>Appendix 5: S106 Clauses Active at 31 March 2022</b>	<b>55</b>

# Introduction

The Authority Monitoring Report (here on in known as the “report”) monitors the Council's plan-making and development progress in the period 1<sup>st</sup> April 2021 until the 31<sup>st</sup> March 2022.

The Annual Monitoring Report covers four matters:

- 1) The progress in preparing the Local Plan and other planning documents in accordance with the timetable set out in the Local Development Scheme;
- 2) The progress achieved in delivering sustainable development, assessed against a range of output indicators for the period 1<sup>st</sup> April 2021 to the 31<sup>st</sup> March 2022;
- 3) An Infrastructure Funding Statement setting out details of S106 Agreements that the Council has entered with developers. There is no Community Infrastructure Levy in place currently to report on as part of this statement; and
- 4) Information on how the Council has fulfilled the Duty to Cooperate in the aforementioned period.

It should be noted that there are no designated Neighbourhood areas in Castle Point at this time.

This report is being prepared in pursuant of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended.

As this AMR relates to the year period ending on 31<sup>st</sup> March 2022, it does not take into consideration any development or decisions since that date. Decisions made since then include that to withdraw the Castle Point Local Plan 2018-2033 made in June 2022.



## Plan Preparation Progress

The Town and Country Planning (Local Planning) (England) Regulations 2012 require local planning authorities to prepare a local plan for their area. It also permits local planning authorities to prepare supplementary planning documents where guidance is necessary to underpin policies within the local plan.

### Local Development Scheme

The Local Development Scheme (LDS) sets out the programme for preparing the Local Development Plan (LDP). A revised Local Development Scheme was adopted in November 2020 (see footnote)

### Castle Point Local Plan 2018-2033 (see footnote)

At the end of March 2022, the following progress had been made in respect of the preparation of the Castle Point Local Plan 2018-2033 against the programme in the Local Development Scheme.

Stage	Commencement Date	Progress
Regulation 18		
Issues Consultation	July 2018	Complete on time
Sustainability Appraisal Scoping Report		
Regulation 19		
Publication of Plan	December 2019	Complete on time
Regulation 22		
Submission of Local Plan to Secretary of State	October 2020	Completed
Regulation 24		
Examination	January 2021 – March 2022	Completed
Regulation 25		
Publication of the Inspectors Report	March 2022	Completed
Regulation 26		
Adoption of the Local Plan	March 2022	The Council took the decision <b>not to</b> adopt the Local Plan <sup>1</sup>

<sup>1</sup> The Council took the decision to withdraw the Local Plan in June 2022: this action occurred in the 2022/23 reporting year. A Local Development Scheme for the preparation of a new local plan – the Castle Point Plan – was approved on 30 November 2022.

## **South Essex Plan**

No timetable for the preparation of the South Essex Plan was included in the Local Development Scheme published in November 2020. It is intended that this will be a non-statutory Planning Framework which will inform high quality place making at the district level.

## **Supplementary Planning Documents**

No supplementary planning documents were prepared or adopted in the period 1<sup>st</sup> April 2021 to the 31<sup>st</sup> March 2022.

## Duty to Cooperate

Castle Point has developed the practice of working cooperatively with others on plan-making activities to address strategic cross boundary matters. This is particularly the case in relation to the South Essex Plan, but does extend into wider areas of work. The table below details the different types of cooperative working the Council is engaged in for plan-making purposes.

Scheduled Frequency	Description of work/ meetings / workshops	Outputs
<b>Weekly</b>	ASELA Working Groups and Programme Boards  These include on Housing and strategic planning matters; Transport; Digital Infrastructure; Green and Blue infrastructure; and others programmes	Prepares joint evidence and research papers for local plans, dealing with cross boundary issues; works with partners; and manages programmes
<b>Weekly</b>	South Essex Economic Development Managers meeting.  Discussion of cross boundary issues, funding bids, best practice across South Essex.	Preparing funding bids for SELEP Local Growth Fund for key infrastructure and economic development schemes to promote growth. Exploring options for joint working and preparing joint consultation responses.
<b>Bi-monthly</b>	NHS/CPBC joint meeting	Shared understanding of the needs of the NHS in Castle Point.
<b>Quarterly</b>	EPOA planning policy and development management forums.  Facilitates the sharing of good practice and facilitation of cooperation and joint working on issues of a strategic nature and common interest across Greater Essex.	Commissioning the preparation of joint evidence including EPOA demographic modelling, Greater Essex Growth and Infrastructure Framework (GIF) and Gypsy and Traveller Accommodation Assessments (GTAA). This group also led on the Essex Coast RAMS.
<b>Quarterly</b>	EPOA meetings.  Facilitates the sharing of good practice and facilitation of cooperation and joint working on issues of a strategic nature and common interest across Greater Essex.	Overseeing and setting the parameters for the preparation of joint evidence across Greater Essex and a forum for discussing Essex wide planning issues
<b>Quarterly</b>	Essex Planning Portfolio Holders' meetings.  Facilitates the sharing of good practice and facilitation of cooperation and joint working on issues of a strategic nature and common interest across Greater Essex.	Overseeing and providing direction on a shared approach to addressing strategic planning issues across Greater Essex.
<b>Quarterly</b>	Castle Point Regeneration Partnership  Held with key statutory consultee partners focussing on project delivery and supporting growth, the economy and environmental matters.	Understanding of the spatial needs of partner organisations, and allows for opportunities for partner delivery to be identified.

<b>Scheduled Frequency</b>	<b>Description of work/ meetings / workshops</b>	<b>Outputs</b>
<b>Quarterly</b>	<p>Bird Aware Essex Coast RAMS</p> <p>Held with the RAMS partner local authorities, the delivery officer in charge of implementing the strategy and key partners such as Natural England, RSPB and Essex Wildlife Trust.</p>	Forum to oversee the implementation of the RAMS strategy.
<b>Quarterly</b>	<p>Thames Tidal Council Forum</p> <p>Held with the Environment Agency and Council's in the Thames Estuary, focussing on the Thames Estuary 2100.</p>	This forum enables the tidal Thames councils and the Environment Agency to work collaboratively to tackle issues related to Thames Estuary 2100, share opportunities, discuss challenges and solutions, and report progress and requests back to the Environment Agency.
<b>Quarterly</b>	ASELA Joint Committee	Constituted Joint Committee to consider reports on strategy and programmes relating to ASELA
<b>Monthly</b>	NHS estates	Meeting with the Mid and South Essex HNS Trust on estates issues, including discussions on planning policy and infrastructure requirements
<b>6 monthly</b>	<p>Playing Pitch Strategy Implementation Group</p> <p>Held with national governing sporting bodies, Sport England, Active Essex and the Council's leisure team.</p>	Forum for joint working across the various sporting stakeholders to aid delivery of the playing pitch strategy and to find opportunities for joint working and sharing information.
<b>Ad-hoc</b>	One-to-one meetings with neighbouring local authorities; including Basildon, Rochford, Thurrock, Southend, ECC and others as required and joint working on specific issues	Agreement of cross-boundary issues. Consideration of options for joint working, for example on evidence, where appropriate.

# Development Monitoring

Monitoring is an important aspect of the plan making process because it helps to determine whether Local Plans are delivering the development they intended. This enables the local planning authority to be able to record its achievements, and also to review its plans and policies where they are not being effective in securing development which meets the needs of the area.

## **Business Development and Town Centres**

Planning policies regarding business development and town centres are currently set out in chapters five and six of the Adopted Local Plan 1998.

### **Indicator BD1**

Indicator BD1: *Total amount of additional employment floorspace* seeks to identify the amount and type of completed employment floorspace (gross and net) within the borough during the period 1<sup>st</sup> April 2021 to the 31<sup>st</sup> March 2022. It reports on the change in the provision of industrial floorspace falling within B class uses. Offices and other low impact commercial uses which previously fell under use class B1 but are now use class E(g) following an amendment to the Use Classes Order in August 2020, are dealt with under the town centre indicator (BD4).

**Figure 1: Total amount of additional employment floorspace by type**

Floorspace (m <sup>2</sup> )	B2 – General Industrial	B8 – Storage & Distribution	Sui generis	Total
<b>Gains</b>	882	3116	0	3998
<b>Losses</b>	809	0	0	809
<b>Net</b>	73	3116	0	3189

There was an overall growth in the level of employment floorspace over the period 2021-2022. This was principally as a result of the development currently underway to the South of Roscommon Way on Canvey Island. Work is ongoing at that site, and it is expected that there will be further employment space secured on that site in 2022/23.

The loss recorded is in relation to 533 Rayleigh Road, where an underused employment building and yard is being replaced by a Funeral Directors. This site is not therefore falling out of employment use, and a gain will be recorded on this site in the next 18 months.

### **Indicator BD2**

Indicator BD2: *Amount of industrial employment floorspace on previously developed land* seeks to show the amount and type of completed employment floorspace (gross)

coming forward on previously developed land during the period 1<sup>st</sup> April 2021 until the 31<sup>st</sup> March 2022.

**Figure 2: Total amount of gross employment floorspace on Previously Developed Land (PDL)**

Floorspace	m <sup>2</sup>	%
<b>Previously Developed Land</b>	83	2.1
<b>Partial Previously Developed Land</b>	0	0

Most employment growth in 2021/22 was secured on the land to the South of Roscommon Way. Consequently, just a small proportion of the employment development secured was on previously developed land.

### Indicator BD3

Indicator BD3: *Net employment land available by type* seeks to identify the total area of land available for industrial employment purposes in Castle Point, and how this is split between different use classes. It should be noted that offices and other low impact industrial uses that previously fell in Use Class B1, but now fall within Use Class E(g) are now reported under indicator BD4.

**Figure 3: Net employment land available by type**

Extant Planning Permissions (sqm)	B2 – General Industrial	B8 – Storage & Distribution	Sui Generis	Total
<b>Gains</b>	11510	15128	4043	30681
<b>Losses</b>	0	1582.9	710	2292.9
<b>Total</b>	11510	13545.1	3333	28388.1

There are currently extant permissions which have the capacity to provide 28,388 sqm of net industrial employment floorspace in the borough. Using standard employment densities this is sufficient to provide at least 600 additional jobs in the local economy.

The majority of the extant permissions are located in the West and South West of Canvey Island on Land opposite Morrisons, Northwick Road and Land South of Roscommon Way.

### Indicator BD4

Indicator BD4: *Total amount of floorspace for town centre uses (by type)* seeks to identify the total amount of completed retail, office and leisure floorspace delivered in the period 1<sup>st</sup> April 2021 until the 31<sup>st</sup> March 2022. This indicator now captures all uses falling within Use Class E, plus any sui generis uses normally found in town centres such as pubs. It also seeks to identify where these were delivered in town centres as opposed to out-of-town centre locations.

**Figure 4: Net additional floorspace for town centre uses by type**

Floorspace (sqm)	Use Class E	Use Class F	Sui Generis	Total
<b>All Town Centre Uses</b>	-65.4	490.4	0	425
<b>All Town Centre Uses in Town Centre Locations</b>	-1011	0	0	-1011

There was a modest overall increase in the provision of floorspace for uses you would normally find within town centres in the period from April 2020 to March 2021. This is largely because of the provision of office space and trade counters at land South of Roscommon Way.

Within Town Centre however the story is different. There has been an overall loss within town centres as sites have been brought forward for redevelopment. It should however be noted that an element of this loss is temporary as there will be some schemes currently being delivered where retail units are to be re-provided at ground floor level. However, the overall pattern is for town centres to become more compact, and with increased provision of homes above the ground floor. This will potentially improve the vitality of the remaining provision.

As at April 2020 there were 33 extant permissions affecting town centre uses (Use Classes E, F and related *Sui Generis* Uses) with a net capacity of 10,225 sqm, which has the potential to generate around 800 jobs. The overarching trend within this is a loss of floorspace within town centre locations with an emphasis on the loss of shops and the loss of offices. The principal driver for the level of capacity identified in the extant supply is the permissions for offices and low impact industrial uses existing for land South of Roscommon Way, and land Opposite Morrison's on Northwick Road. There is the prospect therefore for future losses of town centre uses in town centre locations over the next few years.

## **Housing**

Planning policy regarding housing is currently set out in Chapter 4 of the Adopted Local Plan 1998.

### **Indicator H1 – Housing Target**

Indicator H1: *Plan Period and Housing Targets* seeks clarification on the housing target to which the planning authority is working towards. This underpins later calculations related to delivery and the housing trajectory.

The Adopted Local Plan only extended to 2001 in terms of the housing supply position, and consequently there is no current target in an adopted plan for housing delivery in Castle Point. In the absence of an up-to-date target in an adopted Local Plan, guidance set out by the Government in Housing Delivery Test Measurement Rule Book indicates that the standard methodology figure should be used for housing need calculations. The standard methodology results in a calculated housing need in Castle Point of **355 homes per annum**.

### **Indicator H2 – Housing Delivery in the Reporting Year**

**Figure 5: Net additional dwellings for the reporting year**

Type	Completions	Losses	NET
<b>Traditionally Built Homes</b>	185	27	158
<b>Mobile Homes</b>	68		68
<b>Caravans</b>	9	35	-26
<b>Boats</b>	7	2	5
<b>TOTALS</b>	<b>269</b>	<b>64</b>	<b>205</b>

During the year 2021/22, 355 homes should have been delivered in accordance with the requirement for housing identified through the application of the standard methodology in Castle Point. This target was not achieved with a net addition of 205 homes delivered representing around 58% of the required provision.



### Indicator H3 - Housing Delivery Test

Indicator H3 monitors delivery to date against the established housing target and determines the extent to which the Housing Delivery Test set out in the NPPF has been achieved.

**Figure 6: Additional dwellings in previous years (net)**

Year	Source of Target	Net Additional Dwellings	Annualised Target	COVID Adjusted Requirement	Performance Against Target
2019/20	Standard Method	71	355	325	-254
2020/21	Standard Method	166	355	236	-70
2021/22	Standard Method	205	355	355	-150
<b>Total</b>		<b>442</b>	<b>1,065</b>	<b>916</b>	<b>-474</b>

Due to COVID restrictions, adjustments were made by the Government to the requirements for 2019/20 and 2020/21 to reflect the closure of the construction sector. In 2019/20, an adjustment of 31 days was applied reflecting the closures in March 2020. In 2020/21, an adjustment of 122 days was applied to reflect the impacts of the three lockdowns during that financial year.

During the period 2019 to 2022, 442 homes (net) have been delivered in Castle Point. This is just **48.3%** of the total homes that should have been delivered in the Borough during that period. In accordance with the Housing Delivery Test set out in the NPPF *'the authority should prepare an action plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years'* (paragraph 76). The previous Housing Delivery Action Plan expired at the point at which the Local Plan was withdrawn and therefore a new Housing Delivery Action Plan needs to be prepared and agreed by the Council.

### Indicator H4 – Future Housing Supply

The NPPF requires local planning authorities to be able to identify a supply of deliverable sites to meet housing needs for the forthcoming five years, and to be able to identify developable sites beyond that to meet needs up until at least year 10.

The housing trajectory which follows has been prepared on the basis that the draft Local Plan was not adopted in March 2022<sup>2</sup>. It therefore represents the capacity of those sites that can be delivered under the 1998 Adopted Local Plan only.

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<sup>2</sup> It was subsequently withdrawn after the monitoring period in June 2022.

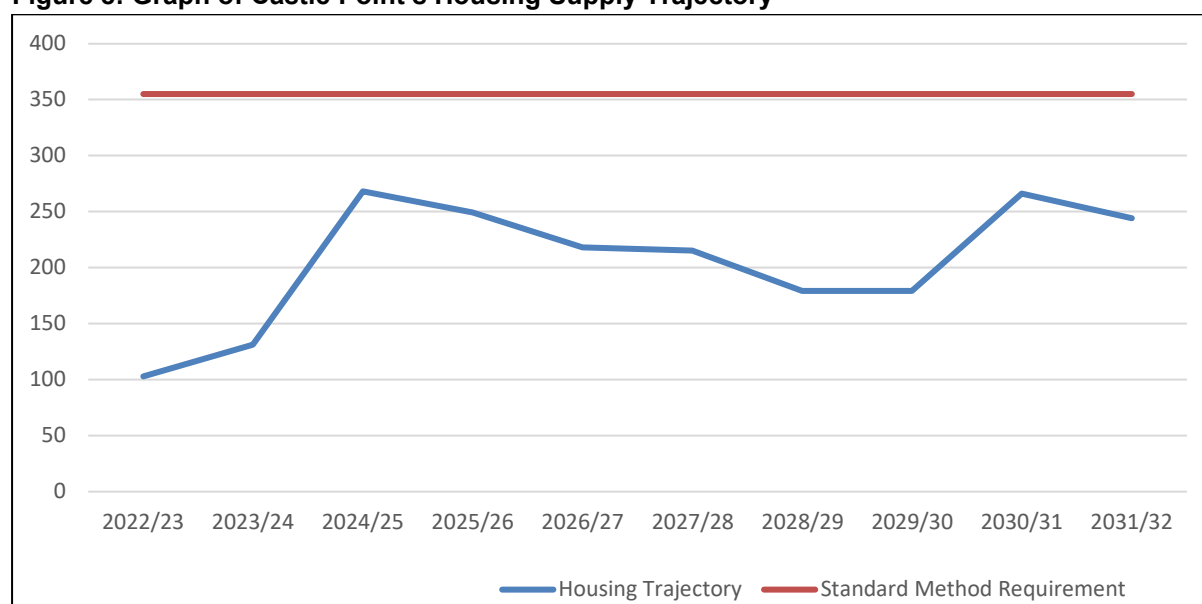
Figure 7: Housing Trajectory at April 2022

Policy Ref	Name of Site	Capacity (Gross) at April 2022	Replacements (Losses - deducted at row 24)	Notes on progress	Permissioned as of 31.03.22	Five Years					Ten Years					TOTAL
						2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	
H015	Land south of Scrub Lane	55	0	Pre-app				22	22	11						55
H017	Hadleigh Island Site	52	0	Pre-app				12	26	14						52
H021	Land fronting Rayleigh Road	60	-1											30	30	60
H022	Land at Thames Loose Leaf	12	0	Pre-app						12						12
H024	Land west of Canvey Road Care Home (57 bed)	32	0	Outline consent. Reserved Matters app received.	32			32								32
H025	Land at Thorney Bay	565	-570	Proceeding under existing consents. Figures correct at April 2022		65	65	65	65	65	65	65	65	45		565
H026	Land at The Point	100	-2									25	25	25	25	100
H027	Walsingham House	42	0	Outline consent. Reserved matters app received.	32		9	10	23							42
H028	Land at Admiral Jellicoe	14	0	Consent for part of site	8	4	4				6					14
H029	Land south of Haron Close	24	0	Under construction	24	24										24
H030	Hagstack car park	14	0	Full consent	14			14								14
H032	244 - 258 London Road	50	-5											25	25	50
<b>Totals for Strategic Site Allocations</b>		<b>1020</b>	<b>-578</b>		<b>110</b>	<b>93</b>	<b>78</b>	<b>155</b>	<b>136</b>	<b>102</b>	<b>71</b>	<b>90</b>	<b>90</b>	<b>125</b>	<b>80</b>	<b>1020</b>
Other Net Extant Planning Permissions @ 1 April 2021						80	80	80	80	80	55					455
Net SHLAA Policy Compliant & expired consents							18	18	18	21	34	34	34	34	39	250
Net Brownfield Register							25	25	25	25	65	65	65	65	65	425
Windfall								60	60	60	60	60	60	60	60	480
<b>Totals for Other Sites</b>		<b>1610</b>				<b>80</b>	<b>123</b>	<b>183</b>	<b>183</b>	<b>186</b>	<b>214</b>	<b>159</b>	<b>159</b>	<b>159</b>	<b>164</b>	<b>1610</b>
Total Supply (Gross)						173	201	338	319	288	285	249	249	284	244	2630
Losses on strategic sites						-70	-70	-70	-70	-70	-70	-70	-70	-18	0	-578
<b>Total (Net)</b>		<b>2052</b>				<b>103</b>	<b>131</b>	<b>268</b>	<b>249</b>	<b>218</b>	<b>215</b>	<b>179</b>	<b>179</b>	<b>266</b>	<b>244</b>	<b>2052</b>
Annualised Requirement (Standard Method)						355	355	355	355	355	355	355	355	355	355	<b>5.78</b>  <b>YEARS SUPPLY</b>
Supply Deficit or Surplus						474	698	785	891	1028	1168	1344	1520	1609	1720	
5 year supply calculated using 20% buffer (In years)						1.86	1.91	1.94	1.72	1.67	1.64					
Housing Delivery Test						45%	39%	47%	61%	69%	64%	57%	54%	59%	65%	

Currently, the housing trajectory does not identify enough housing to meet the requirement for 355 homes per annum for the next 10 years. This means that the presumption in favour of sustainable development as set out in the NPPF applies when assessing proposals for housing development. This has implications for the Council in terms of resisting development that it may feel is inappropriately located or poorly designed when it comes to appeal situations. There may be instances where developments are permitted on appeal because of this presumption, an example being the proposal for 22 flats on the corner of Rhoda Road North and London Road which was permitted in the Green Belt on appeal.

Furthermore, the predicted supply of housing is not even over time. Therefore, there will be periods where the level of under supply against the standard method requirement is particularly acute. This is shown by the graph below.

**Figure 8: Graph of Castle Point's Housing Supply Trajectory**



The table below compares this trajectory to the requirement to maintain a five-year supply of deliverable sites and a supply of developable sites up to at least year 10.

**Figure 9: Net additional dwellings in future years**

Time Period	Target	20% Buffer	Backlog	Required Supply (Five Years)	Supply identified in Trajectory	Number of Years of Supply
<b>2022-2027</b>	1,775	355	474 <sup>3</sup>	2,604	969	1.86 years
<b>2027- 2032</b>	1,775	355	1,635	3,765	1,083	1.44 years

<sup>3</sup> Under delivery identified in the Housing Delivery Test

This table indicates that the Council is unable to identify five years' worth of housing land supply and will be unable to do so going forward. The supply position worsens as a backlog develops due to under delivery. It will be necessary to get a plan in place to overcome this situation.

## **Indicator H5 – Permitting Housing Development**

Indicator H5: monitors progress over the year in actively bringing sites forward for development for housing. This is critical to the delivery of the trajectory above.

### H5a: Consents Granted

Figure 10 shows that in the period from April 2021 to March 2022 planning consent was granted for 67 homes (net) over 29 sites. Whilst some of these homes were on sites already known to the Council and identified through the SHLAA, 25 of these homes were on windfall sites.

**Figure 10: New Consents for Housing Granted in the period 2021 to 2022**

	Consents (Sites)	Gains (Dwellings)	Losses (Dwellings)	Net (Dwellings)	Windfall (Dwellings)
<b>Granted in 2021/22</b>	29	88	21	67	25

### H5b: Resolution subject to S106

There were two consents for housing awaiting S106 agreements as at 31 March 2022. These had a combined housing capacity for 70 homes. This is in addition the numbers shown in figure 10.

### H5c: Starts on Site

Figure 12 shows that in the period from April 2021 to March 2022 19 consents for housing development were implemented through starts on site, with the potential to deliver 69 homes.

**Figure 11: Starts on site in 2021/2022**

Year	Consents	Dwellings
<b>2018/2019</b>	28	118
<b>2019/2020</b>	23	70
<b>2020/2021</b>	21	131
<b>2021/2022</b>	19	69

## Indicator H6 – Gypsy and Traveller Provision

Indicator H6: *Net additional pitches for Gypsy and Travellers* seeks to identify the number of new gypsy and traveller pitches granted consent within Castle Point in the period 1<sup>st</sup> April 2021 until the 31<sup>st</sup> March 2022<sup>4</sup>.

Indicator H6 also identifies where permission has been granted for existing pitches to be enlarged, as some family groups may seek to meet their needs in this way rather than through separate provision.

**Figure 13: Net additional pitches (gypsy and traveller)**

	Permanent	Transit	Total
Number of New Pitches	0	0	0
Number of Existing Pitches Enlarged	0	0	0

## Indicator H7 – Affordable Housing Provision

Indicator H7: *Number of Affordable Homes Delivered (gross)* seeks to identify the number of affordable homes delivered in Castle Point, as defined in the NPPF, in the period 1<sup>st</sup> April 2021 to the 31<sup>st</sup> March 2022.

**Figure 15: Number of Affordable Homes Delivered (gross)**

Year	Social Rent	Intermediate	Affordable Rent	Total
2011/12	17	-	-	17
2012/13	22	-	-	22
2013/14	-	-	-	0
2014/15	25	15	15	55
2015/16	-	-	19	19
2016/17	3	4	9	16
2017/18	0	18	7	25
2018/19	2	0	0	2
2019/20	0	0	0	0
2020/21	13	0	0	13
2021/22	0	0	0	0
TOTAL	69	37	50	169

No affordable homes for either those on the Council's housing register (circa 600 households) or for first time buyers were delivered in 2021/22. The SHMA Addendum 2017 indicated that there is need for up to 288 homes per annum to be affordable. There is a need to increase supply.

<sup>4</sup> The decision on the Watlington Road site was made on the 6<sup>th</sup> May 2022. This decision sits outside the monitoring period and will be picked up in the next AMR.

## Indicator H8 – Housing Development on Previously Developed Land

Indicator H8: *New and Converted Dwellings on Previously Developed Land* seeks to monitor the number of homes that are being built on previously developed land.

**Figure 16: New and Converted Dwellings on Previously Developed Land**

Year	Gross Dwellings	Gross Dwellings on Previously Developed Land	% Gross on Previously Developed Land
2010/11	126	103	82%
2011/12	65	63	97%
2012/13	91	90	99%
2013/14	66	40	61%
2014/15	214	112	52%
2015/16	153	93	61%
2016/17	137	91	66%
2017/18	152	85	56%
2018/19	91	77	85%
2019/20	121	99	82%
2020/21	124	115	93%
2021/22	185	175	95%

Within Castle Point consistently high use has been made of previously developed land. However, such an approach has seen the Council consistently miss its housing target.

## Indicator H9 – Dwelling Densities

Indicator H9: *Gross Dwelling Density* seeks to identify how well land is being used to deliver housing.

**Figure 17: Gross Dwelling Density**

Year	% New Homes delivered at: dwelling density per hectare (ha)		
	< 30	30 – 50	> 50
2010/11	12	40	48
2011/12	14	0	86
2012/13	22	6	72
2013/14	54	24	22
2014/15	48	16	36
2015/16	52	30	18
2016/17	65	8	27
2017/18	63	8	36
2018/19	52	0	48
2019/20	92	8	0
2020/21	30	22	48
2021/22	19	8	73

Given the nature of the built form in Castle Point it is encouraging to see new developments delivered at a range of densities, however due to the completion of a number of flatted schemes the provision in 2021/22 is skewed towards high density development. However, it remains the case that some homes are being provided at a low density. This has implications for land use when seeking to meet housing need. The more homes built at lower density; the more land needed to meet housing needs overall.

# Infrastructure Funding Statement

Castle Point Borough Council does not currently charge a Community Infrastructure Levy. To this end, this infrastructure funding statement does not include reporting on those requirements of an Infrastructure Funding Statement which relate to CIL as specified in regulations.

This statement only includes a Section 106 Report addressing the requirements of Regulation 121A Schedule 2 paragraph 3 of the Community Infrastructure Levy Regulations 2010 as amended by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

## New Section 106 Agreements

The table below sets out the S106 Agreements entered by the Council in the reporting year, 1 April 2021 to the 31 March 2022.

**Figure 19: New S106 Agreements 2021-2022**

Application	Decision Date	Site	Clause	Monetary Contribution	Non-monetary Contribution
21/0107/FUL CLC	02.06.2021	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	
21/0190/FUL	13.05.2021	Monico PH Eastern Esplanade, Canvey Island	Essex Coast RAMS	£1018.40	
21/0193/FUL	28.04.2021	76 Homefields Avenue, Benfleet	Essex Coast RAMS	£125.58	
22/0229/FUL	16.05.2022	16 Green Road, Benfleet	Essex Coast RAMS	£127.30	
21/0265/FUL	25.05.2021	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	
21/0333/FUL	27.05.2021	66 Wavertree Road, Benfleet	Essex Coast RAMS	£509.20	
21/0428/FUL	31.08.2021	363 London Road, Hadleigh	Essex Coast RAMS	£763.80	
21/0429/FUL	20.08.2021	85 Furtherwick Road, Canvey Island	Essex Coast RAMS	£127.30	
21/0452/FUL	25.06.2021	62 Hill Road Benfleet	Essex Coast RAMS	£753.48	
21/0496/FUL	09/07/2021	45 Wavertree Road, Benfleet	Essex Coast RAMS	£127.30	
21/0509/FUL	13/07/2021	Adj. 14 Station Approach, Canvey Island	Essex Coast RAMS	£127.30	
21/0520/FUL	20/07/2021	4 Fleetwood Close, Canvey Island	Essex Coast RAMS	£127.30	
21/0559/FUL	22/07/2021	22 Seaview Road, Canvey Island	Essex Coast RAMS	£127.30	
21/0604/FUL	11/08/2021	R/O 33 Croft Road, Benfleet	Essex Coast RAMS	£509.20	



Application	Decision Date	Site	Clause	Monetary Contribution	Non-monetary Contribution
21/0605/FUL	13/08/2021	47 Castle Road, Hadleigh	Essex Coast RAMS	£254.60	
21/0645/FUL	12/08/2021	42 Zelham Drive, Canvey Island	Essex Coast RAMS	£254.60	
21/0659/FUL	19/08/2021	323-325 London Road	Essex Coast RAMS	£254.60	
21/0675/FUL	18/08/2021	316 Hart Road Thundersley	Essex Coast RAMS	£127.30	
21/0739/FUL	27/09/2021	555 London Road, Hadleigh	Essex Coast RAMS	£763.80	
21/0764/FUL	04/10/2021	43-59 High Road Benfleet	Essex Coast RAMS	£381.90	
21/0797/FUL	11.10.2021	1a Grafton Road, Canvey Island	Essex Coast RAMS	£127.30	
21/0817/FUL	08.05.2021	R/O 171-217 Link Road, Canvey Island	Essex Coast RAMS	£381.90	
21/0854/FUL	03/11/2021	601 London Road, Benfleet	Essex Coast RAMS	£254.60	
21/0862/FUL	24/02/2022	9 High Street, Benfleet	Essex Coast RAMS	£127.30	
21/0872/FUL	26/11/2021	178 High Road, Benfleet	Essex Coast RAMS	£127.30	
21/0888/FUL	08/11/2021	2 Elm Road, Canvey Island	Essex Coast RAMS	£381.90	
21/0967/FUL	20/12/2021	Durham Dene, Merton Road, Benfleet	Essex Coast RAMS	£127.30	
21/0981/FUL	20/12/2021	50 Westerland Avenue, Canvey Island	Essex Coast RAMS	£254.60	
21/0984/FUL	20/12/2021	Adj. 14 Station Approach, Canvey Island	Essex Coast RAMS	£254.60	
21/1085/FUL	02/02/2022	10 Crescent Road, Benfleet	Essex Coast RAMS	£127.30	
<b>Total of Monetary Contributions</b>				<b>£9,021.10</b>	<b>-</b>

In the reporting year the Council entered S106 Agreements with a total monetary value of **£9,021.10**. Due to the nature of the applications dealt with over the period, the S106 Agreements were entirely for the Essex Coast RAMS.

### Section 106 Monies

This section of the Infrastructure Funding Statement addresses the money received under S106, and how they have been allocated and spent.

It should be noted that in some instances S106 Agreements will include clauses that require payments to be made to the County Council for highways and education as examples. Where these payments are made directly to the County Council, they are not captured in this infrastructure funding statement. Essex County Council has prepared a separate infrastructure funding statement which captures S106 money

received and to be spent by that organisation. The Essex County Council Infrastructure Funding Statement should be read alongside this statement for Castle Point.

In terms of S106 contributions received by Castle Point the following table provides a summary of S106 Contribution income and expenditure in the period between the 1 April 2021 and the 31 March 2022.

**Figure 20: Summary of S106 Income and Expenditure in 2021 - 2022**

		S106	RAMS	TOTAL
<b>Start Balance</b>	Total Amount of unallocated S106 Money Held at 1 April 2021	<b>£224,850.00</b>	<b>£2,009.28</b>	<b>£226,859.28</b>
<b>Income</b>	Total S106 Money Received 1 April 2021 – 31 March 2022	<b>£329,691.62</b>	<b>£14,532.24</b>	<b>£344,223.86</b>
<b>Expenditure</b>	Total S106 Monies Spent 1 April 2021 – 31 March 2022	<b>£3,737.90</b>	<b>£2,185.86</b>	<b>£5,923.76</b>
<b>End Balance</b>	Total S106 Monies Unspent at 31 March 2022	<b>£550,803.72</b>	<b>£14,355.66</b>	<b>£565,159.38</b>

The following table looks at incoming Section 106 Money for the 2021-2022 year. A total of **£344,223.86** was received during this period from 43 development schemes, as detailed below. It should be noted that due to the small cost, many of the payments towards the Essex Coast RAMS are received upfront.

**Figure 21: Incoming S106 Money in 2021-2022**

Application	Site	Clause	Monies Received	Status
15/0709/FUL	Solby Wood Farm	Monitoring fee	£700.00	Unspent
19/0686/FUL	19-27 Kents Hill Road	Affordable Housing	£190,552.00	Unspent
		Essex Coast RAMS	£5,767.07	£2,812.90 - Transferred to CCC for expenditure on RAMS implementation £2,954.17 – Unspent overpayment to be partially refunded
19/0697/FUL	344-347 London Road	Affordable Housing	£104,124.66	Unspent
		Essex Coast RAMS	£4,445.83	Unspent
		Health Contribution	£14,177.61	Unspent
19/0549/FUL	Chase Nurseries	Essex Coast RAMS	£2,381.47	Unspent
		Health Contribution	£7,542.98	Unspent
S106 Total Received 1 April 2021 – 31 March 2022			£329,691.62	

Application	Site	Clause	Monies Received	Status
<b>Other RAMS Contributions:</b>				
21/0059/FUL	44 – 54 Winterswyk Avenue, Canvey Island	Essex Coast RAMS	£1,018.40	Unspent
21/0977/FUL	11 Dyke Crescent	Essex Coast RAMS	£127.30	Refused - Refunded
21/0299/FUL	11 Dyke Crescent	Essex Coast RAMS	£127.30	Unspent
22/0229/FUL	16 Green Road	Essex Coast RAMS	£254.60	£127.30 Refunded £127.30 Unspent
21/0190/FUL	The Monico Bar And Restaurant 1 - 3 Eastern Esplanade	Essex Coast RAMS	£1,018.40	Unspent
21/0452/FUL 20/0868/FUL	62 Hill Road	Essex Coast RAMS	£753.48	Transferred to CCC for expenditure on RAMS implementation
21/0333/FUL	66 Wavertree Road	Essex Coast RAMS	£509.20	Unspent
21/0436/FUL	10 Gains Close	Essex Coast RAMS	£297.00	Refunded – not liable for RAMS
21/0496/FUL	45 Wavertree Road	Essex Coast RAMS	£127.30	Unspent
21/0908/FUL	253 London Road, Hadleigh	Essex Coast RAMS	£127.30	Unspent
21/0520/FUL	4 Fleetwood Close	Essex Coast RAMS	£127.30	Unspent
20/0328/FUL	39-43 High Street, Canvey Island	Essex Coast RAMS	£1,527.60	Unspent
21/1085/FUL	10 Crescent Road	Essex Coast RAMS	£127.30	Unspent
21/0604/FUL	29 33 35 Croft Road	Essex Coast RAMS	£509.20	Unspent
21/0509/FUL	14 Station Approach	Essex Coast RAMS	£127.30	Unspent
21/0688/FUL	Walsingham House, Lionel Road Phase 1	Essex Coast RAMS	£1,145.70	Unspent
21/0645/FUL	42 Zelham Drive	Essex Coast RAMS	£254.60	Unspent
21/0605/FUL	47 Castle Road	Essex Coast RAMS	£254.60	Unspent
21/0659/FUL	323-325 London Road	Essex Coast RAMS	£254.60	Unspent
21/0739/FUL	555 London Road	Essex Coast RAMS	£763.80	Unspent

Application	Site	Clause	Monies Received	Status
21/0783/FUL	111 Hart Road	Essex Coast RAMS	£636.50	Unspent
21/0797/FUL	Grafton Road	Essex Coast RAMS	£127.30	Unspent
21/0842/FUL	32 Dorothy Gardens	Essex Coast RAMS	£127.30	Unspent
21/0764/FUL	High Lodge 43\49 High Road	Essex Coast RAMS	£381.90	Unspent
21/0636/CPAOR	253 London Rd	Essex Coast RAMS	£127.30	Unspent
21/0862/FUL	21 High Street	Essex Coast RAMS	£127.30	Unspent
21/0929/CPARR	409 Long Rd	Essex Coast RAMS	£127.30	Unspent
21/0984/FUL	14 Station Approach	Essex Coast RAMS	£254.60	Unspent
20/0844/FUL	592 High Road	Essex Coast RAMS	£251.16	Transferred to CCC for expenditure on RAMS implementation
21/1074/FUL	27 Green Road	Essex Coast RAMS	£127.30	Unspent
21/0967/FUL	Durham Dene, 26 Merton Road	Essex Coast RAMS	£127.30	Unspent
21/1170/FUL	20 Kents Hill Road	Essex Coast RAMS	£127.30	Unspent
21/1159/FUL	149 High Street	Essex Coast RAMS	£509.20	Unspent
21/0738/FUL	246-250 High Road	Essex Coast RAMS	£763.80	Unspent
22/0170/FUL	5 Tudor Road	Essex Coast RAMS	£254.60	£127.30 - Refunded as overpaid £127.30 - Unspent
21/0817/FUL	Garages rear of 171-217 Link Rd	Essex Coast RAMS	£381.90	Unspent
20/0855/FUL	Land Side And Rear Of 30-34 Linden Road	Essex Coast RAMS	£502.32	Payment previously made in 2020/21 for application in addition to this. Refund –Application refused
21/0134/FUL	45 Wavertree Road	Essex Coast RAMS	£125.58	Unspent
<b>RAMS Total Received 1 April 2021 – 31 March 2022</b>			<b>£14,532.24</b>	
<b>Grand Total Received 1 April 2021 – 31 March 2022</b>			<b>£344,223.86</b>	

The next table looks at the expenditure of S106 Money in the 2021 to 2022 year. A total of **£5,923.76** was spent in that period, as detailed below. No S106 money was spent on repaying money borrowed, and no S106 money was spent on monitoring costs.

**Figure 22: Expenditure of S106 Money in 2021-2022**

Application	Site	Clause	Works	Monies Spent
CPT/697/11/FUL	Ashcroft Place, Kiln Road	Shipwrights Meadow Management Plan	Works carried out by Pinnacle	£925.00
19/0686/FUL	19-27 Kents Hill Road	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£2,812.90
<b>S106 Total Spent 1 April 2021 – 31 March 2022</b>				<b>£3,737.90</b>
<b>Other RAMS Contributions</b>				
21/0452/FUL 20/0868/FUL	62 Hill Road	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£753.48
20/0844/FUL	592 High Road	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£251.16
21/0977/FUL	11 Dyke Crescent	Essex Coast RAMS	Refund – Application refused	£127.30
22/0170/FUL	5 Tudor Road	Essex Coast RAMS	Overpayment refund	£127.30
21/0436/FUL	10 Gains Close	Essex Coast RAMS	Refund - Not liable for RAMS	£297.00
22/0229/FUL	16 Green Road	Essex Coast RAMS	Overpayment refund	£127.30
20/0855/FUL	Land Side And Rear Of 30-34 Linden Road	Essex Coast RAMS	Refund – Application refused	£502.32
<b>Total Other RAMS Contributions</b>				<b>£2,185.86</b>
<b>Total Spent 1 April 2021 – 31 March 2022</b>				<b>£5,923.76</b>

At the end of March 2022, there were S106 Monies sitting with Castle Point Borough Council amounting to **£565,159.38**. The table that follows details what this money was secured for.

**Figure 23: Unspent S106 Monies at 31 March 2022**

Application	Site	Clause	Unspent Monies	Deadline for Spending
CPT/511/10/FUL	Morrisons, High Street, Hadleigh	Air Quality Monitoring	£14,117	N/A
CPT/697/11/FUL	Ashcroft Place, Kiln Road, Benfleet	Shipwrights Meadow Management Plan	£61,110	October 2023
		Healthcare Contribution	£101,023	July 2024
		Monitoring of Mitigation Site Management Plan	£15,000	July 2024

Application	Site	Clause	Unspent Monies	Deadline for Spending
CPT/358/12/FUL	Brickfields, Great Burches Road, Thundersley	Monitoring of management of woodlands and grassland areas	£3,500	N/A
14/0602/FUL	r/o 201-219 Kiln Road, Benfleet	Monitoring	£5,875	N/A
		Healthcare Contribution	£23,300	N/A
15/0709/FUL	Solby Wood Farm	Monitoring Fee	£700	N/A
19/0686/FUL	19-27 Kents Hill Road	Affordable Housing	£190,552.00	N/A
		Essex Coast RAMS	£2,954.17	N/A
19/0697/FUL	344-347 London Road	Affordable Housing	£104,124.66	N/A
		Essex Coast RAMS	£4,445.83	N/A
		Health Contribution	£14,177.61	N/A
19/0549/FUL	Chase Nurseries	Essex Coast RAMS	£2,381.47	N/A
		Health Contribution	£7,542.98	N/A
21/1085/FUL	10 Crescent Road	Essex Coast RAMS	£127.30	N/A
21/0604/FUL	29, 33, 35 Croft Road	Essex Coast RAMS	£509.20	N/A
22/0229/FUL	16 Green Road	Essex Coast RAMS	£127.30	N/A
21/0738/FUL	246-250 High Road	Essex Coast RAMS	£763.80	N/A
21/1159/FUL	149 High Street	Essex Coast RAMS	£509.20	N/A
21/1170/FUL	20 Kents Hill Road	Essex Coast RAMS	£127.30	N/A
21/0967/FUL	Durham Dene, 26 Merton Road	Essex Coast RAMS	£127.30	N/A
21/1074/FUL	27 Green Road	Essex Coast RAMS	£127.30	N/A
21/0984/FUL	14 Station Approach	Essex Coast RAMS	£254.60	N/A
21/0299/FUL	11 Dyke Crescent	Essex Coast RAMS	£127.30	N/A
21/0107/FULCLC	Land Adjacent To 2 Cedar Road	Essex Coast RAMS	£251.16	N/A
21/0739/FUL	555 London Road	Essex Coast RAMS	£763.80	N/A
21/0004/FUL	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	N/A
21/0265/FUL	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	N/A
21/0059/FUL	44 – 54 Winterswyk Avenue, Canvey Island	Essex Coast RAMS	£1,018.40	N/A
21/0190/FUL	The Monico Bar And Restaurant 1 - 3 Eastern Esplanade	Essex Coast RAMS	£1,018.40	N/A
21/0333/FUL	66 Wavertree Road	Essex Coast RAMS	£509.20	N/A
21/0496/FUL	45 Wavertree Road	Essex Coast RAMS	£127.30	N/A
21/0636/CPAOR	253 London Road Hadleigh	Essex Coast RAMS	£127.30	N/A
21/0520/FUL	4 Fleetwood Close	Essex Coast RAMS	£127.30	N/A
20/0328/FUL	39-43 High Street, Canvey Island	Essex Coast RAMS	£1,527.60	N/A
22/0170/FUL	5 Tudor Road	Essex Coast RAMS	£127.30	N/A
21/0509/FUL	14 Station Approach	Essex Coast RAMS	£127.30	N/A
21/0688/FUL	Walsingham House Phase 1	Essex Coast RAMS	£1,145.70	N/A
21/0645/FUL	42 Zelham Drive	Essex Coast RAMS	£254.60	N/A
21/0605/FUL	47 Castle Road	Essex Coast RAMS	£254.60	N/A
21/0659/FUL	323-325 London Road	Essex Coast RAMS	£254.60	N/A

Application	Site	Clause	Unspent Monies	Deadline for Spending
21/0006/FUL	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	N/A
21/0797/FUL	Grafton Road	Essex Coast RAMS	£127.30	N/A
21/0764/FUL	High Lodge 43\49 High Road	Essex Coast RAMS	£381.90	N/A
21/0862/FUL	21 High Street	Essex Coast RAMS	£127.30	N/A
21/0817/FULCLC	Rear of 171-217 Link Road	Essex Coast RAMS	£381.90	N/A
21/0929/CPARR	409 Long Rd	Essex Coast RAMS	£127.30	N/A
21/0783/FUL	111 Hart Road	Essex Coast RAMS	£636.50	N/A
21/0057/FUL	18 Sydervelt Road	Essex Coast RAMS	£125.58	N/A
21/0908/FUL	253 London Road, Hadleigh	Essex Coast RAMS	£127.30	N/A
21/0134/FUL	45 Wavertree Road	Essex Coast RAMS	£125.58	N/A
20/0855/FUL	Land Side And Rear Of 30-34 Linden Road	Essex Coast RAMS	£502.32	N/A
21/0033/FUL	15 Rosemead	Essex Coast RAMS	£125.58	N/A
21/0842/FUL	32 Dorothy Gardens	Essex Coast RAMS	£127.30	N/A
<b>S106 held unspent at 1 April 2022</b>			<b>£565,159.38</b>	

There are no S106 monies held by the Council for the purpose of longer-term maintenance.

## Appendix 1: Information on Industrial Uses

### Industrial Uses – Completions 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022

Development Use Class	Ward	Application	Site Address	Completed Floorspace
B2	Canvey Island West	14/0707/OUT	Land South of Roscommon Way Canvey Island Essex	799
B2	Canvey Island West	18/0910/FUL	Units 1-11, 16 And 17 Sandhurst Kings Road Canvey Island Essex SS8 0SA	83
B2	Cedar Hall	20/0770/FUL	533 Rayleigh Road Thundersley Benfleet Essex SS7 3TN	-809
B8	Canvey Island West	14/0707/OUT	Land South of Roscommon Way Canvey Island Essex	3116
			<i>Use Class B2 Total</i>	<i>73</i>
			<i>Use Class B8 Total</i>	<i>3116</i>
			<i>Sui Generis Total</i>	<i>0</i>
			<b>Total</b>	<b>3,189</b>



**Industrial Uses – Extant Permissions at 1<sup>st</sup> April 2022**

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction	Net Complete to Date
B2	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	4582	4582	4582		
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	12000	12000	6928		5072
B8	Canvey Island West	17/0566/FUL	Unit 4 Neale Courtyard Shannon Way Canvey Island Essex SS8 0PD	0	1600	1600	1600		
B8	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	6300	6300	3184		3116
B8	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	9955	9955	9955		
B8	St. James'	21/0428/FUL	363 London Road, Hadleigh, Essex	582.9	0	-582.9	-582.9		
B8	Victoria	17/0794/FUL	Site Adjacent To 69 Stadium Way Thundersley Benfleet Essex SS7 3TS	0	389	389	389		
B8	Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	1000	0	-1000	-1000		
SUIGEN	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	2890	2890	2890		
SUIGEN	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	94	1200	1106	1106		
SUIGEN	St. James'	20/0108/FUL	Suite G 83 High Street Hadleigh Benfleet Essex SS7 2PA	0	47	47	47		
SUIGEN	St. James'	CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA	710	0	-710	-710		
<b>B2 Use Class Totals</b>						<b>16582</b>	<b>11510</b>	<b>0</b>	<b>5072</b>
<b>B8 Use Class Totals</b>						<b>16661.1</b>	<b>13545.1</b>	<b>0</b>	<b>3116</b>
<b>Sui Generis Totals</b>						<b>3333</b>	<b>3333</b>	<b>0</b>	<b>0</b>
<b>Total</b>						<b>36576.1</b>	<b>28388.1</b>	<b>0</b>	<b>8188</b>

## Appendix 2: Information on Town Centre Uses

### Town Centre Uses – Completions 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022

Development Use Class	Ward	Application	Site Address	Completed Floorspace	Town Centre
E(a)	Appleton	20/0704/FUL	347A Kents Hill Road, Benfleet, Essex, SS7 5XT	-21.4	NO
E(a)	Canvey Island West	17/1063/OUT	Garden World Plants Ltd Canvey Road Canvey Island Essex SS8 0QD	-1145	NO
E(a)	St. James'	19/0697/FUL	341-347 London Road Hadleigh Benfleet Essex SS7 2BT	-1049	YES
E(g)	Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex SS8 7RN	38	YES
E(g)	Canvey Island West	20/0009/FUL	Apex Steel Structures Ltd, Kings Close, Charfleets Industrial Estate, Canvey Island, Essex, SS8 0QZ	37	NO
E(g)	Canvey Island West	19/0790/FUL	1 Kings Close, Charfleets Industrial Estate, Canvey Island, Essex, SS8 0QZ	518	NO
E(g)	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	1763	NO
E(g)	Cedar Hall	20/0770/FUL	533 Rayleigh Road Thundersley Benfleet Essex SS7 3TN	-206	NO
F1(a)	Boyce	20/0113/FUL	The King John School Shipwrights Drive Thundersley Benfleet Essex SS7 1RQ	490.4	NO
<i>Use Class E Total</i>				-65.4	-1,011
<i>Use Class F Total</i>				490.4	0
<b>Total</b>				<b>425</b>	<b>-1,011</b>

### Town Centre Uses – Extant Permissions at 1<sup>st</sup> April 2022

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(a)	Appleton	20/0060/FUL	322 London Road Benfleet Essex SS7 5XR	0	38	38	38	
E(a)	Boyce	18/0366/FUL	246-250 High Road Benfleet Essex SS7 5LA	263	266	3	3	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(a)	Canvey Island West	21/0292/FUL	25 Vikings Way Canvey Island Essex SS8 0PB	272	0	-272	-272	
E(a)	Canvey Island Winter Gardens	20/0664/FUL	Site Adjacent To Pauls Court Castle View School Meppel Avenue Canvey Island Essex SS8 9RZ	0	174	174	174	
E(a)	Cedar Hall	18/0223/FUL	179 Kiln Road Thundersley Benfleet Essex SS7 1SJ	200.4	251	50.6	50.6	
E(a)	St. James'	21/0428/FUL	363 London Road, Hadleigh, Essex	34.5	0	-34.5	-34.5	
E(a)	St Peter's	20/0887/CPARR	125 London Road Benfleet Essex SS7 5UH	183	104	-79	-79	
E(b)	Canvey Island South	21/0186/FUL	Unit 3 Knightswick Centre Furtherwick Road Canvey Island Essex SS8 7AD	0	82	82	82	
E(b)	Canvey Island South	CPT/483/08/REN	59 Furtherwick Road Canvey Island Essex SS8 7AG	90.1	244.5	154.4	0	154.4
E(b)	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	700	700	700	
E(c)	Appleton	21/0032/FUL	150 London Road Benfleet Essex SS7 5SQ	70	96	26	0	26
E(c)	St. Mary's	20/0534/FUL	283 High Road Benfleet Essex SS7 5HA	67.5	0	-67.5	-67.5	
E(d)	Canvey Island South	21/0186/FUL	Unit 3 Knightswick Centre Furtherwick Road Canvey Island Essex SS8 7AD	82	0	-82	-82	
E(g)	Boyce	19/0674/FUL	132 Kiln Road Thundersley Benfleet Essex SS7 1TJ	70	0	-70	-70	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(g)	Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island Essex SS8 7RQ	0	287	287	0	287
E(g)	Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	448	0	-448	-448	
E(g)	Canvey Island West	15/0293/RES	Land Opposite Morrisons, Northwick Road, Canvey Island Essex	0	8,928	8,928	8,928	
E(g)	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	6400	6400	3549	
E(g)	Canvey Island Winter Gardens	20/0664/FUL	Site Adjacent To Pauls Court Castle View School Meppel Avenue Canvey Island Essex SS8 9RZ	0	99.5	99.5	99.5	
E(g)	Cedar Hall	20/0770/FUL	533 Rayleigh Road Thundersley Benfleet Essex SS7 3TN	206	1539	1333	0	1539
E(g)	Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	2247	0	-2247	-2247	
E(g)	St. James'	20/0270/CPA	Ash House 340-342 London Road Hadleigh Benfleet Essex SS7 2DD	334	0	-334	-334	
E(g)	St. James'	16/0190/CPA	387 London Road Hadleigh Benfleet Essex SS7 2BY	306	0	-306	-306	
E(g)	St. James'	18/0424/CPA	351-359 London Road Hadleigh Benfleet Essex SS7 2BT	1322	0	-1322	-1322	
E(g)	St. James'	20/0108/FUL	Suite G 83 High Street Hadleigh Benfleet Essex SS7 2PA	-47	0	-47	-47	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(g)	St. James'	21/0428/FUL	363 London Road, Hadleigh, Essex	0	83.9	83.9	83.9	
E(g)	St Peter's	19/0357/FUL	9A Parsons Road Thundersley Benfleet Essex SS7 4PY	0	28	28	28	
E(g)	Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	120	0	-120	-120	
F1	Cedar Hall	20/0822/FUL	Thundersley County Primary School Dark Lane Benfleet Essex SS7 3PU	40	78	38	38	
F1	St George's	CPT/75/12/FUL	The Church Of St George Rushbottom Lane Benfleet Essex SS7 4DN	684	763	79	0	79
F2(b)	Canvey Island Central	17/0525/FUL	Womens Institute Hall Lionel Road Canvey Island Essex SS8 9DE	99	0	-99	-99	
Sui Generis	Appleton	20/0060/FUL	322 London Road Benfleet Essex SS7 5XR	174	0	-174	-174	
Sui Generis	St. Mary's	20/0534/FUL	283 High Road Benfleet Essex SS7 5HA	0	67.5	67.5	67.5	
Use Class E Totals						12958.4	8307	2006.4
Use Class F Totals						18	-61	79
Sui Generis Totals						-106.5	-106.5	0
TOTALS						12869.9	8139.5	2085.4

## Appendix 3: Information on Housing Completions

### Housing Completions 1 April 2021 – 31 March 2022

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Appleton	19/0328/CPA	Ground Floor Of 124-126 London Road Benfleet Essex SS7 5SQ	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH	18/11/2021
Appleton	19/0328/CPA	Ground Floor Of 124-126 London Road Benfleet Essex SS7 5SQ	Plot 2	PRI	FLAT	1B	COU	PDL	HIGH	18/11/2021
Appleton	20/0333/FUL	124-126 London Road Benfleet Essex SS7 5SQ	Plot 1	PRI	FLAT	1B	REDEV	PDL	HIGH	18/11/2021
Appleton	20/0333/FUL	124-126 London Road Benfleet Essex SS7 5SQ	Plot 2	PRI	FLAT	1B	REDEV	PDL	HIGH	18/11/2021
Appleton	20/0333/FUL	124-126 London Road Benfleet Essex SS7 5SQ	Plot 4	PRI	FLAT	1B	REDEV	PDL	HIGH	18/11/2021
Appleton	20/0333/FUL	124-126 London Road Benfleet Essex SS7 5SQ	Plot 5	PRI	FLAT	1B	REDEV	PDL	HIGH	18/11/2021
Appleton	20/0333/FUL	124-126 London Road Benfleet Essex SS7 5SQ	Plot 6	PRI	FLAT	1B	REDEV	PDL	HIGH	18/11/2021
Appleton	20/0333/FUL	124-126 London Road Benfleet Essex SS7 5SQ	Plot 3	PRI	FLAT	1B	REDEV	PDL	HIGH	18/11/2021
Appleton	20/0897/FUL	33 Croft Road Benfleet Essex SS7 5RQ	Plot 1	PRI	BUNG	3B	REDEV	PDL	LOW	10/01/2022
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 1	PRI	FLAT	2B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 2	PRI	FLAT	2B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 3	PRI	FLAT	2B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 4	PRI	FLAT	2B	REDEV	PDL	HIGH	24/09/2021

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 5	PRI	FLAT	2B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 6	PRI	FLAT	2B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 7	PRI	FLAT	2B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 8	PRI	FLAT	2B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 9	PRI	FLAT	2B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 10	PRI	FLAT	1B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 11	PRI	FLAT	1B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 12	PRI	FLAT	1B	REDEV	PDL	HIGH	24/09/2021
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	Plot 13	PRI	FLAT	1B	REDEV	PDL	HIGH	24/09/2021
Boyce	20/0509/FUL	Land Adj To And Rear Of 23 Malyon Court Close Benfleet Essex SS7 1TX	Plot 1	PRI	HOUSE	3B	NEW	GFIELD	LOW	08/02/2022
Boyce	21/1085/FUL	10 Crescent Road Benfleet Essex SS7 1JL	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	02/02/2022
Boyce	21/1085/FUL	10 Crescent Road Benfleet Essex SS7 1JL	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	02/02/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 1, Two bed ground floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 10, Two bed first floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 11, One bed first floor flat.	PRI	FLAT	1B	REDEV	PDL	HIGH	31/03/2022

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 12, One bed second floor flat.	PRI	FLAT	1B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 14, one bed second floor flat.	PRI	FLAT	1B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 15, Two bed second floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 16, Two bed second floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 17, Two bed second floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 18, Two bed second floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 19, One bed second floor flat.	PRI	FLAT	1B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 2, Two bed ground floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 3, Two bed ground floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 4, Two bed ground floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 7, Two bed first floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 8, Two bed first floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022



Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Flat 9, Two bed first floor flat.	PRI	FLAT	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Plot 5	PRI	FLAT	1B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Plot 6	PRI	FLAT	1B	REDEV	PDL	HIGH	31/03/2022
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	Plot 19	PRI	HOUSE	2B	REDEV	PDL	HIGH	31/03/2022
Boyce	CPT/591/13/FUL	297 Benfleet Road Benfleet Essex SS7 1PR	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	31/03/2022
Boyce	CPT/599/13/FUL	Land To The Rear Of 17 And 19 Downer Road Benfleet Essex SS7 1BQ	Plot 2	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	16/06/2021
Boyce	14/0677/FUL	3 Highfield Avenue Thundersley Benfleet Essex SS7 1RY	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	19/10/2021
Boyce	14/0758/FUL	Land Adj 34 Crescent Road South Benfleet Benfleet Essex SS7 1JL	Plot 1	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	21/09/2021
Boyce	14/0758/FUL	Land Adj 34 Crescent Road South Benfleet Benfleet Essex SS7 1JL	Plot 3	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	15/11/2021
Boyce	19/0224/FUL	81 St Marys Road Benfleet Essex SS7 1NL	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	31/03/2022
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 1	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 2	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 3	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 4	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 5	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 6	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 7	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 8	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 9	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 10	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 11	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 12	PRI	FLAT	2B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	Plot 13	PRI	FLAT	3B	REDEV	PDL	HIGH	30/09/2021
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 1	PRI	FLAT	1B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 2	PRI	FLAT	1B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 3	PRI	FLAT	1B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 4	PRI	FLAT	1B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 5	PRI	FLAT	1B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 6	PRI	FLAT	1B	NEW	PDL	HIGH	22/03/2022

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 7	PRI	FLAT	1B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 8	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 9	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 10	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 11	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 12	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 13	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 14	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 15	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 16	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 17	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 18	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 19	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 20	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 21	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 22	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 23	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	Plot 24	PRI	FLAT	2B	NEW	PDL	HIGH	22/03/2022
Boyce	19/0450/FUL	Land Rear Of 57 The Dale Thundersley Benfleet Essex SS7 1TD	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	16/04/2021
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	Plot 1	PRI	FLAT	2B	REDEV	PRTPD	HIGH	05/08/2021
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	Plot 2	PRI	FLAT	2B	REDEV	PRTPD	HIGH	05/08/2021
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	Plot 3	PRI	FLAT	2B	REDEV	PRTPD	HIGH	05/08/2021
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	Plot 4	PRI	FLAT	2B	REDEV	PRTPD	HIGH	05/08/2021
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	Plot 5	PRI	FLAT	2B	REDEV	PRTPD	HIGH	05/08/2021
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	Plot 6	PRI	FLAT	2B	REDEV	PRTPD	HIGH	05/08/2021
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	Plot 7	PRI	FLAT	2B	REDEV	PRTPD	HIGH	05/08/2021
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	Plot 8	PRI	FLAT	2B	REDEV	PRTPD	HIGH	05/08/2021
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	Plot 9	PRI	FLAT	1B	REDEV	PRTPD	HIGH	05/08/2021
Boyce	18/0973/FUL	24 St Marys Road Benfleet Essex SS7 1NR	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	23/08/2021
Canvey Island Central	19/0715/FUL	Land Adjacent To 41 Waarem Avenue Canvey Island Essex SS8 9DS	Plot 1	PRI	HOUSE	3B	NEW	GFIELD	MED	31/03/2022
Canvey Island East	19/0511/FUL	Land Opposite 40 San Remo Road Canvey Island Essex	Plot 1	PRI	HOUSE	3B	NEW	GFIELD	LOW	31/01/2022

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Canvey Island East	18/0724/FUL	Land On Corner Of Smallgains Avenue And Gifhorn Road Canvey Island Essex SS8 8LB	Plot 1	PRI	HOUSE	3B	NEW	PRT PDL	MED	31/03/2022
Canvey Island North	20/0089/FUL	Land Adjacent To 18 Harvest Road Canvey Island Essex SS8 9PD	Plot 1	PRI	HOUSE	4BPLUS	NEW	GFIELD	MED	22/03/2022
Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex SS8 7RN	Plot 2	PRI	FLAT	1B	REDEV	PDL	MED	31/07/2021
Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex SS8 7RN	Plot 1	PRI	FLAT	1B	REDEV	PDL	MED	31/07/2021
Canvey Island North	19/0691/FUL	55 Heilsburg Road Canvey Island Essex SS8 8HQ	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	10/09/2021
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 6	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 7	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 8	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 9	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 10	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 11	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 12	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 13	PRI	FLAT	1B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 5	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 4	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 3	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 2	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 1	PRI	FLAT	2B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	Plot 14	PRI	FLAT	1B	NEW	PDL	HIGH	21/01/2022
Canvey Island South	17/0414/FUL	25 Grafton Road Canvey Island Essex SS8 7BT	Plot 2	PRI	HOUSE	3B	REDEV	PDL	MED	07/03/2022
Canvey Island South	17/0414/FUL	25 Grafton Road Canvey Island Essex SS8 7BT	Plot 1	PRI	HOUSE	3B	REDEV	PDL	MED	07/02/2022
Canvey Island South	18/0787/FUL	64 Furtherwick Road Canvey Island Essex SS8 7AE	Plot 1	PRI	FLAT	2B	COU	PDL	HIGH	21/07/2021
Canvey Island South	18/0977/FUL	Land Adj. To 46 Labworth Road Canvey Island Essex SS8 7BS	Plot 1	PRI	HOUSE	4BPLUS	NEW	PRTPDL	LOW	04/06/2021
Canvey Island Winter Gardens	19/0120/FUL	Montacute Concord Road Canvey Island Essex SS8 9QQ	Plot 2	PRI	HOUSE	2B	REDEV	PDL	MED	02/06/2021
Canvey Island Winter Gardens	19/0120/FUL	Montacute Concord Road Canvey Island Essex SS8 9QQ	Plot 1	PRI	HOUSE	2B	REDEV	PDL	MED	10/05/2021

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 11, 3 Bed Bungalow	PRI	BUNG	3B	NEW	PRTPD	LOW	13/12/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 12, 4 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	03/12/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 15, 4 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	22/12/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 17, 5 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	21/03/2022
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 19, 4 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	29/04/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 2, 5 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	16/06/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 3, 4 Bed house	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	16/06/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 4, 5 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	23/07/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 5, 5 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	17/09/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 6, 4 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	25/11/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 7, 4 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	02/09/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 8, 5 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	25/10/2021

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 9, 3 Bed Bungalow	PRI	BUNG	3B	NEW	PRTPD	LOW	05/11/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 10, 3 Bed Bungalow	PRI	BUNG	3B	NEW	PRTPD	LOW	12/11/2021
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	Plot 20, 5 Bed House	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	20/09/2021
Cedar Hall	20/0570/FUL	Valdabre The Chase Thundersley Benfleet Essex SS7 3DL	Plot 3	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	31/03/2022
Cedar Hall	20/0570/FUL	Valdabre The Chase Thundersley Benfleet Essex SS7 3DL	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	31/03/2022
Cedar Hall	20/0570/FUL	Valdabre The Chase Thundersley Benfleet Essex SS7 3DL	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	31/03/2022
Cedar Hall	17/1021/FUL	Land Adjacent 301 The Chase Benfleet Essex	Plot 1	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31/03/2022
St Peter's	20/0887/CPAR R	125 London Road Benfleet Essex SS7 5UH	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH	04/08/2021
St. James'	21/0908/FUL	253 London Road Hadleigh Benfleet Essex SS7 2RF	Plot 1	PRI	FLAT	3B	COU	PDL	HIGH	17/05/2021
St. James'	17/0504/FUL	Oak Lodge Oak Road North Hadleigh Benfleet Essex SS7 2FJ	Plot 1	PRI	FLAT	2B	NEW	PRTPD	HIGH	14/05/2021
St. James'	20/0172/FUL	683-687 London Road Hadleigh Benfleet Essex SS7 2EE	Plot 4	PRI	FLAT	2B	REDEV	PDL	HIGH	17/03/2022
St. James'	20/0172/FUL	683-687 London Road Hadleigh Benfleet Essex SS7 2EE	Plot 6	PRI	FLAT	2B	REDEV	PDL	HIGH	17/03/2022
St. James'	20/0172/FUL	683-687 London Road Hadleigh Benfleet Essex SS7 2EE	Plot 2	PRI	FLAT	2B	REDEV	PDL	HIGH	17/03/2022



Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St. James'	20/0172/FUL	683-687 London Road Hadleigh Benfleet Essex SS7 2EE	Plot 1	PRI	FLAT	2B	REDEV	PDL	HIGH	16/03/2022
St. James'	20/0172/FUL	683-687 London Road Hadleigh Benfleet Essex SS7 2EE	Plot 8	PRI	FLAT	2B	REDEV	PDL	HIGH	17/03/2022
St. James'	20/0172/FUL	683-687 London Road Hadleigh Benfleet Essex SS7 2EE	Plot 7	PRI	FLAT	2B	REDEV	PDL	HIGH	17/03/2022
St. James'	20/0172/FUL	683-687 London Road Hadleigh Benfleet Essex SS7 2EE	Plot 5	PRI	FLAT	2B	REDEV	PDL	HIGH	16/03/2022
St. James'	20/0479/FUL	3 Oak Road North Hadleigh Benfleet Essex SS7 2FL	Plot 1	PRI	HOUSE	2B	NEW	GFIELD	HIGH	01/10/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 12	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 13	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 14	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 15	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 16	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 17	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 18	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 19	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 20	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 21	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 22	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 23	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	20/0520/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	24/02/2022
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 11	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 10	PRI	FLAT	2B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 8	PRI	FLAT	1B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 7	PRI	FLAT	1B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 6	PRI	FLAT	1B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 5	PRI	FLAT	1B	REDEV	PDL	HIGH	21/09/2021

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 4	PRI	FLAT	1B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 3	PRI	FLAT	1B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 2	PRI	FLAT	1B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 1	PRI	FLAT	1B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	Plot 9	PRI	FLAT	1B	REDEV	PDL	HIGH	21/09/2021
St. Mary's	20/0520/FUL	195 Oakfield Road Benfleet Essex SS7 1DT	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	24/02/2022
St. Mary's	18/1047/FUL	123 High Road Benfleet Essex SS7 5LN	Plot 1	PRI	FLAT	2B	COU	PDL	MED	02/11/2021
St. Mary's	CPT/46/07/RE N	12 Melcombe Road Benfleet Essex SS7 5N3	Plot 1	PRI	HOUSE	3B	REDEV	PDL	MED	08/04/2021
St. Mary's	CPT/46/07/RE N	12 Melcombe Road Benfleet Essex SS7 5N3	Plot 2	PRI	HOUSE	3B	REDEV	PDL	MED	08/04/2021
Victoria	16/0684/FUL	Land Adjacent 270 Daws Heath Road Hadleigh Benfleet Essex SS7 2TP	Plot 1	PRI	BUNG	2B	NEW	GFIELD	MED	06/09/2021
Victoria	19/0002/FUL	End View Bramble Crescent Hadleigh Benfleet Essex SS7 2XA	Plot 1	PRI	HOUSE	3B	REDEV	PDL	LOW	30/03/2022

## Appendix 4: Information on Extant Housing Consents

Extant Consents for housing development in Castle Point at 1 April 2022

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Appleton	21/0067/FUL	Land Adj To 573 High Road Benfleet Essex SS7 5RZ	0	2	2	2	0	0
Appleton	19/0637/FUL	286 London Road Benfleet Essex SS7 5XR	0	9	9	9	0	0
Appleton	21/0032/FUL	150 London Road Benfleet Essex SS7 5SQ	2	1	-1	-1	0	0
Appleton	21/0967/FUL	Durham Dene 26 Merton Road Benfleet Essex SS7 5QJ	1	2	1	2	0	-1
Appleton	20/0844/FUL	592 High Road Benfleet Essex SS7 5RZ	0	2	2	1	1	0
Appleton	21/0193/FUL	76 Homefields Avenue Benfleet Essex SS7 5TY	1	2	1	0	2	-1
Appleton	19/0333/FUL	Land At Corner Of Albion And St Clements Road Junction Benfleet Essex	0	1	1	1	0	0
Appleton	CPT/147/07/FUL	11 Clifton Avenue Benfleet Essex SS7 5RB	1	2	1	-1	2	0
Appleton	21/0006/FUL	Land Adjacent To 10 Elmhurst Avenue Benfleet Essex	0	2	2	0	2	0
Appleton	21/0604/FUL	Land Rear Of 33 Croft Road Benfleet Essex SS7 5RQ	0	4	4	2	2	0
Boyce	19/0674/FUL	132 Kiln Road Thundersley Benfleet Essex SS7 1TJ	0	3	3	3	0	0
Boyce	18/1063/FUL	166/168 Kiln Road Thundersley Benfleet Essex SS7 1SU	3	10	7	10	0	-3
Boyce	15/0977/FUL	111 Benfleet Road Benfleet Essex SS7 1QF	1	1	0	0	1	-1
Boyce	21/0002/FUL	7 St Marys Drive Benfleet Essex SS7 1LB	1	4	3	3	0	0
Boyce	20/0868/FUL	62 Hill Road Benfleet Essex SS7 1HL	1	7	6	0	7	-1

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Boyce	15/0501/FUL	84 Vicarage Hill Benfleet Essex SS7 1PE	1	3	2	3	0	-1
Boyce	18/0366/FUL	246-250 High Road Benfleet Essex SS7 5LA	0	11	11	11	0	0
Boyce	14/0758/FUL	Land Adj 34 Crescent Road South Benfleet Benfleet Essex SS7 1JL	0	3	3	0	1	2
Boyce	21/0872/FUL	178 High Road Benfleet Essex SS7 5LD	3	4	1	1	0	0
Boyce	17/0966/FUL	Land Rear Of 2 Badgers Way Thundersley Benfleet Essex SS7 1TR	0	1	1	1	0	0
Boyce	21/0005/FUL	32 Vicarage Hill Benfleet Essex SS7 1PB	1	1	0	1	0	-1
Boyce	19/0188/FUL	300 Benfleet Road Benfleet Essex SS7 1PW	1	1	0	0	1	-1
Boyce	20/0297/FUL	Land Rear Of 17 Underhill Road Benfleet Essex SS7 1EW	0	1	1	1	0	0
Canvey Island Central	19/0723/FUL	174 Waarden Road Canvey Island Essex SS8 9BE	1	1	0	0	1	-1
Canvey Island Central	19/0722/FUL	Land Rear Of 174 Waarden Road Canvey Island Essex SS8 9BE	0	2	2	0	2	0
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	0	24	24	0	24	0
Canvey Island Central	18/0219/FUL	Land Adjacent To 134 Cedar Road Canvey Island Essex SS8 9HS	0	1	1	1	0	0
Canvey Island Central	18/1076/FUL	29 Denham Road Canvey Island Essex SS8 9HB	1	3	2	2	0	0
Canvey Island Central	21/0722/FULCL C	54-60 Linden Way Canvey Island Essex SS8 9JB	4	4	0	4	0	-4
Canvey Island Central	21/0107/FULCL C	Land Adjacent To 2 Cedar Road Canvey Island Essex SS8 9HP	0	2	2	2	0	0
Canvey Island Central	17/0525/FUL	Womens Institute Hall Lionel Road Canvey Island Essex SS8 9DE	0	4	4	4	0	0
Canvey Island Central	17/0964/OUT	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	0	32	32	32	0	0

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island East	20/0760/FUL	31 Lappmark Road Canvey Island Essex SS8 7SZ	1	2	1	1	0	0
Canvey Island East	21/0059/FUL	Land Between 44 And 54 Winterswyk Avenue Canvey Island Essex SS8 8PA	0	8	8	0	8	0
Canvey Island East	21/0645/FUL	Land Adjacent To 42 Zelham Drive Canvey Island Essex SS8 7QR	0	2	2	0	2	0
Canvey Island East	21/0559/FUL	22 Seaview Road Canvey Island Essex SS8 7PB	1	2	1	1	0	0
Canvey Island East	20/0465/FUL	29 Geylen Road Canvey Island Essex SS8 8JN	1	2	1	1	0	0
Canvey Island East	20/0312/FUL	Land Adjacent To 88 Holbek Road Canvey Island Essex SS8 8NL	0	1	1	1	0	0
Canvey Island East	21/0520/FUL	4 Fleetwood Close Canvey Island Essex SS8 7NR	1	1	0	0	0	0
Canvey Island East	18/0779/FUL	Land Adjacent To 15 Stevens Close Canvey Island Essex SS8 8JP	0	1	1	1	0	0
Canvey Island East	17/0249/FUL	30 Hellendoorn Road Canvey Island Essex SS8 7JA	1	1	0	0	0	0
Canvey Island East	18/0667/FUL	Land Adjacent To 64 Winterswyk Avenue Canvey Island Essex	0	1	1	1	0	0
Canvey Island East	CPT/315/13/FUL	Land To East Of Wall Road Canvey Island Essex	0	3	3	1	0	2
Canvey Island North	20/0582/FUL	Land Adjacent To 12 Corona Road Canvey Island Essex SS8 8EZ	0	1	1	0	1	0
Canvey Island North	17/0457/FUL	20 Clarendon Road Canvey Island Essex SS8 8DR	1	2	1	0	2	-1
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	0	12	12	12	0	0
Canvey Island North	19/0595/FUL	11-13 Knightswick Road Canvey Island Essex SS8 9PA	2	4	2	2	0	0
Canvey Island North	21/0981/FUL	50 Westerland Avenue Canvey Island Essex SS8 8JS	1	2	1	1	0	0
Canvey Island North	20/0478/FUL	Kingsley Dale 39 Central Wall Road Canvey Island Essex SS8 9PJ	1	4	3	3	0	0

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island Essex SS8 7RQ	0	3	3	2	1	0
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	0	14	14	0	14	0
Canvey Island South	18/0638/FUL	The Haystack Public House Car Park Long Road Canvey Island Essex	0	14	14	14	0	0
Canvey Island South	16/0644/FUL	Thames Court Western Esplanade Canvey Island Essex SS8 0AY	0	2	2	0	2	0
Canvey Island South	20/0094/FUL	Aquarius Thorney Bay Road Canvey Island Essex SS8 0AG	1	1	0	0	1	-1
Canvey Island South	19/0399/FUL	Elm House 1 Elm Road Canvey Island Essex SS8 7AW	0	1	1	1	0	0
Canvey Island South	CPT/670/13/FUL	8 Westwood Road Canvey Island Essex SS8 0ED	1	1	0	-1	1	0
Canvey Island South	20/0548/FUL	86 May Avenue Canvey Island Essex SS8 7EX	0	2	2	0	2	0
Canvey Island South	21/0140/FUL	9 And 11 Juliers Road Canvey Island Essex SS8 7EW	2	1	-1	0	1	-2
Canvey Island South	17/0825/FUL	25 Florence Road Canvey Island Essex SS8 7EJ	1	2	1	2	0	-1
Canvey Island South	21/0429/FUL	85 Furtherwick Road Canvey Island Essex SS8 7AJ	0	1	1	1	0	0
Canvey Island South	21/0190/FUL	The Monico Bar And Restaurant 1 - 3 Eastern Esplanade Canvey Island Essex SS8 7DN	0	8	8	8	0	0
Canvey Island South	21/0888/FUL	2 Elm Road Canvey Island Essex SS8 7AW	1	3	2	0	3	-1
Canvey Island West	19/0365/FUL	Land At Rear Of 7 Palmerstone Road Canvey Island Essex SS8 0NB	0	2	2	2	0	0
Canvey Island West	18/0090/FUL	2C Cambridge Road Canvey Island Essex SS8 0EU	1	1	0	1	0	-1
Canvey Island West	18/0793/FUL	27 Craven Avenue Canvey Island Essex SS8 0BY	1	2	1	2	0	-1

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island West	CPT/111/02/FUL	Hole Haven Caravan Camp Haven Road Canvey Island Essex SS8 0NR	0	17	17	7	0	10
Canvey Island West	17/1063/OUT	Garden World Plants Ltd Canvey Road Canvey Island Essex SS8 0QD	0	57	57	57	0	0
Canvey Island Winter Gardens	20/0664/FUL	Site Adjacent To Pauls Court Castle View School Meppel Avenue Canvey Island Essex SS8 9RZ	0	6	6	6	0	0
Canvey Island Winter Gardens	20/0845/FUL	Land Adjacent To 15 Tabora Avenue Canvey Island Essex SS8 9QH	0	1	1	1	0	0
Canvey Island Winter Gardens	18/0991/FUL	Land Adjoining 14 Station Approach Canvey Island Essex SS8 9RB	0	4	4	0	4	0
Canvey Island Winter Gardens	21/0817/FULCLC	Garage Site On Land To The Rear Of 171-217 Link Road Canvey Island Essex SS8 9SP	0	3	3	3	0	0
Cedar Hall	21/0675/FUL	Flats 1 - 4 316 Hart Road Thundersley Benfleet SS7 3UW	0	1	1	1	0	0
Cedar Hall	18/0368/FUL	Ashburton The Chase Thundersley Benfleet Essex SS7 3DL	1	1	0	0	0	0
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	1	19	18	0	4	14
Cedar Hall	19/0937/FUL	Land West Of 27 Kingston Road Thundersley Benfleet Essex	0	9	9	9	0	0
Cedar Hall	20/0406/FUL	84-88 Hart Road Thundersley Benfleet Essex SS7 3PF	2	5	3	3	0	0
Cedar Hall	19/0753/FUL	Land Adjacent To 2 Wensley Road Thundersley Benfleet Essex SS7 3DT	0	2	2	2	0	0
Cedar Hall	20/0253/FUL	134 And 134A Hart Road Thundersley Benfleet Essex SS7 3PS	1	1	0	-1	1	0
St George's	19/0598/FUL	51 London Road Benfleet Essex SS7 5TG	1	3	2	2	0	0
St George's	19/0291/OUT	Land Adjacent To 1 And 1A Louisa Avenue Thundersley Benfleet Essex SS7 4DA	0	2	2	2	0	0
St Peter's	19/0364/FUL	331 London Road Benfleet Essex SS7 1BL	1	2	1	1	0	0



Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St Peter's	18/0583/FUL	7 The Sorrells Thundersley Benfleet Essex SS7 4JU	0	1	1	0	1	0
St Peter's	19/0231/OUT	Land At London Road And West Of Rhoda Road North Thundersley Benfleet Essex	0	22	22	22	0	0
St Peter's	17/0659/FUL	Land To The Rear Of 30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	3	3	3	0	0
St Peter's	18/0664/FUL	30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	1	1	1	0	0
St Peter's	21/0530/FUL	63 Kingsley Lane Thundersley Benfleet Essex SS7 3TZ	1	1	0	0	0	0
St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley Benfleet Essex SS7 3NE	1	4	3	0	4	-1
St Peter's	17/0516/FUL	Bowercombe Great Burches Road Thundersley Benfleet Essex SS7 3NA	0	1	1	1	0	0
St Peter's	17/0910/FUL	30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	1	1	1	0	0
St Peter's	16/0954/FUL	40 Park Road Thundersley Benfleet Essex SS7 3PP	1	2	1	0	2	-1
St. James'	20/0072/FUL	58 Rectory Road Hadleigh Benfleet Essex SS7 2ND	1	2	1	1	0	0
St. James'	16/0190/CPA	387 London Road Hadleigh Benfleet Essex SS7 2BY	0	4	4	4	0	0
St. James'	CPT/327/11/FUL	4-12 Park Chase Hadleigh Benfleet Essex SS7 2BZ	0	25	25	0	25	0
St. James'	21/0659/FUL	323 - 325 London Road Hadleigh Benfleet Essex SS7 2BT	0	2	2	2	0	0
St. James'	21/0428/FUL	363 London Road Hadleigh Benfleet Essex SS7 2BT	0	6	6	0	6	0
St. James'	21/0854/FUL	601 London Road Hadleigh Benfleet Essex SS7 2EB	0	2	2	0	2	0
St. James'	21/0605/FUL	47 Castle Road Hadleigh Benfleet Essex SS7 2AU	2	4	2	2	0	0

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St. James'	20/0270/CPA	Ash House 340-342 London Road Hadleigh Benfleet Essex SS7 2DD	0	8	8	8	0	0
St. James'	20/0172/FUL	683-687 London Road Hadleigh Benfleet Essex SS7 2EE	1	9	8	0	2	6
St. James'	CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA	0	32	32	20	0	12
St. James'	19/0242/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	0	6	6	0	6	0
St. James'	18/0424/CPA	351-359 London Road Hadleigh Benfleet Essex SS7 2BT	0	19	19	19	0	0
St. James'	19/0228/FUL	38 Woodfield Road Hadleigh Benfleet Essex SS7 2EH	1	1	0	0	0	0
St. James'	20/0604/FUL	Warehouse Alma Road Benfleet Essex SS7 2EF	0	1	1	1	0	0
St. James'	19/0697/FUL	341-347 London Road Hadleigh Benfleet Essex SS7 2BT	0	34	34	0	34	0
St. James'	20/0655/RES	Warehouse, 54 Beech Road, Hadleigh, Benfleet	0	14	14	0	14	0
St. Mary's	21/0764/FUL	High Lodge 43-59 High Road Benfleet Essex SS7 5LH	0	3	3	0	3	0
St. Mary's	19/0087/FUL	Land Adjacent To 20 Hall Farm Road Benfleet Essex SS7 5JD	0	1	1	1	0	0
St. Mary's	21/0496/FUL	45 Wavertree Road Benfleet Essex SS7 5AW	1	2	1	1	0	0
St. Mary's	19/0408/FUL	Land Adj To 1 Wincoat Close Benfleet Essex SS7 5AJ	0	1	1	0	1	0
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	2	14	12	14	0	-2
St. Mary's	17/0519/FUL	71 Watlington Road South Benfleet Benfleet Essex SS7 5DT	0	2	2	2	0	0
St. Mary's	20/0281/OUT	Land Adjacent To 362 High Road Benfleet Essex SS7 5HP	0	1	1	1	0	0
St. Mary's	21/0333/FUL	66 Wavertree Road Benfleet Essex SS7 5AP	1	5	4	4	0	0

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St. Mary's	18/0314/FUL	36-36E Brook Road Benfleet Essex SS7 5JA	1	2	1	0	2	-1
Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	0	7	7	7	0	0
Victoria	19/0899/FUL	30 Western Road Hadleigh Benfleet Essex SS7 2TN	1	2	1	0	2	-1
Victoria	CPT/267/13/FUL	81 Daws Heath Road Benfleet Essex SS7 2TA	1	2	1	0	1	0
Victoria	18/0178/FUL	303 Kiln Road Thundersley Benfleet Essex SS7 1QS	1	2	1	1	0	0
			<b>64</b>	<b>639</b>	<b>575</b>	<b>360</b>	<b>198</b>	<b>17</b>

## Appendix 5

### S106 Clauses Active with Castle Point Borough Council Correct at 31<sup>st</sup> March 2022

(note: ECC manages clauses related to Education, Libraries, Youth Services and Highways separately)

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
<b>2011/2012</b>								
CPT/511/10/FUL	19/05/2011	N/A - commenced	Morrisons, High Street, Hadleigh	Air Quality Monitoring	£14,117	-	-	Received but Unspent
<b>2012/2013</b>								
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Shipwrights Meadow Management Plan	£62,035	October 2023	-	Received but Unspent
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Monitoring of Shipwrights Meadow Management Plan	£15,000	July 2024	-	Received but Unspent
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Healthcare Contribution	£101,023	July 2024	-	Received. Held for NHS
<b>2013/2014</b>								
CPT/358/12/FUL	16/12/2013	N/A - commenced	Brickfields, Great Burches Road, Thundersley	Monitoring of management of woodlands and grassland areas	£3,500	-	-	Received but Unspent
<b>2015/2016</b>								

14/0602/FUL	02/10/2015	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Monitoring	£5,875	-	-	Received but Unspent
14/0602/FUL	02/10/2015	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Healthcare Contribution	£23,300	-	-	Received. Held for NHS
<b>2016/2017</b>								
14/0707/OUT	10/11/2016	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Open Space			Provision and Management of open space	OVERDUE
14/0707/OUT	10/11/2016	N/A – commenced (access formed)	Land South of Roscommon Way , Canvey Island	Ecology	-	-	Ecology Mitigation Plan	OVERDUE
14/0707/OUT	10/11/2016	N/A – commenced (access formed)	Land South of Roscommon Way , Canvey Island	Drainage	-	-	Surface Water Drainage Management Plan	OVERDUE
15/0293/RES	31/03/2017	N/A – commenced	Land Opposite Morrisons, Northwick Road, Canvey Island	Landscape	-	-	Landscape Management and Maintenance Plan	OVERDUE Management and Maintenance Plan not provided
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Affordable Housing	£1,420,351	-	-	OVERDUE
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Open space and children's playspace			Provision and management of open space	Received
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Monitoring Fee	£700	-	-	Received
<b>2019/2020</b>								

17/0964/OUT	22/07/2019	22/07/2022	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Affordable Housing		-	12 Homes	Permission not implemented
17/0964/OUT	22/07/2019	22/07/2022	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Essex Coast RAMS	£3,913	-	-	Permission not implemented
18/0638/FUL	09/07/2019	09/07/2022	The Haystack Car Park, Long Road, Canvey	Essex Coast RAMS	£2,100	-	-	Permission not implemented
18/1016/FUL	19/08/2019	N/A – commenced	359-396 London Road, Benfleet	Essex Coast RAMS	£2,935.20	-	-	Received and Spent
18/1016/FUL	19/08/2019	N/A – commenced	359-396 London Road, Benfleet	Affordable Housing	£213,797.13	-	-	Requirement not triggered to date
18/1081/FUL	23/07/2019	N/A – commenced	30-32 Essex Way, Benfleet	Essex Coast RAMS	£1,589	-	-	Received and Spent
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Affordable Housing	£492,806	-	-	Requirement not triggered to date
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Essex Coast RAMS	£2,323.70	-	-	Received
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Open Space	-	-	Provision and Management of open space	Received
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Healthcare	£7,360	-	-	Received. Held for NHS
<b>2020/2021</b>								
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Affordable Housing	-	-	17 Homes	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Open Space	-	-	4.5ha	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Essex Coast RAMS	£14,257.60	-	-	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Indoor sport & recreation	£238,941.92	-	-	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	CCTV and Public Realm	£40,500	-	-	Permission not implemented

14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Apprentice Scheme			Construction stage apprentices	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Tidal Defence Works	£18,665.92	-	-	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Pedestrian access to seawall	£73,376.80	-	-	Permission not implemented
19/0231/OUT	06.08.2020	05/08/2023	Land At London Road And West Of Rhoda Road North Thundersley Benfleet	Affordable Housing	£864,960			Permission not implemented
19/0231/OUT	06.08.2020	05/08/2023	Land At London Road And West Of Rhoda Road North Thundersley Benfleet	Healthcare	£8,349			Permission not implemented
19/0231/OUT	06.08.2020	05/08/2023	Land At London Road And West Of Rhoda Road North Thundersley Benfleet	Essex Coast RAMS	£2,762.76			Permission not implemented
19/0686/FUL	02/06/2020	N/A – commenced	19-27 Kents Hill Road, Benfleet	Essex Coast RAMS	£2,954.17	-	-	Received and spent
19/0686/FUL	02/06/2020	N/A – commenced	19-27 Kents Hill Road, Benfleet	Affordable Housing	£190,552	-	-	Received
19/0686/FUL	02/06/2020	N/A – commenced	19-27 Kents Hill Road, Benfleet	LSVR	£27,078			OVERDUE Awaiting LSVR
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Affordable Housing	£104,124.66	-	-	Received - £100k plus indexation
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Essex Coast RAMS	£4,269.72	-	-	Received
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Healthcare	£13,616	-	-	Received
19/0764/FUL	02/02/2021	N/A – commenced	Haron Close / Long Road, Canvey Island	Affordable Housing	£135,229.98	-	-	Requirement not triggered to date
19/0764/FUL	02/02/2021	N/A – commenced	Haron Close / Long Road, Canvey Island	Essex Coast RAMS	£3,013.92	-	-	OVERDUE

								Awaiting Indexation details
20/0655/RES	25/11/2020	N/A – commenced	54 Beech Road, Hadleigh	Essex Coast RAMS	£1,758.12	-	-	Received and Spent
20/0844/FUL	25/01/2021		592 High Road	Essex Coast RAMS	£251.16			Received and spent
20/0845/FUL	02/02/2021	02/02/2024	Land Adjacent To 15 Tabora Avenue, Canvey Island	Essex Coast RAMS	£125.58	-	-	Permission not implemented
20/0868/FUL	01/02/2021	N/A – commenced	62 Hill Road, Benfleet	Essex Coast RAMS	£753.48	-	-	See 21/0452/FUL
20/0887/CPARR	09.02.2021		125 London Road, Benfleet	Essex Coast RAMS	£125.58			OVERDUE Chaser sent
20/0897/FUL	03/02/2021	N/A – commenced	33 Croft Road, Benfleet	Essex Coast RAMS	£125.58			Received and Spent
20/0953/FUL	08/02/2021	N/A – commenced	10 Crescent Road, Benfleet	Essex Coast RAMS	£125.58			Received and Spent
21/0002/FUL	01/03/2021	01/03/2024	7 St Marys Drive, Benfleet	Essex Coast RAMS	£376.74	-	-	Permission not implemented
21/0004/FUL	16/03/2021	16/03/2024	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	-	-	Received and spent
21/0006/FUL	08/03/2021	08/03/2024	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	-	-	Received
21/0032/FUL	24/03/2021	24/03/2024	150 London Road, Benfleet	Essex Coast RAMS	£125.58	-	-	Permission not implemented
21/0059/FUL	23/03/2021	23/03/2024	44-54 Winterswyk Avenue, Canvey Island	Essex Coast RAMS	£1,018.40	-	-	Received
21/0067/FUL	19/03/2021	19/03/2024	Land Adj To 573 High Road, Benfleet	Essex Coast RAMS	£251.16	-	-	Received
<b>2021/2022</b>								
21/0107/FULCLC	-02/06/21	-01/06/24	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	-	-	Received
21/0190/FUL;	13.05.2021	12.05.2021	Monico PH Eastern Esplanade, Canvey Island	Essex Coast RAMS	£1018.40			Received



21/0193/FUL	28.04.2021	27.04.2024	76 Homefields Avenue, Benfleet	Essex Coast RAMS	£125.58			Received
22/0229/FUL	16.05.2022	1505.2025	16 Green Road, Benfleet	Essex Coast RAMS	£254.60			Received
21/0265/FUL	25.05.2021	-24.05.2024	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	-	-	Received but application refused
21/0333/FUL:	27.05.2021	26/05/2024	66 Wavertree Road, Benfleet	Essex Coast RAMS	£509.20			Permission not implemented
21/0428/FUL	31.08.2021	30/08/2024	363 London Road, Hadleigh	Essex Coast RAMS	£763.80			OVERDUE Chaser sent
21/0429/FUL	20.08.2021	19.08.2024	85 Furtherwick Road, Canvey Island	Essex Coast RAMS	£127.30			Permission not implemented
21/0452/FUL	25.06.2021	24.06.2024	62 Hill Road Benfleet	Essex Coast RAMS	£753.48			Received and spent
21/0496/FUL	09/07/2021	08/07/2024	45 Wavertree Road, Benfleet	Essex Coast RAMS	£127.30			Received
21/0509/FUL	13/07/2021	12/07/2024	Adj. 14 Station Approach, Canvey Island	Essex Coast RAMS	£127.30			Received
21/0520/FUL	20/07/2021	19/07/2024	4 Fleetwood Close, Canvey Island	Essex Coast RAMS	£127.30			Received
21/0559/FUL	22/07/2021	21/07/2024	22 Seaview Road, Canvey Island	Essex Coast RAMS	£127.30			Permission not implemented
21/0604/FUL	11/08/2021	10/08/2024	R/O 33 Croft Road, Benfleet	Essex Coast RAMS	£509.20			Received
21/0605/FUL	13/08/2021	12/08/2024	47 Castle Road, Hadleigh	Essex Coast RAMS	£254.60			Received
21/0645/FUL	12/08/2021	11/08/2024	42 Zelham Drive, Canvey Island	Essex Coast RAMS	£254.60			Received
21/0659/FUL	19/08/2021	18/08/2024	323325 London Road	Essex Coast RAMS	£254.60			Received
21/0675/FUL	18/08/2021	17/08/2024	316 Hart Road Thundersley	Essex Coast RAMS	£127.30			Permission not implemented
21/0739/FUL	27/09/2021	26/09/2024	555 London Road, Hadleigh	Essex Coast RAMS	£763.80			Received
21/0764/FUL	04/10/2021	03/10/2024	43-59 High Road Benfleet	Essex Coast RAMS	£381.90			Received
21/0797/FUL`	11.10.2021		1a Grafton Road, Canvey Island	Essex Coast RAMS	£127.30			Received but application refused

21/0817/FUL	08.05.2021	07/05/2024	R/O 171-217 Link Road, Canvey Island	Essex Coast RAMS	£381.90			Received
21/0854/FUL	03/11/2021	02/11/2024	601 London Road,	Essex Coast RAMS	£254.60			Permission not implemented
21/0862/FUL	24/02/2022	23/02/2025r/o	9 High Street, Benfleet	Essex Coast RAMS	£127.30			Received
21/0872/FUL	26/11/2021	25/11/2024	178 High Road, Benfleet	Essex Coast RAMS	£127.30			Permission not implemented
21/0888/FUL	08/11/2021	07/11/2024	2 Elm Road. Canvey Island	Essex Coast RAMS	£381.90			OVERDUE Chaser sent
21/0967/FUL	20/12/2021	19/12/2024	Durham Dene, Merton Road, Benfleet	Essex Coast RAMS	£127.30			Received
21/0981/FUL	20/12/2021	19/12/2024	50 Westerland Avenue, Canvey Island	Essex Coast RAMS	£254.60			Permission not implemented
21/0984/FUL	20/12/2021	19/12/2024	Adj. 14 Station Approach, Canvey Island	Essex Coast RAMS	£517.00			Received
21/1085/FUL	02/02/2022	01/02/2025	10 Crescent Road, Benfleet	Essex Coast RAMS	£127.30			Received
2022/2023								
19/0626/FUL	06.05.2022	05.05.2025	Land at 71 Watlington Road, Benfleet	Essex Coast RAMS	£509.20			Permission not implemented
21/0067/FUL	19.03.2021	18.03.2024	Adj. 573 High Road, Benfleet	Essex Coast RAMS	£251.16			Permission not implemented
21/0688/FUL	06/04/2022	05/04/2025	Walsingham House, Lionel Road.	Essex Coast RAMS	£1145.70			Received
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Affordable Housing	3 First Homes			Permission not implemented
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Education	£17,268			Permission not implemented
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Libraries	£2,334			Permission not implemented
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Healthcare	£11,270			Permission not implemented

21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Essex Coast RAMS	£3,819			Permission not implemented
22/0170/FUL	20.04.2022	19.04.2025	5 Tudor Road, Canvey Island	Essex Coast RAMS	£254.60			Received
22/0223/FUL	20.04.2022	19.04.2025	44 Paarl Road, Canvey Island	Essex Coast RAMS	£127.30			Permission not implemented
22/0229/FUL	16.05.2022	15.05.2025	16 Green Road Benfleet	Essex Coast RAMS	£127.30			Received
22/0544/OUT	Not yet determined		Rear of 103 – 105 High Road, Benfleet	Essex Coast RAMS	1101.68			Received

## APPENDIX 2

### S106 Clauses Active with Castle Point Borough Council – Correct at 30 November 2022

(note: ECC manages clauses related to Education, Libraries, Youth Services and Highways separately)

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
<b>2011/2012</b>								
CPT/511/10/FUL	19/05/2011	N/A - commenced	Morrisons, High Street, Hadleigh	Air Quality Monitoring	£14,117	-	-	Received but Unspent
<b>2012/2013</b>								
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Shipwrights Meadow Management Plan	£61,110	October 2023	-	Received but Unspent (partially spent)
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Monitoring of Shipwrights Meadow Management Plan	£15,000	July 2024	-	Received but Unspent
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Healthcare Contribution	£101,023	July 2024	-	Received. Held for NHS
<b>2013/2014</b>								
CPT/358/12/FUL	16/12/2013	N/A - commenced	Brickfields, Great Burches Road, Thundersley	Monitoring of management of woodlands and grassland areas	£3,500	-	-	Received but Unspent

<b>2015/2016</b>								
14/0602/FUL	02/10/2015	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Monitoring	£5,875	-	-	Received but Unspent
14/0602/FUL	02/10/2015	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Healthcare Contribution	£23,300	-	-	Received. Held for NHS
<b>2016/2017</b>								
14/0707/OUT	10/11/2016	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Open Space			Provision and Management of open space	OVERDUE
14/0707/OUT	10/11/2016	N/A – commenced (access formed)	Land South of Roscommon Way , Canvey Island	Ecology	-	-	Ecology Mitigation Plan	OVERDUE
14/0707/OUT	10/11/2016	N/A – commenced (access formed)	Land South of Roscommon Way , Canvey Island	Drainage	-	-	Surface Water Drainage Management Plan	OVERDUE
15/0293/RES	31/03/2017	N/A – commenced	Land Opposite Morrisons, Northwick Road, Canvey Island	Landscape	-	-	Landscape Management and Maintenance Plan	OVERDUE
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Affordable Housing NO LSVR	£1,420,351	-	-	OVERDUE
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Open space and children's playspace			Provision and management of open space	Received
<b>2019/2020</b>								

17/0964/OUT	22/07/2019	22/07/2022	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Affordable Housing		-	12 Homes	Permission not implemented SUPERSEDED BY 21/0688/FUL
17/0964/OUT	22/07/2019	22/07/2022	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Essex Coast RAMS	£3,913	-	-	Permission not implemented SUPERSEDED BY 21/0688/FUL
18/0638/FUL	09/07/2019	09/07/2022	The Haystack Car Park, Long Road, Canvey	Essex Coast RAMS	£2,100	-	-	Received
18/1016/FUL	19/08/2019	N/A – commenced	359-396 London Road, Benfleet	Essex Coast RAMS	£2,935.20	-	-	Received and Spent
18/1016/FUL	19/08/2019	N/A – commenced	359-396 London Road, Benfleet	Affordable Housing	£213,797.78	-	-	Received
18/1081/FUL	23/07/2019	N/A – commenced	30-32 Essex Way, Benfleet	Essex Coast RAMS	£1,589	-	-	Received and Spent
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Affordable Housing	£492,806	-	-	Received
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	LSVR				OVERDUE
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Essex Coast RAMS	£2,323.70	-	-	Received
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Open Space	-	-	Provision and Management of open space	Received
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Healthcare	£7,360	-	-	Received. Held for NHS
<b>2020/2021</b>								
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Affordable Housing	-	-	17 Homes	Permission not implemented

				NO LSVR				
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Open Space	-	-	4.5ha	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Essex Coast RAMS	£14,257.60	-	-	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Indoor sport & recreation	£238,941.92	-	-	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	CCTV and Public Realm	£40,500	-	-	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Apprentice Scheme			Construction stage apprentices	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Tidal Defence Works	£18,665.92	-	-	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Pedestrian access to seawall	£73,376.80	-	-	Permission not implemented
19/0231/OUT	06.08.2020	05/08/2023	Land At London Road And West Of Rhoda Road North Thundersley Benfleet	Affordable Housing  NO LSVR	£864,960			Planning permission not implemented.  Application for approval of reserved matters required by 05.08.2023
19/0231/OUT	06.08.2020	05/08/2023	Land At London Road And West Of Rhoda Road North Thundersley Benfleet	Healthcare	£8,349			Permission not implemented
19/0231/OUT	06.08.2020	05/08/2023	Land At London Road And West Of Rhoda Road North Thundersley	Essex Coast RAMS	£2,762.76			Permission not implemented

			Benfleet					
19/0686/FUL	02/06/2020	N/A – commenced	19-27 Kents Hill Road, Benfleet	Essex Coast RAMS	£2,954.17	-	-	Received and spent
19/0686/FUL	02/06/2020	N/A – commenced	19-27 Kents Hill Road, Benfleet	Affordable Housing	£190,552	-	-	Received
19/0686/FUL	02/06/2020	N/A – commenced	19-27 Kents Hill Road, Benfleet	LSVR	£27,078			Received
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Affordable Housing  NO LSVR	£100,000	-	-	Received
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Essex Coast RAMS	£4,269.72	-	-	Received
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Healthcare	£13,616	-	-	Received
19/0764/FUL	02/02/2021	N/A – commenced	Haron Close / Long Road, Canvey Island	Affordable Housing	£135,229.98		-	Requirement not triggered to date
19/0764/FUL	02/02/2021	N/A – commenced	Haron Close / Long Road, Canvey Island	LSVR			-	Requirement not triggered to date
19/0764/FUL	02/02/2021	N/A – commenced	Haron Close / Long Road, Canvey Island	Essex Coast RAMS	£3,013.92	-	-	Received
20/0655/RES	25/11/2020	N/A – commenced	54 Beech Road, Hadleigh	Essex Coast RAMS	£1,758.12	-	-	Received and Spent
20/0844/FUL	25/01/2021		592 High Road	Essex Coast RAMS	£251.16			Received and spent
20/0845/FUL	02/02/2021	02/02/2024	Land Adjacent To 15 Tabora Avenue, Canvey Island	Essex Coast RAMS	£125.58	-	-	Permission not implemented
20/0868/FUL	01/02/2021	N/A – commenced	62 Hill Road, Benfleet	Essex Coast RAMS	£753.48	-	-	See 21/0452/FUL



20/0887/CPARR	09.02.2021		125 London Road, Benfleet	Essex Coast RAMS	£125.58			Received
20/0897/FUL	03/02/2021	N/A – commenced	33 Croft Road, Benfleet	Essex Coast RAMS	£125.58			Received and Spent
20/0953/FUL	08/02/2021	N/A – commenced	10 Crescent Road, Benfleet	Essex Coast RAMS	£125.58			Received and Spent
21/0002/FUL	01/03/2021	01/03/2024	7 St Marys Drive, Benfleet	Essex Coast RAMS	£376.74	-	-	Permission not implemented
21/0004/FUL	16/03/2021	16/03/2024	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	-	-	Received and spent
21/0006/FUL	08/03/2021	08/03/2024	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	-	-	Received
21/0032/FUL	24/03/2021	24/03/2024	150 London Road, Benfleet	Essex Coast RAMS	£125.58	-	-	Permission not implemented
21/0059/FUL	23/03/2021	23/03/2024	44-54 Winterswyk Avenue, Canvey Island	Essex Coast RAMS	£1,018.40	-	-	Received
21/0067/FUL	19/03/2021	19/03/2024	Land Adj To 573 High Road, Benfleet	Essex Coast RAMS	£251.16	-	-	Received
<b>2021/2022</b>								
21/0107/FULCLC	-02/06/21	-01/06/24	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	-	-	Received
21/0190/FUL;	13.05.2021	12.05.2021	Monico PH Eastern Esplanade, Canvey Island	Essex Coast RAMS	£1018.40			Received
21/0193/FUL	28.04.2021	27.04.2024	76 Homefields Avenue, Benfleet	Essex Coast RAMS	£125.58			Received
22/0229/FUL	16.05.2022	1505.2025	16 Green Road, Benfleet	Essex Coast RAMS	£254.60			Received
21/0265/FUL	25.05.2021	-24.05.2024	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	-	-	Received but application refused
21/0333/FUL:	27.05.2021	26/05/2024	66 Wavertree Road, Benfleet	Essex Coast RAMS	£509.20			Received
21/0428/FUL	31.08.2021	30/08/2024	363 London Road, Hadleigh	Essex Coast RAMS	£763.80			OVERDUE

21/0429/FUL	20.08.2021	19.08.2024	85 Furtherwick Road, Canvey Island	Essex Coast RAMS	£127.30			Permission not implemented
21/0452/FUL	25.06.2021	24.06.2024	62 Hill Road Benfleet	Essex Coast RAMS	£753.48			Received and spent
21/0496/FUL	09/07/2021	08/07/2024	45 Wavertree Road, Benfleet	Essex Coast RAMS	£127.30			Received
21/0509/FUL	13/07/2021	12/07/2024	Adj. 14 Station Approach, Canvey Island	Essex Coast RAMS	£127.30			Received
21/0520/FUL	20/07/2021	19/07/2024	4 Fleetwood Close, Canvey Island	Essex Coast RAMS	£127.30			Received
21/0559/FUL	22/07/2021	21/07/2024	22 Seaview Road, Canvey Island	Essex Coast RAMS	£127.30			Received
21/0604/FUL	11/08/2021	10/08/2024	R/O 33 Croft Road, Benfleet	Essex Coast RAMS	£509.20			Received
21/0605/FUL	13/08/2021	12/08/2024	47 Castle Road, Hadleigh	Essex Coast RAMS	£254.60			Received
21/0645/FUL	12/08/2021	11/08/2024	42 Zelham Drive, Canvey Island	Essex Coast RAMS	£254.60			Received
21/0659/FUL	19/08/2021	18/08/2024	323-325 London Road	Essex Coast RAMS	£254.60			Received
21/0675/FUL	18/08/2021	17/08/2024	316 Hart Road Thundersley	Essex Coast RAMS	£127.30			Permission not implemented
21/0739/FUL	27/09/2021	26/09/2024	555 London Road, Hadleigh	Essex Coast RAMS	£763.80			Received
21/0764/FUL	04/10/2021	03/10/2024	43-59 High Road Benfleet	Essex Coast RAMS	£381.90			Received
21/0797/FUL`	11.10.2021		1a Grafton Road, Canvey Island	Essex Coast RAMS	£127.30			Received but application refused
21/0817/FUL	08.05.2021	07/05/2024	R/O 171-217 Link Road, Canvey Island	Essex Coast RAMS	£381.90			Received
21/0854/FUL	03/11/2021	02/11/2024	601 London Road,	Essex Coast RAMS	£254.60			Received
21/0862/FUL	24/02/2022	23/02/2025r/o	9 High Street, Benfleet	Essex Coast RAMS	£127.30			Received
21/0872/FUL	26/11/2021	25/11/2024	178 High Road, Benfleet	Essex Coast RAMS	£127.30			Received

21/0888/FUL	08/11/2021	07/11/2024	2 Elm Road. Canvey Island	Essex Coast RAMS	£381.90			Received
21/0967/FUL	20/12/2021	19/12/2024	Durham Dene, Merton Road, Benfleet	Essex Coast RAMS	£127.30			Received
21/0981/FUL	20/12/2021	19/12/2024	50 Westerland Avenue, Canvey Island	Essex Coast RAMS	£254.60			Permission not implemented
21/0984/FUL	20/12/2021	19/12/2024	Adj. 14 Station Approach, Canvey Island	Essex Coast RAMS	£517.00			Received
21/1085/FUL	02/02/2022	01/02/2025	10 Crescent Road, Benfleet	Essex Coast RAMS	£127.30			Received
2022/2023								
19/0626/FUL	06.05.2022	05.05.2025	Land at 71 Watlington Road, Benfleet	Essex Coast RAMS	£509.20			Permission not implemented
21/0688/FUL	06/04/2022	05/04/2025	Walsingham House, Lionel Road.	Essex Coast RAMS	£1145.70			Received
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Affordable Housing  NO LSVR			3 First Homes	Permission not implemented
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Education	£17,268			Permission not implemented
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Libraries	£2,334			Permission not implemented
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Healthcare	£11,270			Permission not implemented
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Essex Coast RAMS	£3,819			Permission not implemented
22/0170/FUL	20.04.2022	19.04.2025	5 Tudor Road, Canvey Island	Essex Coast RAMS	£254.60			Received
22/0223/FUL	20.04.2022	19.04.2025	44 Paarl Road, Canvey Island	Essex Coast RAMS	£127.30			Permission not implemented

22/0229/FUL	16.05.2022	15.05.2025	16 Green Road Benfleet	Essex Coast RAMS	£127.30			Received
22/0308/FUL	12.07.2022	11.07.2025	27 Green Road, Benfleet	Essex Coast RAMS	£137.71			Received
22/0461/FUL	07.09.2022	06.09.2025	Rear of 316/320 High Road, Benfleet	Essex Coast RAMS	£936.97			Received

## Appendix 3: Brownfield Land Register Sites 2022

**Table 1: Active sites on the Brownfield Land Register 2022**

Reference	Site Name	Capacity	Status	Planning Application
CP0002	Vallee Casa, 62 Hill Road, Benfleet	6	Commenced	20/0868/FUL
CP0003	166-168 Kiln Road, Benfleet, SS7 1SU	7	Commenced	18/1063/FUL
CP0005	Job Centre, 140 Furtherwick Road, Canvey Island	12	No current planning permission	22/0687/MAJPRE
CP0006	84 Vicarage Hill, Benfleet SS7 1PE	2	Commenced	15/0501/FUL
CP0008	Site adjacent to Pauls Court, Meppel Avenue, Canvey Island	5	Commenced	20/0664/FUL
CP0010	20 Haresland Close, Hadleigh	3	No current planning permission	
CP0012	The Island Site, High Street / London Road, Hadleigh	54	No current planning permission	
CP0014	Admiral Jellico Public House, 283 High Street, Canvey Island	14	Commenced	21/0059/FUL
CP0015	Outpatients centre, Long Road, Canvey Island	10	No current planning permission	
CP0016	343 Rayleigh Road, Thundersley	10	No current planning permission	
CP0017	125-127 High Street, Canvey Island	14	Commenced	CPT/490/13/FUL
CP0018	4-12 Park Chase, Hadleigh, Benfleet	25	Commenced	CPT/327/11/FUL
CP0019	Prout Industrial Estate, Point Road, Canvey Island	27	No current planning permission	
CP0020	Benfleet Tavern Public House, High Road, Benfleet	14	No current planning permission	
CP0021	West of Venebles Close, Canvey Island	24	No current planning permission	16/0212/OUT
CP0023	87-97 High Street, Benfleet	14	No current planning permission	CPT/555/13/FUL
CP0024	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	50	No current planning permission	
CP0025	Briar Cottage, Leige Avenue, Canvey Island	11	No current planning permission	19/0492/FUL
CP0030	Rear of 179-181 Church Road, Thundersley	40	Application pending decision	22/0339/FUL
CP0032	Haystack car park, Long Road, Canvey Island	14	Commenced	18/0638/FUL
CP0033	Thames Loose Leaf, 289 Kiln Road, Hadleigh	12	No current planning permission	
CP0034	Halfords, 543-557 Rayleigh Road, Thundersley	32	No current planning permission	
CP0037	320 London Road, Hadleigh	20	Commenced	CPT/24/05/FUL
CP0038	High Road, Tarpots Town Centre, Benfleet	40	Application pending decision	21/0809/FUL

Reference	Site Name	Capacity	Status	Planning Application
CP0039	286 London Road, Benfleet	9	Full planning permission	19/0637/FUL
CP0040	Maharaja Restaurant, 358 London Road, Benfleet	6	No current planning permission	
CP0041	61-69 Hart Road, Thundersley	2	No current planning permission	
CP0042	210 & 212 High Road, Benfleet	4	Application pending decision	22/0592/FUL
CP0043	191-193 High Road, Benfleet	14	Commenced	18/0035/FUL
CP0045	Stafford Court Care Home, Venables Close, Canvey Island	0	No current planning permission	
CP0046	364 London Road, Hadleigh	9	No current planning permission	14/0525/PREAPP
CP0047	54 Beech Road, Hadleigh	14	Commenced	18/0661/OUT
CP0050	Walsingham House Lionel Road Canvey Island Essex	32	Phase 1 has commenced; Phase 2 pending decision	17/0964/OUT
CP0052	246-250 High Road, Benfleet	11	Full planning permission	18/0366/FUL
CP0053	Garden World Plants Ltd Canvey Road, Canvey Island	57	Outline planning permission	17/1063/OUT
CP0055	Nashlea Farm, Poors Lane, Benfleet	7	Full planning permission	20/0238/FUL
CP0058	Chase Nurseries, The Chase, Thundersley, Benfleet	19	Commenced	19/0549/FUL
CP0059	117-123 London Road, Benfleet	10	No current planning permission	15/0952/FUL
CP0061	351-359 London Road, Hadleigh, Benfleet	19	Prior approval	18/0424/CPA
CP0062	363 London Road, Hadleigh, Benfleet	6	Commenced	21/0428/FUL
CP0063	244-258 London Road, Hadleigh, Benfleet	50	No current planning permission	
CP0064	387 London Road, Hadleigh, Benfleet	4	Prior approval	16/0190/CPA
CP0065	555 London Road, Hadleigh, Benfleet	6	Commenced	19/0242/FUL
CP0067	Hollywood, Great Burches Road, Thundersley, Benfleet	4	Commenced	19/0218/FUL
CP0069	39-43 High Street, Canvey Island	11	Full planning permission	20/0328/FUL
CP0070	341-347 London Road, Hadleigh, Benfleet	34	Commenced	19/0697/FUL
CP0071	599-601 London Road, Hadleigh, Benfleet	2	Commenced	21/0854/FUL
CP0072	Ash House 340-342 London Road, Hadleigh, Benfleet	8	Full planning permission	20/0270/CPA

Reference	Site Name	Capacity	Status	Planning Application
CP0073	The Monico Bar And Restaurant 1 - 3 Eastern Esplanade, Canvey Island	8	Full planning permission	21/0190/FUL
CP0074	Hobson And Sons Ltd Kenneth Road, Benfleet	30	Full planning permission	21/0813/FUL
CP0075	1-5 High Street, Benfleet	5	No current planning permission	
CP0076	Land Rear Of 316 - 320 High Road, Benfleet	7	Full planning permission	22/0461/FUL
CP0077	Land at Chapman Sands, Canvey Island	7	Application pending decision	22/0482/FUL

**Table 2: Sites removed from the Brownfield Land Register**

Reference	Site Name	Capacity	Removal Year	Reason for Removal	Planning Application
CP0001	Land at Foksville Road, Canvey Island	14	2022	Site completed 21/01/2022	18/0444/FUL
CP0004	1a Clarence Road, South Benfleet, Benfleet SS7 1DE	1	2020	Site completed on 05/06/2018	17/0524/FUL
CP0007	240-244 High Road, Benfleet	19	2022	Site completed 31/03/2022	15/0710/FUL
CP0011	109 Long Road, Canvey Island	7	2021	Site completed 30/10/2020	15/0595/FUL
CP0013	88 High Street, Hadleigh	4	2020	Site completed on 06/11/2017	16/0729/FUL 16/0527/CPA
CP0022	316 London Road, Benfleet	1	2022	Site is developed as a nursery and have submitted an application to expand the nursery without residential (22/0695/FUL)	16/0573/FUL
CP0026	Tower Radio, 573-581 London Road, Hadleigh	14	2021	Site completed 15/12/2020	16/0144/FUL
CP0027	82 High Street, Hadleigh	6	2021	Site completed 31/03/2021	16/0107/FUL 15/0715/CPA
CP0028	231 London Road, Hadleigh	6	2020	Site completed 20/10/2018	16/0069/FUL
CP0029	Beaver Doors, 211-213 London Road, Thundersley	10	2020	Site completed 31/03/2020	15/0545/FUL
CP0031	Benfleet Police Station, 90-92 High Road, Benfleet	13	2022	Site completed 24/09/2021	18/0531/FUL

Reference	Site Name	Capacity	Removal Year	Reason for Removal	Planning Application
CP0035	Glendale International Ltd, 533 Rayleigh Road, Thundersley	18	2022	Planning permission for commercial use has commenced	20/0770/FUL
CP0044	30-32 Essex Way, Benfleet	14	2022	Site completed 30/09/2021	18/1081/FUL
CP0054	6 Merton Road, Benfleet	5	2021	Site completed 25/03/2021	18/0763/FUL
CP0056	19-27 Kents Hill Road, South Benfleet	23	2022	Site completed 21/09/2021	17/0831/FUL
CP0057	174 Kiln Road Thundersley, Benfleet	8	2022	Site completed 05/08/2021	19/0483/FUL
CP0060	683-687 London Road, Hadleigh, Benfleet	9	2022	Site completed 24/05/2022	20/0172/FUL
CP0066	124-126 London Road, Benfleet	8	2022	Site completed 18/11/2021	19/0328/CPA 20/0333/FUL
CP0068	259 and 259A London Road, Hadleigh, Benfleet	3	2021	Site completed 31/03/2021	19/0667/FUL 19/0835/FUL

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