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CABINET AGENDA

Date: Wednesday 15th December 2021

Time: 7.00pm NB Time

Venue: Council Chamber

This meeting will be webcast live on the internet.

Membership:

Councillor Sheldon	Chairman - Leader of the Council
Councillor Cutler	Waste & Environmental Health
Councillor Mrs Egan	People – Health & Wellbeing
Councillor Hart	Place – Infrastructure
Councillor Isaacs	People – Community
Councillor Johnson	Resources
Councillor Mrs Thornton	Growth - Economic Environment & Sustainability
Councillor Varker	Special Projects (Deputy Leader of the Council)

Cabinet Enquiries:

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Reference:

7/2021/2022

Publication Date:

Tuesday 7th December 2021

AGENDA
PART I
(Business to be taken in public)

- 1. Apologies**
- 2. Members' Interests**
- 3. Minutes**
To approve the Minutes of the meeting held on 17th November 2021.
- 4. Forward Plan**
To review the Forward Plan.
- 5. Improving Life Chances Partnership**
(Report of the Leader of the Council)
- 6. South Essex Parking Partnership**
(Report of the Cabinet Member – Place Infrastructure)
- 7. Migration of Local Land Charges Register (LLC) to HM Land Registry (HMLR)**
(Report of the Cabinet Member – Resources)
- 8. Mid- Year Treasury Management Activity Report**
(Report of the Cabinet Member – Resources)
- 9. Planning Policy Update**
(Report of the Leader of the Council Cabinet Member –Special Projects)
- 10. Matters to be referred from /to Policy & Scrutiny Committees**
A report will be made following the meeting of the Environment PSC on 6.12.2021.
- 11. Matters to be referred from /to the Standing Committees**

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

There were no items at time of publication of this agenda.



CABINET



17TH NOVEMBER 2021

PRESENT:

Councillor Sheldon	Chairman – Leader of the Council
Councillor Cutler	Waste & Environmental Health
Councillor Mrs Egan	People – Health & Wellbeing
Councillor Hart	Place – Infrastructure
Councillor Isaacs	People – Community
Councillor Johnson	Resources
Councillor Mrs Thornton	Economic Development Delivery
Councillor Varker	Special Projects – Deputy Leader of the Council

ALSO PRESENT:

Councillors: Acott, Fortt, C Mumford, S Mumford, Mrs Sach and Skipp

42. MEMBERS' INTERESTS:

No declarations were made.

43. MINUTES:

The Minutes of the Cabinet meeting held on 20.10.2021 were approved as a correct record and signed noting the amendment to include a memorial at the beginning of the meeting to the late Sir David Amess MP.

44. 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 2020. The Plan was reviewed each month.

Cabinet noted the addition of two reports to be brought to the next Cabinet meeting regarding South Essex Parking Partnership and the Migration of Local Land charges Register to HM Land Registry.

Circulated to Cabinet was a copy of the report to be made to Council on the budget implication to inform the debate on the motion to improve access to council parks.

Resolved – To note and approve the Forward Plan as amended.

45. WELCOME BACK FUND

Cabinet considered a report seeking endorsement from the Cabinet on the Welcome Back Fund programme, that would support the promotion of the Borough's town centres and businesses as they recover from the covid-19 crisis.

Resolved -

1. To note the welcome Back Fund programme.
2. To endorse the branding approach for the town centres.

46. LOCAL COUNCIL TAX SUPPORT (LCTS) SCHEME FOR 2022/23

Cabinet considered a report providing an update to Cabinet in respect of the Proposed Local Council Tax Support scheme for 2022/23.

Resolved:

1. To note the information summarised in Section 5 of this report and the information detailed in Appendices A, B, and C.
2. To recommend to Council that there are no changes to the Local Council Tax Support Scheme for 2022/23.

47. DISABLED FACILITIES GRANTS UPDATE AND POLICY REVIEW

Cabinet considered a report updating Cabinet on the present status of the Disabled Facilities Grants delivered by Environmental Health Services. Cabinet were also requested to approve an amendment to the Council's Disabled Facility Grant policy (DFG policy), to allow additional flexibility in the allocation of discretionary grants to ensure that cases can be processed with the maximum efficiency, to the benefit of customers that we work with.

Resolved -

1. To note the contents of the report and seek further updates from the Head of Environment on a periodic basis.
2. To approve an amendment to the Council's existing DFG policy to allow for an additional type of discretionary grant (Means Test Contribution Assistance) to be offered, for the benefit of disabled persons in need of additional financial help.

48. PUBLIC SPACES PROTECTION ORDER

Cabinet considered a report seeking agreement to a proposed approach to dealing with certain behaviours identified in the report and whether the Council should commence a statutory consultation on the making of a Public Spaces Protection order (PSPO) under Section 59 of the Anti-Social Behaviour Crime and Policing Act 2014 ('the 2014 Act').

The purpose of the PSPO would be to assist the Council and its partners to provide an appropriate and robust response to the behaviours taking place in and around the area of Roscommon Way, Canvey Island, that existing enforcement powers have been unable to resolve.

Resolved:

1. That consultation be undertaken into the possibility of the Council making a PSPO under Section 59 of the 2014 Act in respect of the area shown in Appendix 1(attached to Appendix 2) and activities detailed in Appendix 2
2. That the response and findings of the consultation be reported to the Place and Communities Policy & Scrutiny Committee to analyse the response and report to Cabinet with recommendations on the proposed response and the implication of any next steps to be taken.

49. CORPORATE PERFORMANCE SCORECARD QUARTER 2 2021/22

Cabinet considered a report setting out the performance figures for the Corporate Performance Scorecard for quarter 2 2021/22.

Resolved – To note the report and continue to monitor performance

50. FINANCIAL UPDATE

Cabinet considered a report providing Cabinet with the latest 2021/22 forecast in respect of the General Fund (GF); Updating Cabinet on developments of a financial nature, which may impact on the Council's financial plans in respect of either the General Fund, Housing Revenue Account (HRA) or Capital Programme; Updating Cabinet on developments in relation to the impacts of Covid-19 on the Council and the assistance received from Government.

Resolved:

1. That Cabinet note the report and the 2021/22 financial forecast at Appendix 1.
2. That Cabinet note and agree the changes to the Housing Revenue Account Capital Programme at appendix 2 (paragraph 6.2 referred).
3. That Cabinet approve the additional budget of £88k in respect of the Labworth Car Park project, funded from General fund reserves (paragraph 6.5 referred).

51. MATTERS TO BE REFERRED FROM / TO POLICY & SCRUTINY COMMITTEES

Item 8 (Minute 48) Public Spaces Protection Order the response and findings of the consultation were to be reported to the Place and Communities Policy & Scrutiny Committee to analyse the response and report to Cabinet with recommendations on the proposed response and the implication of any next steps to be taken.

52. MATTERS TO BE REFERRED FROM / TO THE STANDING COMMITTEES

There were no matters.

Chairman



Castle Point Borough Council

Forward Plan

DECEMBER 2021

CASTLE POINT BOROUGH COUNCIL

FORWARD PLAN

DECEMBER 2021

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.

Date	<u>Item</u>	Council Priority	Decision by Council/ Cabinet	Lead Member(s)	Lead Officer(s)
December 2021/January 2022	<u>Planning Policy Update</u> - inc. Annual Monitoring Report and Brownfield Land Register Update ;Land at North West Thundersley	Economy and Growth	Cabinet	Growth – Leader of the Council	Head of Place & Policy
January 2022	<u>Notice of Motion examination of Minister’ s comments – implications</u>	Economy and Growth	Cabinet	– Leader of the Council /Special Projects /Resources	Interim Chief Executive/ Head of Place & Policy/Section 151 Officer
January 2022	<u>Financial Update Report</u>	All	Cabinet	Resources	Strategic Director (Resources)
January 2022	Transport East Transport Strategy Consultation	Economy and Growth	Cabinet	Place Infrastructure - Leader of the Council	Head of Place & Policy
January 2022	Draft Update of the Developer Contributions Guidance	Economy and Growth	Cabinet	Growth – Leader of the Council	Head of Place & Policy
January 2022	Climate Action Plan – Quarterly Progress Report	Environment	Cabinet	Growth- Economic Environment Sustainability	Head of Environment
January/Feb 2022	Waste Collection Arrangements	Environment	Cabinet	Waste &Environmental Health	Head of Environment
January/February 2022	<u>Housing Management System</u>	Enablers – Resources People	Cabinet	Leader of the Council	Head of Housing

February 2022	<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)
February 2022	<u>Council Rent Setting and Capital Programme</u>	Enablers Resources People	Cabinet	Resources	Head of Housing Strategic Director (Resources)
February/March 2022	<u>Public Space Protection Order – Report from PSC</u>	People	Cabinet/ Council	People	Corporate Services
February 2022	<u>Corporate Performance Score Card Quarter 3</u>	All	Cabinet	Special Projects	Strategy Policy & Performance Manager

CABINET

15th December 2021

Subject: Improving Life Chances Partnership

Cabinet Member: Councillor A Sheldon, Leader of the Council

1. Purpose of Report

To propose to Cabinet the establishment of a partnership to share knowledge and best practice across partners with the aim of improving the life chances for those in areas of the Castle Point Borough who face significant challenges, establishing a range of projects to help address these challenges.

2. Links to Council's priorities and objectives

Initial research indicates that the partnership should focus on projects linked to the Council priority of Economy & Growth, although as the partnership develops over time, other projects may emerge that link to other Council priorities.

3. Recommendations

That Cabinet approves the establishment of the Improving Life Chances Partnership ('the Partnership') as set out in the draft Terms of Reference, included as Appendix 1 to this report.

4. Background

- 4.1 Using the most recent Indices of Multiple Deprivation (IMD)¹, the Castle Point Borough has an overall level of deprivation that places it 182nd out of 317 local authorities included in the measure (where the local authority area in 1st place has the highest level of deprivation). Therefore, in aggregate, Castle Point performs somewhat better than average across England, although noticeably low on the Education, Skills and Training domain with a rank of just 27th out of 317.
- 4.2 However, when looking at smaller areas of the Borough of around 1,500 people (known as Lower Super Output Areas, or LSOAs) the picture is more one of extremes with three LSOAs (in Boyce and St. James' Wards) in the 10% *least deprived* areas in England contrasted with one LSOA (in Canvey Island South Ward) and a further four LSOAs (in Canvey Island Central and Canvey Island Winter Garden Wards) in the 10% and 20% *most deprived* areas in England,

¹ More information about the IMD 2019 can be found at <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>

respectively. The relative position of these LSOAs is unchanged in 2019 when compared with an earlier IMD report in 2015.

- 4.3 Furthermore, when looking at the LSOAs in the Borough that fall into the bottom 30% and 40% nationally, LSOAs in all of the wards on Canvey Island are included plus one LSOA in Victoria Ward.
- 4.4 Therefore, this proposal to establish an Improving Life Chances Partnership is driven by data which suggests that without targeted intervention, the areas of the Borough that have scored poorly on the IMD will continue to remain stubbornly towards the bottom end of not just the Borough but the whole of England.

5. Report

5.1 Targeting action

- 5.1.1 As set out in the background to this report, the IMD is a useful set of data which indicates where geographically the Partnership should be focussing its attention. However, the IMD is a weighted index, made up of the following sub-domains with the weighting indicated in parentheses:
- Income (22.5%)
 - Employment (22.5%)
 - Education, Skills and Training (13.5%)
 - Health and Disability (13.5%)
 - Crime (9.3%)
 - Barriers to Housing and Services (9.3%)
 - Living Environment (9.3%)
- 5.1.2 Already indicated in section 4.1, the Castle Point Borough's position on the Education, Skills and Training sub-domain of the IMD places it in a far lower position than when looking at all of the sub-domains together. This observation plays out in an analysis of the 13 LSOAs in the bottom 40%, 30%, 20% and 10%, shown below in Figure 1 on the following page, that indicates for Education, Skills and Training, these LSOAs are all in the bottom 20% or 10% across England.
- 5.1.3 The picture for the Income and Employment sub-domains is not quite as stark although in most cases the relative position of the LSOA is at least as low as the overall position as indicated by the IMD score.
- 5.1.4 Nevertheless, because of the positive relationship between an individual's education, skills and training and their ability to find employment and earn a good income, the Partnership is likely to initially focus its attention on projects that can have the biggest impact on Education, Skills and Training, and subsequently Employment and Income.
- 5.1.5 Over time, and if the opportunity arises, the Partnership may also include projects that are likely to have a positive impact on the other sub-domains of deprivation.

Figure 1 – Breakdown of IMD sub-domain scores for the bottom 13 LSOAs in the Borough

Weighting			22.5%	22.5%	13.5%	13.5%	9.3%	9.3%	9.3%
LSOA name (2011)	Corresponding Ward	Index of Multiple Deprivation (IMD)	Income	Employment	Education, Skills and Training	Health Deprivation and Disability	Crime	Barriers to Housing and Services	Living Environment
Castle Point 012E	Canvey Island South	1	1	1	2	2	2	3	8
Castle Point 010E	Canvey Island Central	2	1	2	1	3	4	5	9
Castle Point 010B	Canvey Island Central	2	1	2	1	3	2	6	7
Castle Point 010A	Canvey Island Central	2	2	2	1	4	3	6	8
Castle Point 010C	Canvey Island Winter Gardens	2	2	2	1	4	4	6	9
Castle Point 010D	Canvey Island West	3	3	4	2	5	2	2	8
Castle Point 010F	Canvey Island Winter Gardens	3	3	4	1	4	3	7	7
Castle Point 012B	Canvey Island East	3	3	3	1	6	4	7	9
Castle Point 006D	Victoria	4	3	3	2	4	7	3	8
Castle Point 009D	Canvey Island Winter Gardens	4	3	3	2	5	4	5	8
Castle Point 011B	Canvey Island North	4	5	3	2	5	3	7	7
Castle Point 009C	Canvey Island North	4	4	4	2	4	10	2	6
Castle Point 008E	Canvey Island South	4	4	4	2	4	5	7	6

Priority towards activity that can start to influence the metrics used for these sub-domains of deprivation

5.2 Membership

- 5.2.1 Initially, the Partnership will be comprised of representatives from a range of organisations, including: local government; the NHS; Essex Police; education and skills providers; and the voluntary and community sector.
- 5.2.2 However, the Partnership is not intended to be exclusive and will welcome membership from any individual or organisation that can further its aims and objectives.

5.3 Supporting bids for funding

- 5.3.1 Whilst some projects emanating from the Partnership will be already funded from respective existing budgets, where there is the opportunity to bid for additional external funding to expand on existing or implement new projects, this will be sought and the Partnership will help to shape these bids (with specific bid lead organisations to be determined on a case-by-case basis).
- 5.3.2 One such opportunity is the Levelling Up Fund (LUF) which allows local authorities to bid for funding of up to £20m (or up to £50m in exceptional cases for large, high value transport projects). The Council has started to explore with Essex County Council areas around which such a bid may be submitted and, although this work is still at an early stage, the Partnership could have a role to play to support the development of this bid using its collective expertise and experience.

5.4 Conclusion

- 5.4.1 Certain parts of the Borough have fallen behind others over time and without targeted action this situation is likely to continue. The Partnership, as set out above and in the draft Terms of Reference in Appendix 1, will be committed to reversing this trend and Cabinet is recommended to approve its establishment.
- 5.4.2 It should be emphasised, that there are already some excellent individuals and organisations working in the parts of Castle Point where the Partnership will focus its efforts. The proposal for the Partnership is in no way meant to lessen the importance of that work. Rather, it is hoped that through collective action the impact of any activity will be amplified and supported through peer-to-peer discussion and the potential for additional external resources.

6. Corporate Implications

a. Financial implications

The Partnership will be supported by existing resources, with the secretariat provided by the Council. Neither the Council nor the other partners are asked to commit resources beyond provision of their time.

There is scope for the partnership to support the submission of bids for external funding. Any approvals for submitting such bids will be decided on a case-by-case basis and, where the Council is the lead bidder, according to any approval mechanisms as set out in the Financial Regulations and the Constitution.

b. Legal implications

The Partnership will be established as set out in the draft Terms of Reference, which will be agreed by all partners at their inaugural meeting.

c. Human resources and equality implications

The Partnership will require some resource from the Council although this will be from existing resource. Membership to the Partnership is welcome from any individual or organisation that can further its aims and objectives with the decision over membership taken as set out in the draft Terms of Reference.

d. Minimising our carbon footprint

The following considerations have been given to minimising our carbon footprint:

- Any projects emanating from the Partnership will each give consideration to how the carbon footprint of the project can be minimised;
- The Terms of Reference propose that meetings of the Partnership are held online unless an in-person meeting is considered necessary. This will help to reduce travel to meeting places; and
- Meeting papers will be circulated electronically and members of the Partnership will be encouraged to avoid printing hard copies of these papers

e. Timescale for implementation and risk factors

The inaugural meeting of the Partnership is proposed, subject to approval from Cabinet, for January 2022 with meetings taking place as set out in the draft Terms of Reference.

7. Background Papers:

None

Report Author: Ben Brook bbrook@castlepoint.gov.uk

Terms of Reference

Improving Life Chances (ILC) Partnership

1. Purpose

The purpose of the ILC Partnership ('the Partnership') is to share knowledge and best practice across partners with the aim of improving the life chances for those in areas of the Castle Point Borough who face significant challenges, as indicated by the Indices of Multiple Deprivation (IMD) and other research, establishing a range of projects to help address these challenges.

The Partnership will also assist in addressing social issues that will have a material cost to the Council and other public sector bodies, such as local NHS organisations.

The Partnership will also support the development of a bid to the Levelling Up Fund (LUF), should such a bid be deemed appropriate and deliverable within the LUF timescales. The Partnership will also keep a watching brief on other funding opportunities that may arise as part of, but not limited to, the Government's Levelling Up agenda, and bid for these as appropriate.

2. Aim and Objectives

- Share knowledge and best practice across partners
- Establish a range of projects in areas of Castle Point that face the biggest challenges
- Support the development of a bid to the LUF
- Bid for other funding as appropriate

3. Membership

The Partnership is open to any partners that operate in the Borough of Castle Point, and specifically in the areas in areas of Castle Point that face the biggest challenges.

Core membership shall include the following individuals and organisations:

[Note: membership to be confirmed but will be comprised of representatives from a range of organisations, including: local government; the NHS; Essex Police; education and skills providers; and the voluntary and community sector]

4. Roles and Responsibilities of Members

Members of the Partnership are expected to show commitment to the aims and objectives through regular attendance and active participation at meetings, sharing resources in respective organisations where appropriate.

Outside of the time commitment to attend meetings – which will be online unless an in-person meeting is necessary – members of the Partnership are expected to find time propose agenda items, produce and read papers in advance, and support the work of the Partnership.

5. Resources

The Partnership will be supported by officer resource from Castle Point Borough Council to ensure that meetings are planned, administered and noted effectively. Castle Point Borough Council will also provide officer resource to support the development of any bids for external funding (although any specialist input into bids may need to be subject to a separate business case).

Other partners should provide support from their respective organisation where possible and where required to deliver any projects arising from the Partnership.

6. Location and Frequency of Meetings

Meetings will initially be every two months whilst the Partnership is established, moving to quarterly at a mutually agreeable point in the Partnership's development.

Agenda items should be submitted no later than two weeks before the meeting with papers submitted no later than one week before the meeting date. Minutes of meetings will be made available no later than two weeks after the meeting date.

Papers will be circulated electronically.

7. Decision Making

The Partnership is not a formal decision-making body although any action to be taken, projects to be implemented, or changes to the membership of the Partnership should be agreed by a majority of partners, with a minimum of half of the core membership present.

Appendix 1

Decisions which require the commitment of any resources from partner organisations will then be confirmed through respective organisation's decision-making governance processes.

8. Governance arrangements

- *Declarations of Interest;*
 - Members of the Partnership will be asked to make a declaration of interest where the agenda being discussed may cause a conflict of interest to arise
- *Accountability;*
 - Members of the Partnership remain accountable to the organisations they work for or represent
- *Performance and Risk Management;*
 - Any work that arises from the Partnership should have SMART objectives and a risk register
- *Financial Arrangements;*
 - It is not expected that any financial resource will sit with the Partnership. In the case that financial resource is committed, a separate (legal) agreement will be drawn up
- *Communication;*
 - The work of the Partnership is expected to be reported through Castle Point Borough Council's Cabinet and/or relevant Policy and Scrutiny Committee
- *Information governance (inc. information sharing);*
 - Any information sharing will be done so in full accordance with GDPR
- *Equality and Diversity*
 - The Partnership is an inclusive one and membership is welcome from any individual or organisation that can contribute to the aims and objectives. Where relevant, projects arising from the Partnership will have an Equalities Impact Assessment.

9. Exit arrangements

- Partners are free to exit the Partnership giving reasonable notice so as not to disrupt any projects in progress
- The Partnership may be dissolved if the majority of members feel that it is no longer serving the purpose for which it was established (see section 7 on decision making)

CABINET

15th December 2021

Subject: South Essex Parking Partnership – Proposed New Working Arrangements for New Term of Partnership Agreement

Cabinet Members: Councillor Hart – Place, Infrastructure

1. Purpose of Report

The current 11-year term of the South Essex Parking Partnership (SEPP) Joint Committee Agreement ends on 31 March 2022. The purpose of this report is to seek approval for a new offer from Essex County Council (ECC) to continue the operation into a new term under a new Joint Committee Agreement, commencing on 1 April 2022.

The proposed Agreement was considered by the SEPP Joint Committee on 28 October 2021. It unanimously supported its proposed terms and recommended that its constituent Councils formally approve them.

2. Links to Council's priorities and objectives

The strategy supports the Council's "Place" priority.

3. Recommendations

It is recommended that Cabinet agrees the proposed terms of the new offer from Essex County Council to enter into a new South Essex Parking Partnership Joint Committee Agreement from 1 April 2022.

4. Background

- 4.1 Essex County Council is the authority responsible for the enforcement of decriminalised on-street parking contraventions. Since 2011, these functions have been discharged via two Joint Committees, the South Essex Parking Partnership and the North Essex Parking Partnership.

- 4.2 The operations delivered by SEPP are governed by a Joint Committee Agreement signed up to by each of the partners – Basildon Borough Council, Brentwood Borough Council, Castle Point Borough Council, Maldon District Council, Rochford District Council, Essex County Council and Chelmsford City Council (the Lead Authority).
- 4.3 The Joint Committee Agreement also provided the scope for the Partnerships to take responsibility for the maintenance of parking related signs and lines and the implementation of new parking related Traffic Regulation Orders. These additional functions have also been accepted by both the Parking Partnerships.
- 4.4 The current Joint Committee Agreement which commenced on 1 April 2011 will expire on 31 March 2022 and a new agreement is required in order for the Partnership to continue delivering the operation from 1 April 2022 into a new term.
- 4.5 When NEPP and SEPP were set up, the on-street parking enforcement arrangements were operating at an unsustainable deficit of around £900,000 with very little investment into the maintenance of parking related signs and lines and limited funds to implement essential traffic management schemes; one of the key aims was to change this outturn position moving to a cost neutral position, and ultimately a surplus position.
- 4.6 The delegation of this function to the two Joint Committees had the benefit of the surplus remaining in the full control of the Joint Committees but also had the added risk of being responsible for any deficit to the account.
- 4.7 To manage this risk, the long-term business aims of SEPP throughout the current term of the Joint Committee Agreement were to:
- Support the core principles of the Traffic Management Act 2004
 - Achieve an overall financial account to operate parking enforcement and the Traffic Regulation Order (TRO) function at zero deficit and to provide an operational fund to invest back into the operation
 - Maintain a reserve fund in the region of £300,000
 - Partnership lead officers take all reasonable steps to ensure individual Partnership areas reduce the level of any individual deficit
 - Maintain signs and lines and TROs to an acceptable level ensuring suitable funding is available
 - Invest in innovation and initiatives to improve service delivery
- 4.8 To date the Partnership has exceeded its aims and ambitions and successfully developed an operational model which fully funds and delivers the core parking enforcement operation. The year on surplus achieved from this operation has enabled suitable funding to cover the cost of the TRO operational costs (£172,000) and provide an annual budget of £200,000 for the essential maintenance of parking related road signs and road markings and for the introduction of new parking schemes which require a new TRO.

- 4.9 The success of the Partnership has also enabled the Joint Committee to invest in new innovations and initiatives to improve the enforcement operation and customer experience. **Appendix B** provides more information on the funding and areas of investment and the benefits of Partnership working.
- 4.10 The operational and financial performance of the Partnership has provided a solid foundation to continue the operation and maintain the essential level of investment into a new agreement considering both the needs of ECC and the Partnership.
- 4.11 In November 2020 the SEPP and NEPP Chairmen received a letter from the Cabinet Member for Highways setting out an initial proposal to set up a project team with the view to providing some recommendations for a new working model to take forward into a new agreement.
- 4.12 ECC acknowledged that the Parking Partnerships had been a great success and were keen to continue this working relationship with a new proposal that would specifically include:
- a surplus sharing model for the new arrangement
 - plans and ideas for innovation and technology
 - how cost efficiencies could be delivered in future
- 4.13 A project team consisting of nominate officers from ECC, NEPP and SEPP in consultation with the NEPP and SEPP Chairmen and the Cabinet Member for Highways, collectively agreed a new working proposal for a new term of a Joint Committee Agreement.
- 4.14 New working proposal – April 2022
- 4.15 The agreed officer proposal is summarised as **Appendix A** to this report.
- 4.16 ECC Decision and formal offer
- 4.17 On 21 September 2021, a report was presented to the ECC Cabinet with a proposal to agree to enter into joint committee agreements under which the Council (ECC) delegates civil parking enforcement to the two area Joint Committees with the same areas as the current joint committees under the terms of the proposal at **Appendix A** for a period of five years with an option to extend for a further twelve months on three consecutive occasions.
- 4.18 A formal letter of offer setting out this proposal was sent to the SEPP Chairman on 17 October 2021.
- 4.19 Partner Authority approval
- 4.20 On 28 October 2021 the SEPP Joint Committee approved the proposed new working arrangements and accepted the formal offer from ECC to enter into a new Joint Committee Agreement under the terms of the proposals contained in **Appendix A**.

4.21 The Committee authorised the SEPP Manager to agree the terms of the new Joint Committee Agreement in consultation with each of the SEPP partner authority lead officers and the lead authority (Chelmsford City Council) legal representative.

4.22 Each Joint Committee Member is now asking their respective councils to formally approve continued membership of the SEPP under the terms of the new offer; this will also be subject to the new Joint Committee Agreement being signed. These decisions will be taken by each partner council no later than 31 January 2022. Each partner council has been asked to provide written notice of its decision, to the SEPP Manager, no later than 31 January 2022.

4.23 Conclusion

The current Joint Committee Agreement which commenced on 1 April 2011 will expire on 31 March 2022 and a new agreement is required in order for the Partnership to continue delivering the operation from 1 April 2022 into a new term.

A project team consisting of nominate officers from ECC, NEPP and SEPP in consultation with the NEPP and SEPP Chairmen and the Cabinet Member for Highways, collectively agreed a new working proposal (Appendix A) for a new term of a Joint Committee Agreement. This Council is requested formally to approve that Agreement.

5. Corporate Implications

a. Financial implications

The SEPP Annual Business Plan for 2022-23 to be presented to the Joint Committee at its next meeting will recommend the allocation of £300,000 of the Joint Committee held reserve fund to mitigate any risk of a deficit position to the Partners and this level of reserve will be maintained throughout the term of the new agreement. The level of reserve will be monitored through the quarterly meetings of the SEPP Joint Committee.

In the unlikely event that an operational deficit presents itself which cannot be contained by the current business plan then the remaining deficit will be supported on an equal basis by each of the seven members of the SEPP Joint Committee.

b. Legal implications

The SEPP Joint Committee will continue to be responsible for the enforcement of decriminalised on street parking enforcement under the terms of this new agreement.

c. Human resources and equality implications

None associated with this report.

d. Timescale for implementation and risk factors

The new agreement will become operational on 1 April 2022.

7. Background Papers:

None

Report Author: Trudie Bragg, Head of Environment

Appendix A



Proposed new working
arrangements for a new term of
the Joint Committee
Agreement.

1: Overview of recommended joint proposal

- 1.1 The proposals reflect a joint officer approach discussed by all partners for taking forward as the recommended approach for the future of on street parking arrangements in Essex.
- 1.2 The proposed operational model has been developed to introduce two financial models for different aspects of the services being provided. The first model applies to the current operational services being delivered by The South Essex Parking Partnership which are covered by the Joint Committee Agreement. The second model is for new Essex County Council (ECC) services that may be added to the Parking Partnership under separate arrangements such as a service level agreement.

2: Term of the new agreement

- 2.1 The proposed term is five years with the option to extend a further twelve months on three consecutive occasions.

3: Business model to deliver the current services covered by the Joint Committee Agreement.

For current services it is proposed that the surplus generated at the end of every financial year will be applied across three key areas split into three parts.

Part 1

- 3.1 The principle in Part 1 ensures the maintenance of a suggested deficit reserve of up to £400,000 per partnership (agreed by the Parking Partnership Managers). This level of reserve must be maintained (and topped up as appropriate) before any surplus is moved into the second and third parts. The level of reserve will be monitored through the quarterly meetings. Provided that this reserve is maintained (which is the priority), this minimises the deficit risk to all members of the partnership, which was an issue at the outset of the original joint committee agreements.

Any surplus generated after any calls to maintain the Part 1 deficit reserve at the agreed level will be split on the following basis between Part 2 (55%) and Part 3 (45%) subject to the conditions of part 2 below.

Part 2

- 3.2 Part 2 is used for local needs as set out in the annual business plan and specifically;
 - a) the operational and funding costs for TROs and the essential maintenance of parking related signs and lines and;
 - b) innovation around different ways to manage parking within each partnership. This reflects the existing arrangements within the

joint committee agreement. Any capital / innovation funds required above the level agreed in the annual business plan that cannot be contained within Part 2 can be bid for in Part 3 and will be considered on merit against other county-wide priorities.

3.3 It is recognised that there are fixed and ongoing commitments in relation to ongoing TRO costs therefore any in year surplus must cover the below costs (see **table 1** below, Part 2 Breakdown). Therefore, a priority is to ensure that these costs are always covered within the 55% split.

3.4 In the event that the 55% share does not cover the required costs in the table below, those costs will be covered but the remainder will be allocated to Part 3.

Table 1 -Part 2 breakdown	SEPP
a) TRO delivery (operational and funding costs plus essential maintenance of parking related signs and lines)	*£372,000
b) Innovation to manage on street parking	*£56,000
TOTAL ANNUAL CAP	*£428,000

*These figures will be reviewed on an ongoing basis and any changes will be agreed between ECC and the Lead Authority

Note: The surplus generated in one year will be allocated for spend in the subsequent year.

Part 3

3.5 The principle in **Part 3** is to cover Essex wider strategic highways priorities and is proposed to be governed through a new Strategic Panel. It is proposed the new Panel is led by the ECC cabinet member, with the two chairmen possibly with one other member from each of the three partners. Any surplus achieved in this area from NEPP and SEPP will be directed towards county-wide priorities within the respective areas, still in line with section 55 of the RTRA 1984. ECC will work with the two Lead Authorities to develop the assessment criteria for bids for this funding. Bids will be put forward by officers from both the partnerships and ECC.

4: SEPP Operational surplus - carry forward into new arrangement

4.1 Any surplus remaining at the end of the current Joint Committee Agreement will transfer into the new arrangement but will remain the sole responsibility of the SEPP Joint Committee to determine how this surplus is used and allocated in accordance with Section 55 of the RTRA 1984.

5: Management of deficit under the new arrangement

5.1 In the unlikely event that an operational deficit presents itself, which is not able to be contained by the current business plan (i.e. the deficit reserve or by cessation of spending in part 2 and part 3 or reducing any other part of operational expenditure as appropriate), then the remaining deficit will be supported on an

equal basis by each of the seven members of the SEPP Joint Committee.

5.2 The SEPP Annual Business Plan for 2022-23 to be presented to the Joint Committee at its meeting in December 2021 will recommend the allocation of £300,000 of the Joint Committee held reserve fund to mitigate any risk of a deficit position to the Partners and this level of reserve will be maintained throughout the term of the new agreement.

6: Service delivery of other functions and new initiatives on behalf of ECC

6.1 In addition to the functions covered in the Joint Committee Agreement there is the opportunity for the Partnership to deliver other functions and initiatives on behalf of ECC.

The additional functions that have jointly been agreed in principle with the parking partnerships are:

- the rollout of the Park Safe project (to promote safe parking outside school clearways, monitored in real time by civil enforcement officers (CEOs) viewing cameras located in optimum locations close to the school)
- additional on street Pay & Display (P&D) parking

The model for these projects is detailed in detailed in **Table 2** – these are not included within Parts 1, 2 and 3 above as they will be delivered under a separate arrangement to be agreed.

Table 2

Description	SEPP
On Street P&D Parking:	All expenditure and income remains in the SEPP account and contributes to parts 1,2&3
a) existing sites	
b) additional sites	Equipment investment and on-going maintenance costs funded by ECC
	Income (P&D) to ECC; No SEPP management or operational costs to be charged to ECC but SEPP will retain all PCN income
	Where ECC don't want to pursue any proposed new sites but the Joint Committee do, the Joint Committee will fund the implementation of the schemes and the income contribute to parts 1, 2 and 3 of the new working arrangements.
Park Safe (outside schools):	Camera equipment investment and maintenance cost, plus agreed SEPP management cost for SEPP to operate the function to be funded by ECC. ECC retain PCN income

7: Possible future initiatives

- 7.1 The agreement will also set out a basis for other activities to be incorporated in the future – e.g. discretionary disabled badge holder bays, enforcement on highways outside country parks, Traffic Management Act 2004 Part 6 moving traffic offences and electric vehicle charging points, should ECC wish to pursue any of the above. This list is not intended to be exhaustive and these will be reviewed on a case-by-case basis in line with the appropriate procurement and subject to separate arrangements.

This note provides an update on the benefits of Partnership working since launching on 1st April 2011.

1. Financial aims

- Reduce the 2010/11 £378,000 annual deficit under previous agency agreements
- Achieve an overall financial account to operate parking enforcement and the Traffic Regulation Order (TRO) function at zero deficit, while maintaining a high level of service provision and supporting the core principles of the Traffic Management Act 2004
- Maintain a reserve of £300,000
- Utilize any surplus in accordance with Section 55 RTRA 1984 to create an operational fund to invest back into the enforcement and TRO function and maintain the long-term business plan.

2. Allocation of operational fund to manage the TRO function

- Surplus carefully managed to date ensuring the cost of operating the TRO function could be realistically achieved without the risk of operating the overall function in a deficit position. Since 2015 this has enabled the withdrawal of financial support from ECC for the TRO function.
- Annual TRO operational costs of £172,000 and £200,000 budget allocated annually for the essential maintenance of signs and lines and the implementation of traffic management schemes which require a TRO
- Since 2015 a total of £1,624,000 from the SEPP account has been allocated to cover these costs.
- Level of reserve to be maintained, increased from £200,000 to £300,000 to offset any future risks to the account.

3. Joint Committee approved funding from SEPP operational fund.

- £14,000 for new Response Master System
- £120,000 for new handheld computer (HHC) equipment and printers for CEOs
- £18,000 for new CCTV car and associated equipment for Basildon
- £27,000 for new CCTV body worn cameras to improve CEO safety and wellbeing
- £85,000 for replacement of on-street pay and display
- £80,000 to launch and the on-going delivery of the new School Parking Initiative (3PR) at zero cost to the schools
- £150,000 to complete a review of all existing parking restrictions for compliance and the introduction of a new digital TRO mapping system.
- £76,000 to engage in partnership working arrangements with partner councils to provide additional enforcement coverage in known problem areas outside of normal core working hours.
- £816,000 allocated to the seven partner authorities (£116,000 each) to invest in local highway and car parking schemes within their respective areas in accordance with Section 55 of the RTRA 1984

4. Improvements and projects implemented

- A Partnership working model, ensuring partners maintain an influence on local parking matters.
- Response Master System installed and linked to the Partnership Discretion Policy providing a consistent outcome and response to letters of challenge against a Penalty Charge Notice
- New virtual resident permit system introduced across all Partnership areas, offering a quick, flexible and convenient method for residents to manage their permit allocation via an on-line account.
- Central back office, central TRO team and area-based CEOs - offering consistent working practices, across the Partnership areas
- Central policies providing consistency and transparency on how and why the Partnership operates parking enforcement
- Staff welfare improvements with the introduction of CCTV body worn cameras for CEOs
- New HHC equipment, issued to all CEOs, with built in camera and real time data, streamlining and improving the administration process.
- Good working practices shared between the North and South Partnerships.
- Dedicated staff resource introduced to manage new projects, review current, new and best practice, develop and maintain the website and support the various Partnership IT functions
- Introduction of the award-winning School Parking Initiative called 3PR, the 3 parking rules [3PR UC – Care, Caution & Consideration](#)
- MiPermit cashless payment solution available on all on-street pay and display machines
- New TRO digital mapping system, all TROs across the Partnership are now digital and mapped and checked for compliance and available to view on-line via the Traffweb portal
- Off-street parking enforcement arrangements with Chelmsford, Basildon and Castle Point to deliver enforcement coverage in public car parks offering greater staff resilience and patrol coverage.
- Service level agreements with Brentwood and Maldon to utilise their community safety officers to deliver parking enforcement on behalf of and in partnership with SEPP outside of core operational hours

5. Current enforcement projects

- Enforcement of resident permit zones using Automatic Number Plate Recognition (ANPR) equipment to validate permits
- Exploring the merits of parking bay sensors for a data led enforcement approach
- Implement wave and pay credit / debit card payments on pay and display machines to move to a totally cashless solution

6. Benefits of Partnership working

- Maintaining local influence on parking and enforcement matters
- Achieving an overall financial account to operate parking enforcement and the Traffic Regulation Order (TRO), maintaining a surplus position to invest back into the operation and essential traffic management schemes.
- Maintaining a high level of service provision and supporting the core principles of the Traffic Management Act 2004
- The provision of traffic management schemes which meet the aims and objectives of the Parking Partnership and are fit for purpose
- Greater consistency of the application of TROs across the Partner areas
- A higher level of consistency with maintaining signs and lines ensuring compliance for enforcement purposes.
- Partnership lead officers contributing to the development of the Annual Business Plans, the allocation of the operational fund and the implementation of essential traffic management schemes within their respective areas
- Partnership working with partner authority community safety teams to co-ordinate joint patrols

7. Risk if a partner authority withdraws from the Partnership

One of the key benefits of the Parking Partnership has been the ability for Joint Committee Members and Lead Officers to retain influence and input regarding parking matters within their respective areas. The success of SEPP to date has been the contribution of the Joint Committee Members and Lead Officers, from each partner area, providing valuable input into the development of the Annual Business Plans, formulating high level Risk Assessments and approving policies and procedures which meet the aims and objectives of the Parking Partnership. In addition, all new proposals for new Traffic Management Schemes are subject to local decision by the respective area officers and Joint Committee Members for final decision and approval.

The Joint Committee Members recognise the benefits of this Partnership working model and have indicated support to continue into a new Joint Committee Agreement from 1 April 2021. This will enable the Joint Committee to build on the successes achieved to date and to develop the Partnership further.

Appendix B: South Essex Parking Partnership achievements and benefits of Partnership working

If a Partner Authority decides to withdraw from SEPP at any time, the delegated functions for on-street parking enforcement, TROs and signs and lines maintenance would still be delivered within that geographical area by SEPP but without an elected Member from that Authority being part of the Joint Committee.

CABINET

15th December 2021

Subject: Migration of Local Land Charges Register (LLC) to HM Land Registry (HMLR)

Cabinet Member: Councillor Johnson – Resources

1. Purpose of Report

To advise the Cabinet of the programme for the migration of the Local Land Charges Register (LLC) to HM Land Registry (HMLR).

2. Links to Council's priorities and objectives

The Housing service is explicitly linked to Council's priority of Housing & Regeneration.

3. Recommendations

3.1 That Cabinet notes the programme for the migration of the Local Land Charges Register (LLC) to HM Land Registry (HMLR) and the associated transitional and new burdens payments to facilitate the move.

3.2 That Cabinet agree to request that the programme be either HMLR or Supplier Delivery led, with full Local Authority support.

4. Background

4.1 Every local authority is required to hold a local land charges register that records obligations affecting properties within their administrative area.

4.2 In 2015, HM Land Registry (HMLR) was given the authority under the Infrastructure Act 2015 to create a single, national, digital register of Local Land Charges (LLC) across England and Wales. It is the Government's ambition that the national register becomes a trusted and guaranteed source of LLC information, containing all local authority records in England and Wales by 2025. This is a historic step forward in the ambition to make the home-buying process simpler, faster and cheaper. HMLR is working in partnership with local authorities to standardise and migrate local land charges register information to one accessible place. There are no alternative options to this national programme.

- 4.3 Anyone will be able to access the national register 24/7. Each search result will provide details of entries on the local land charges register relating to the land or property concerned.

The land charges register consists of two parts. The official register itself (LLC1), and then additional questions (CON29 questions). Local authorities will continue to provide replies to CON29 enquiries, such as nearby road schemes or outstanding notices, which may affect a purchaser's decision on whether or not to proceed.

Once the Authority's local land charges data has been migrated to HMLR members of the public will no longer be able to get a LLC1 or personal search of the register from the Authority.

5. Benefits of the register

- 5.1 The benefits of the register will be as follows:
- Guaranteed search results that provide the highest level of due diligence
 - The full spatial extent of every charge appears on the search result
 - Standard fee for each search
 - Consistent process across all LA areas.
 - Instant online search results with 24/7 access to the data, reducing delays in receiving search results
 - Unlimited repeat searches for six months to check for any new charges before completing a transaction
 - Search history dashboard giving access to previous searches at any time.

6. Programme and methods for migration

- 6.1 Castle Point Borough Council (CPBC) has been scheduled to migrate its LLC records in 2023/24. Local Authorities have been advised that they should start preparing for migration at least a year in advance of their migration date. A delivery plan is being implemented by HMLR to ensure a smooth transition and certainty about timelines for the Authority and local residents.

To commence the programme a Collaborative Agreement with CPBC has been entered into. The terms of collaboration allow HMLR to work with the Local Authority and to take data extracts prior to service migration.

HMLR will then undertake work on stakeholder analysis to understand the data currently held, the systems information is held on, the need to digitise and scan records etc. HMLR then provides CPBC with a series of reports, indicating the current condition of their digital data. This allows local authorities to estimate the number and type of amendments required and effectively programme the work.

HMLR offer 4 delivery options to the Local authority as part of the pre migration process;

1. HMLR Delivered:

- HMLR works closely with LA to compile digital dataset HMLR managed migration Full HMLR Delivery Manager resource required

2. HMLR Supplier:

- A single end to end supplier works closely with LA to compile digital dataset. The supplier manages the migration with HMLR support and supervision Moderate HMLR Delivery Manager resource required.

3. LA Delivered:

- LA self-manages delivery and compiles digital dataset HMLR provides support and tools LA has dedicated LA Advocate/Mentor Minimal HMLR Delivery Manager resource required.

4. LA Self-Serve:

- LA self-manages delivery and compiles digital dataset HMLR provides support, tools and suppliers as required Occasional HMLR Delivery Manager resource required

As the Local Authority does not have the capacity to undertake the delivery programme and there is no cost implication for utilising either Option 1 or Option 2, it is proposed that CPBC request that they proceed with either HMLR or Supplier led delivery.

The Local Authority team will then be established, led by the Land Charges Team Leader and comprising of officers from Legal, Finance, IT and Planning where required to ensure the authority fulfils its responsibilities to the agreed timescales.

7. Corporate Implications

a. Financial Implications

The cost of migrating to the central register is fully funded by HMLR and resources are free to all local authorities throughout the migration.

Castle Point Borough Council will receive £60,000 for the initial phase of the programme. Additional costs to the authority are also fully funded with a new LLC burdens fund payable within 3 months of the migration taking place.

The migration to the national programme will result in the loss of all LLC1 income. Transfer of the search of the official register will result in a loss of income to the authority of approximately £68k (based on average income over last 3 financial years).

b. Legal implications

The Land Charges Register, whether operated by Local Authorities or HMLR is a statutory function, and data must therefore be registered in a specific way. CPBC maintains a role in maintaining the register via Land Registry post migration. Whilst there are no legal implications as such, incorrectly registered data could expose CPBC to claims from customers of HMLR.

c. Human Resources and Equality

There may need to be a review of the staffing resources as a result of the transfer and a review of the service so that the fees charged for the work remaining within the authority reflects the cost of the new service.

A positive impact of the transfer is that it will make data accessible to all 24/7. An assisted digital process is proposed for anyone who cannot access the HMLR GOV.UK Service. As the Authority moves towards Go-Live, all relevant customers will be informed of the change. At this point targeted solutions will be implemented for any customers who might be digitally excluded.

d. Timescale for implementation and risk factors

Exact migration dates are not yet confirmed but work has commenced and CPBC are fully engaged with HMLR working towards the scheduled for implementation in 2023/24.

8. Background Papers:

None

Report Author: Diane Logue - Head of Housing

CABINET

15th DECEMBER 2021

Subject: Treasury Management mid-year activity report

Cabinet Member: Councillor Johnson – Resources

1. Purpose of report

The Treasury Management mid-year activity report is a requirement of the Council's reporting procedures. It summarises the Council's Treasury Management activity for the first six months of the current financial year. Supporting information is provided within Annexes A and B.

The report meets the requirements of both the CIPFA Code of Practice on Treasury Management and the CIPFA Prudential Code for Capital Finance in Local Authorities. The Council is required to comply with both codes through regulations issued under the Local Government Act 2003.

2. Links to Council's priorities and objectives

This report is linked to the Council's priority as an enabler.

The scrutiny and approval of the Council's Treasury Management activity demonstrates sound and strategic financial management which is essential in order to ensure that resources are available to support the Council's priorities and maintain or improve services.

3. Recommendation

That the Treasury Management mid-year activity report for 2021/22 is noted by Cabinet.

4. Treasury Management activity mid-year report 2021/22

4.1 Introduction

- 4.1.1 Treasury management is: *“The management of the organisation’s cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.”*
- 4.1.2 The Code of Practice requires the Council to set annually a Treasury Management Strategy and Investment Strategy. The strategies for the 2021/22 financial year were approved by Council on 24th February 2021.
- 4.1.3 This report confirms that Treasury Management activity during the year to date has been undertaken in accordance with that strategy and in consultation, where appropriate, with the Council’s external adviser, Link Asset Services.
- 4.1.4 This report has been scrutinised and approved by Audit Committee on the 16th November 2021.

4.2 Borrowing

- 4.2.1 A summary of external borrowing at 30th September 2021 is shown at Annexe A.
- 4.2.2 Annexe A shows that interest paid on General Fund borrowings and on HRA borrowings for the year to date is as budgeted.
- 4.2.3 The Council’s policy on capital expenditure and borrowing is set out in the Capital Strategy section of the annual Policy Framework and Budget Setting Report, and as part of this, the affordability of new capital proposals has to be demonstrated. Borrowing can only be undertaken for the purposes of capital expenditure, and not for day-to-day revenue expenditure. The financial impact on the longer-term budget positions for both the General Fund on the Medium-Term Financial Forecast and the Housing Revenue Account on the HRA Business Plan, would need to be taken into account. Any new borrowing would result in additional interest charges to either the General Fund or HRA, as well as the need to set aside sums from those funds for future repayment of the principal.
- 4.2.4 Although borrowing rates are currently low any potential new borrowing would have to be fully justifiable in terms of the need to borrow. Additional borrowing would be considered for individual projects where for example the business case determines repayment of debt is affordable and can prudently be funded by new revenue generated.
- 4.2.5 Periodically officers explore the option to reschedule or repay current loans, however at the current time it is not viable for the Council to reschedule its debt as repayment of all current loans would incur significant premiums to do so.

4.3 Investments

- 4.3.1 The investment activity during the year to date conforms to the approved strategy, and the Council has had no liquidity issues. Investments are managed internally using only

those institutions which meet the Council's strict investment criteria, within a permissible range of periods, depending on the Council's cash flow and the interest rates on offer.

- 4.3.2 The majority of investments to date in 2021/22 continue to be in AAA-rated Money Market Funds. A Money Market Fund is a pooled source of funds invested in a wide range of short-term investments managed by an independent fund management company. Frequently these are well known banks or investment houses. AAA is the highest investment rating available and means that there is very low credit risk in an entity which is awarded that rating.
- 4.3.3 Funds may be deposited with the Debt Management Office (DMO), an executive agency of HM Treasury, with the Council starting to use this more in the current year as a result of more favourable rates being available.
- 4.3.4 With the exception of the DMO, total investments with any one institution do not exceed **£5m**. Internal guidance ensures that at least **50%** of investments at any time are placed with institutions rated AAA (or 40% for up to 5 working days a month).
- 4.3.5 The Council has not made any new investments in Government treasury bills due to very low and, more recently, negative rates of interest.
- 4.3.6 Annexe B summarises the Council's temporary investment activities for the year to date. The amount available for investment varies daily according to the Council's aggregate financial position on all activities. At the end of September 2021, the amount invested was **£39.4m** and the average amount invested for the year to date was **£40.0m**.
- 4.3.7 Annexe B also shows that the amount of interest received on investments to date is **£38k**, exactly in line with budget. The budget for the full year is **£74k**.
- 4.3.8 Investment rates earned are currently below forecast of **0.25%** but are exceeding the benchmark rate. The average rate earned is **0.19%**, and therefore higher than the benchmark 7-day LIBID rate of **-0.08%** (LIBID or the London Inter Bank Bid Rate is the rate at which major banks borrow from each other).
- 4.3.9 As some of the Council's previous investments made at better interest rates mature, the Council will not be able to make new investments at or near the previous rate. Therefore, it is expected that the average rate earned may fall further by year end.
- 4.3.10 Changes required to the interest budgets to reflect any challenges will be addressed in the forthcoming budget cycle.

4.4 Benchmarking

The current position on three benchmark indicators for 2021/22, as explained in the annual Investment Strategy, is reported as follows:

- Security - Weighted Credit Rating Score for the year to date of **6.4** exceeds the target of 4 (the scale goes from 0 to 7)
- Liquidity – Weighted Average Life is at a reasonably liquid level, currently averaging **41 days**
- Yield – interest received on investments is on target as reported above, with higher balances offsetting lower returns

4.5 Economic uncertainty

- 4.5.1 The Bank of England base rate in 2019/20 was **0.75%** and dropped to **0.25%** on 11th March 2020 and eight days later to **0.10%** where it has previously been forecast to stay for another year, although more recent signals have been that a rate increase could be seen in the near future to help control increasing inflation. The average base rate for 2021/22 so far is **0.10%** and consequently interest received is the lowest for at least twenty years. The forecast for the current and future years will be adjusted if required and included in the budget submitted to Council for approval in February 2022.
- 4.5.2 The Council will continue to adhere to strict investment criteria. Security and liquidity remain the priority and once assured the Council will then invest for yield. Officers will continue to monitor interest rates offered and seek to ensure the best return possible, without compromising security and liquidity, and within limits specified in the Investment Strategy and internal guidance.
- 4.5.3 New investments were added to the Treasury Management Strategy in 2019/20 that included deposits with other local authorities longer than one year, which we utilised in 2020/21 to benefit from interest rates considerably better than those now on offer. It is anticipated that in 2021/22 the Council may invest in other new approved investments such as corporate bond and multi-asset funds to enhance returns. Research into these funds has been undertaken in 2020/21 and it is anticipated the Council will invest in multi-asset funds before the end of the financial year.

4.6 Conclusion

- 4.6.1 The results for the six months to 30th September 2021 continue to demonstrate prudent and efficient treasury management. Although it is disappointing that interest receivable, as with other income streams, is lower than previous years this is reflective of wider market conditions. The Council will of course adjust estimates and take the necessary decisions to ensure a balanced budget is set and the Council's finances remain robust over the medium term.

5. Corporate Implications

a Legal implications

The Council's treasury management activities are regulated by a variety of professional codes, statutes and guidance, including:

- The Local Government Act 2003, and associated Statutory Instruments;
- The CIPFA Prudential Code for Capital Finance in Local Authorities;
- The CIPFA Code of Practice for Treasury Management in the Public Services.

The Council continues to comply with all of the relevant statutory and regulatory requirements.

b Financial implications

The financial implications are highlighted throughout the report.

c Human resource and equality implications

There are no new implications.

d Timescale for implementation and risk factors

Not applicable.

Report Author: Lance Wosko, Financial Services Manager

Background Papers:

- Chartered Institute of Public Finance and Accountancy: *Code of Practice for Treasury Management in the Public Services*.
- CPBC: *Treasury Management and Investment Strategy Statement for 2021/22*.

Summary of Loan Transactions and Interest Payable (accrued daily) for the period to 30th September 2021

Loan transactions activity for the period

	Amount o/s 01/04/2021 £000's	Loans Repaid £000's	Amount o/s 30/09/2021 £000's
Public Works Loan Board			
General Fund	13,350	450	12,900
HRA	36,451	7,000	29,451
Totals for the Council	49,801	7,450	42,351

Interest payable Comparison of estimate with actual

Budget Profile to 30/09/2021 £000's	Actual Interest to 30/09/2021 £000's	Variance 30/09/2021 £000's
146	146	0 0.0%
493	493	0 0.0%
639	639	0 0.0%

Interest rates for the period

	Range of loans		Average
	From	To	
General Fund	1.08%	4.10%	2.26%
HRA	2.31%	3.49%	3.09%
Totals for the Council	1.08%	4.10%	2.85%

Base rate history

08/01/2009	1.50%
05/02/2009	1.00%
05/03/2009	0.50%
04/08/2016	0.25%
02/11/2017	0.50%
02/08/2018	0.75%
11/03/2020	0.25%
19/03/2020	0.10%

Summary of Temporary Investments and Interest Received (accrued daily) for the period to 30th September 2021

Type of Borrower	Amount Invested 01/04/2021 £000's	Made £000's	Repaid £000's	Amount Invested 30/09/2021 £000's
Investments by Value:				
Local Authorities	6,000	0	0	6,000
Money Market Funds	32,430	50,640	57,270	25,800
Debt Management Office	0	57,500	52,500	5,000
Notice accounts	2,000	0	0	2,000
Investments	40,430	108,140	109,770	38,800
Lloyds current account	290	355	0	645
Cash equivalents	290	355	0	645
Total	40,720	108,495	109,770	39,445
Number of Investment Transactions:				
	Number	Number	Number	Number
Local Authorities	3	0	0	3
Money Market Funds	19	36	37	18
Debt Management Office	0	8	7	1
Notice accounts	2	0	0	2
Investments	24	44	44	24
Lloyds current account	1	0	0	1
Cash equivalents	1	0	0	1
Total	25	44	44	25

Interest Received on Temporary Investments for the period to 30th September

	£000's
Actual Interest Received	38
Original estimate	38
Variance	0 0%

Temporary Investments

	£000's
Average Balance for the Period	39,975
Average Interest Rate for the Period	0.19%
Benchmark: Average 7-Day LIBID Rate	-0.08%

CABINET

15th December 2021

Subject: Planning Policy Update

Cabinet Member: Councillor Sheldon – Leader of the Council

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 2020/21.**
 - 2. That the Cabinet notes the updated Part 1 Brownfield Land Register December 2021.**
-

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 1st April 2020 – 31st March 2021. To this end it covers a period substantially impacted by COVID-19 and the associated restrictions. (Appendix 1 will be circulated electronically with the agenda and a copy is available in the Member Group Rooms.)
- 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. It also includes the Monitoring Framework from the submitted Local Plan. The Monitoring Framework is set out at Chapter 21 of the submitted Local Plan. The inclusion of this in the Authority Monitoring Report at this time enables a baseline to be established for future years.
- 4.5 Key matters arising from the Authority Monitoring Report are as follows:
- As a consequence of COVID restrictions, which effectively brought a halt to construction activities for around 4 months, there was little by way of industrial development in 2020-2021. Completions are expected to be registered in 2021-2022, however, as activity in this sector has returned to normal.
 - There was a net loss of commercial floorspace in town centres as edge of centre sites and unused or underutilised upper floors have been brought forward for residential purposes, which is a benefit as it increases footfall and local spend power. There was, however, an overall increase in commercial uses within the borough because of new retail provision in the west Canvey area.
 - Town Centre vacancy levels have remained low across Castle Point despite the COVID restrictions. This reflects the strength of the mainly independent retail and leisure sector, and the national grocery sector.
 - 166 homes were provided in the year compared to a requirement for 355 homes. Despite the under provision this represents an uplift on the previous year when only 71 homes were provided.
 - Only 48% of the homes required in Castle Point 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. A Housing Delivery Action Plan covering the period to April 2022 was put in place in January 2021. The principal action set out within the Action Plan is to put in place the Local Plan. The Local Plan increases land supply and the ability to achieve targets, including affordable homes.
 - 13 Affordable homes were delivered in 2020-21. This is an uplift on previous years. However, all these homes were delivered by the Council. No affordable homes were secured on private development

schemes. Most consents for new dwellings are below the minimum threshold for affordable housing of 10 units.

- 15 Section 106 Agreements/Unilateral Undertakings were entered into in the 2020-21 year with a total value in terms of monetary contributions of £1,086,658.88. Additionally, 17 affordable homes and 4.5ha are included within those agreements.
- At the start of the 2020/21 financial year the Council held £229,374.20 in S106 monies. Over the course of 2020-21 the Council collected a further £4,018.56 in S106 monies but spent £6,533.48. This spend was on the Essex Coast RAMS.
- At the end of the year the Council held £226,859.28. A significant proportion of this money is for healthcare and specific environmental projects. There are time limits associated with the spend of £178,058 of the money held.

4.6 These outcomes highlight the need for the council not only to deliver more homes, but to do so in a way which delivers more affordable homes for local people, and to deliver homes supported by infrastructure and environmental improvements through the more robust use of S106 Agreements and CIL, once adopted.

4.7 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>

Brownfield Land Register

4.8 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").

4.9 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 where they were included as an allocation in the Local Plan; and
- Removing sites from the list once development has been completed.

- 4.10 As a consequence of these factual updates, the total number of sites listed in the register has increased from 59 to 60. These sites have the capacity to provide around 970 homes. A list of sites on the Brownfield Register is included as **Appendix 2**.
- 4.11 As with previous registers, it is not proposed to include any sites on Part 2, whereby they would be granted 'Permission in Principle'. 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.

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 houses in the borough by more than 0.4%. The level of housing provision achieved in 2020-21 will not give rise to a significant New Homes Bonus payment for Castle Point.

(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

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castlepoint

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Authority Monitoring Report

1st April 2020 – 31st March 2021

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Introduction

The Authority Monitoring Report (here on in known as the “report”) monitors the Council's plan-making and development progress in the period 1st April 2020 until the 31st March 2021.

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 1st April 2020 to the 31st March 2021;
- 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.

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.

New Local Plan

At the end of March 2021, the following progress had been made in respect of the preparation of the Local Plan 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 24-26		
Examination and Adoption of Local Plan	Anticipated Spring 2021	Underway – Inspectors Initial Questions responded to and timetable for examination hearings published

At March 2021, the Council was on track to deliver the Local Plan in accordance with the programme set out in the Local Development Scheme.

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 plan-making at the district level.

Supplementary Planning Documents

The Essex Coast Recreational disturbance Avoidance Strategy (RAMS) SPD was adopted in December 2020.

A schedule of other Supplementary Planning Document works is included in the Local Development Scheme 2020. No timescales have been assigned to these works, and the necessary guidance will come forward at an appropriate time in the period from 2022-2024, resources allowing.

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
Weekly	ASELA Joint Officers Group Planning Officer meetings and workshops. Discussion of cross boundary issues, best practice, local development plan progress, sub-regional planning across South Essex.	Agreement of working together to produce specific evidence base documents e.g. SHMA, EDNA, SERS, SFRA, or joint consultation responses. Preparation of MoU – and exploration of sub-regional planning. Also includes arrangement of member / key stakeholder workshops on the SHMA etc.
Weekly	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.
Monthly	ASELA (Association of South Essex Local Authorities) Leaders and Chief Executives	Joint working delivering Joint Strategic Plan for South Essex.
Quarterly	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.
Quarterly	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.
Quarterly	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.
Quarterly	ASELA Planning Delivery Board	Overseeing and setting the parameters for the preparation of joint evidence and joint working arrangements across

Scheduled Frequency	Description of work/ meetings / workshops	Outputs
	Strategic Planning Head of Service meetings. Discussion of cross boundary issues, best practice, local development plan progress, sub-regional planning across South Essex. A new Members forum was established and met from early 2019.	South Essex, including sub-regional planning.
Quarterly	Castle Point Regeneration Partnership Held with key statutory consultee partners focussing on project delivery and supporting growth, the economy and environmental matters.	Focus to deliver the Local Plan post adoption
Quarterly	Castle Point and Rochford Local Strategic Partnership Held with key statutory consultee partners focussing on project delivery and supporting growth, community, safety and health matters	Forum to engage with wider partners such as the community sector, police and health bodies
6 monthly	Essex Planning Portfolio meetings	Forum for collaboration at members level of cross boundary issues.
Ad-hoc	One-to-one meetings with neighbouring local authorities; including Basildon, Rochford, Thurrock, Southend, ECC 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 1st April 2020 to the 31st March 2021. 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 ²)	B2 – General Industrial	B8 – Storage & Distribution	Sui generis	Total
Gains	303	100	82.6	485.6
Losses	298	0	921	1,219
Net	5	100	-862.4	-733.4

There was very little by way of employment development in Castle Point in the period 2020 to 2021 reflecting the impacts of the COVID pandemic which saw construction halted for a four month period, and affected the finances of businesses more generally.

The overall position is that there was a small net loss of employment floorspace over the period from March 2020 to April 2021. Principally, the losses are because of the reconfiguration or re-use of smaller buildings previously in employment use. Whilst some of these buildings have been reused for other commercial purposes such as retail, some have moved into residential use such as the former business unit at 92-94 Foksville Way.

There were no large-scale losses of employment floorspace over the period.

There were also no large-scale completions. Progress at the site to the South of Roscommon Way was slowed by the pandemic, and there were consequently no completions in the reporting period. Completions on this site are expected in 2021-22.

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 1st April 2020 until the 31st March 2021.

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

Floorspace	m ²	%
Previously Developed Land	427	87.9
Partial Previously Developed Land	58.6	12.1

Due to the limited amount of employment development in 2020-21, and the focus on the redevelopment and reuse of existing buildings, the majority of the development was on previously developed land. The small amount of development on partially previously developed land relates to the provision of office space adjacent to the church car park at 2 Thundersley Grove.

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
Gains	12,392	18,244	4,043	34,679
Losses	809	1,000	710	2,519
Total	11,583	17,244	3,333	32,160

There are currently extant permissions which have the capacity to provide 32,160 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 1st April 2020 until the 31st March 2021. 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	Sui Generis	Total
All Town Centre Uses	1,124.8	-260	864.8
All Town Centre Uses in Town Centre Locations	-755.2	-340	-1,095.2

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 the new Lidl Supermarket on Canvey Island, alongside the provision of new stores within the car park of the Morrison's Supermarket on the Island.

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 35 extant permissions affecting town centre uses (Use Classes E, F and related *Sui Generis* Uses) with a net capacity of 16,854.9 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 principle 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.

The submitted Local Plan, which was the subject of examination at March 2021 covers the period 2018 to 2033. It requires 342 homes per annum to be delivered, based on the standard methodology prescribed in the NPPF and calculated in 2018.

Since that calculation was prepared for the Local Plan, the affordability ratio, which forms a component of the standard methodology has changed in Castle Point. This change has resulted in the standard methodology calculation increasing slightly in Castle Point to 355 homes per annum.

Guidance set out by the Government in Housing Delivery Test Measurement Rule Book indicates that in the absence of an up-to-date target in an adopted Local Plan the standard methodology figure should be used for housing need calculations.

The housing targets for the purpose of this section is as follows:

Figure 5: Housing Target

Start of Period	End of Period	Total Housing Required	Source of Target
1 st April 2018	31 st March 2033	5,325 (355 per annum)	CLG 2014-based Standard Methodology using July 2019 Affordability Ratios

Indicator H2 – Housing Delivery in the Reporting Years

Figure 6: Net additional dwellings for the reporting years

Type	Completions	Losses	Sub Total
Traditionally Built Homes	118	20	98
Mobile Homes	66	0	66
Caravans	0	0	0
Boats	6	4	2
		TOTAL	166

During each of the year 2020/21, 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 166 homes delivered representing around 47% 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.

H2a: Additional dwellings (net) in the reporting year and previous years

Figure 7: Additional dwellings in previous years (net)

Year	Source of Target	Net Additional Dwellings	Annualised Target	COVID Adjusted Requirement	Performance Against Target
2018/19	Standard Method	200	355	355	-155
2019/20	Standard Method	71	355	325	-254
2020/21	Standard Method	166	355	236	-70
Total		437	1,065	916	-479

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 2018 to 2021, 437 homes (net) have been delivered in Castle Point. This is just **48%** 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 Council should be taking measures to improve housing delivery against this outcome. A Housing Delivery Action Plan has been prepared to establish what these actions are. For Castle Point, the progression of a Local Plan to adoption is a critical component of that action plan.

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.

A housing trajectory to improve the supply position and deliver 342 homes per annum was included in the Local Plan approved for publication and submission in October 2019. This trajectory has been updated to take into account completions in the period from 2019 to 2021, and consents granted also. Other amendments have also been made to improve the robustness of the trajectory.

Figure 8: Housing Trajectory at April 2021

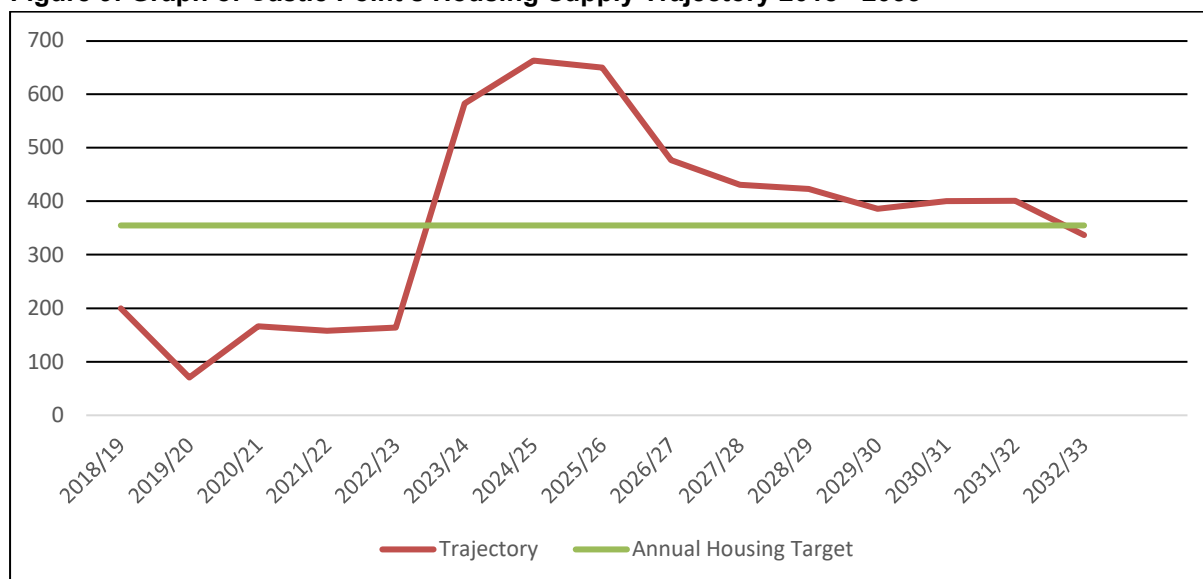
Ref	Site	Capacity	Losses	Extant PP (31.03.21)	2018- 2021	2021- 2026	2026- 2031	2031- 2033
HO9	Land west of Benfleet	850			0	150	500	200
HO9	Land west of Benfleet Care Home (60 bed)	33			0	0	33	0
HO10	Land between Felstead Road and Catherine Road	125	-12	24	0	65	60	0
HO11	Land off Glyders	30			0	30	0	0
HO12	Site of the former WRVS Hall, Richmond Avenue	39			0	15	24	0
HO13	Land east of Rayleigh Road	455			0	165	275	15
HO14	Land at Brook Farm	173			0	165	8	0
HO15	Land south of Scrub Lane	55			0	55	0	0
HO16	Land at Oak Tree Farm	65			0	65	0	0
HO17	Hadleigh Island	52			0	38	14	0
HO18	Land north of Grasmere Road and Borrowdale Road	30			0	0	0	30
HO19	Land at Glebelands	155			0	155	0	0
HO20	The Chase	430	-13	18	0	183	247	0
HO20	The Chase Care Home (60 bed)	33			0	33	0	0
HO21	Land fronting Rayleigh Road	60	-1		0	0	0	60
HO22	Land at Thames Loose Leaf	12			0	12	0	0
HO23	Land east of Canvey Road	300			0	150	150	0
HO24	Land west of Canvey Road	199	-3		0	0	150	49
HO24	Land west of Canvey Road Care Home (57 bed)	32		32	0	32	0	0
HO25	Land at Thorney Bay Caravan Park	820	-590		195	375	250	0
HO26	Land at The Point	100	-2		0	0	50	50
HO27	Walsingham House	32		32	0	32	0	0

Ref	Site	Capacity	Losses	Extant PP (31.03.21)	2018- 2021	2021- 2026	2026- 2031	2031- 2033
HO28	Land at Admiral Jellicoe	14			0	14	0	0
HO29	Land south of Haron Close	24		24	0	24	0	0
HO30	Land at Haystack car park	14		14	0	14	0	0
HO31	Land at Kings Park	50			0	0	50	0
HO32	244-258 London Road	50	-5		0	0	0	50
Total from strategic allocations		4232	-626	144	195	1772	1811	454
Other Completions 2018 – 2021 (Net)		434	-88		434	0	0	0
Extant planning permissions at 1 April 2021 (Net)		502			0	475	27	0
Policy compliant sites		272			0	20	138	114
Brownfield Land Register		179			0	44	85	50
Windfall		600			0	180	300	120
Total from other sites		1987	-88		434	719	550	284
Total Supply		6219						
Losses		-709						
Total (Net)		5510						

A more detailed breakdown of this trajectory is included at appendix 5.

The housing trajectory identifies enough housing to meet the requirement for 355 homes per annum in the period from 2018 to 2033. However, it is not anticipated that the delivery of homes will be even over time. It is expected that housing delivery will be accelerated in the period 2024 to 2028 as the site-specific allocations in the Local Plan begin to be delivered. This is illustrated in figure 9.

Figure 9: Graph of Castle Point's Housing Supply Trajectory 2018 - 2033



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 10: Net additional dwellings in future years

Time Period	Target	Backlog/ Surplus against Target	20% Buffer	Required Supply (Five Years)	Supply identified in Trajectory	Number of Years of Supply
2021 – 2026	1,775	628	355	2,758	2,218	4 years
2026– 2031	1,775	185	355	2,315	2,117	4.6 years
2031 – 2033	710	-157	142	695	738	2.1 years

Five Year Housing Land Supply:

Paragraph: 035 Reference ID: 3-035-20140306 of the Planning Practice Guidance states that local planning authorities should plan to address previous under-delivery during the first five years. In the period 2021 to 2026 it is therefore necessary to address any backlog arising from the beginning of the plan period starting in 2018. The backlog for the period 2018 to 2021 is 628 homes and should be added to the baseline need of 1,775 homes for that period. Additionally, capacity for a further 355 homes should be identified to meet the 20% ‘buffer’ requirements of the NPPF. This brings the total requirement to 2,758 homes (552 homes per annum).

The detailed trajectory identifies a maximum five-year housing land supply of 2,218 homes (448 homes per annum) for the period 2021 to 2026. Whilst this is sufficient to meet the annual requirement for housing, it is not sufficient to meet the backlog and to provide the buffer necessary to secure delivery.

Based on the calculation set out in the Planning Practice Guidance there is currently a 4-year supply of housing in Castle Point. The Council has therefore proposed a stepped trajectory for inclusion in the Local Plan to overcome this issue, as the identification of additional Green Belt sites is not considered to be an option for sufficiently accelerating supply in Castle Point.

Supply beyond Five Years:

In the period 2026-2031, a small amount of backlog of 185 homes will be carried forward. When this is combined with the requirement for that period, and a buffer of 20% is added, the overall required supply for this period is 2,315 (463 homes per annum). The detailed trajectory shows that 2,117 homes (423 homes per annum) can be delivered in this period, providing 4.6 years supply. A Local Plan review will be

necessary at this stage to boost the supply position, although overall delivery is projected to be around 157 homes above target by the end of 2031.

In the period 2031-2033, the remainder of the plan period, the Borough will be in a surplus position due to the high levels of delivery in the period 2021 to 2031 relative to the housing target. Consequently, the requirement for that period is 695 homes only. It is anticipated that 738 homes (369 homes per annum) will be delivered in this period representing 2.1 years' worth of supply compared to what is required. A review of the Local Plan will be required by this time for the Council to be able to demonstrate that it can meet supply beyond 2033.

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 11 shows that in the period from April 2020 to March 2021 planning consent was granted for 161 homes (net) over 36 sites. Whilst some of these homes were on sites already known to the Council and identified through the SHLAA, 94 of these homes were on windfall sites. The Council has assumed in its trajectory that windfall development will make up 600 homes worth of supply over the next 12 years. This appears realistic based on the pattern that is emerging from consents granted over the last year.

Figure 11: New Consents for Housing Granted in the period 2018 to 2020

	Consents (Sites)	Gains (Dwellings)	Losses (Dwellings)	Net (Dwellings)	Windfall (Dwellings)
Granted in 2020/21	36	182	21	161	94

H5b: Resolution subject to S106

There were two consents for housing awaiting S106 agreements as at 31 March 2020. These had a combined housing capacity for 52 homes. This is in addition the numbers shown in figure 11. It should be noted that one of these permissions was for 42 flats at the Admiral Jellicoe site. Subsequently, a different application for housing on part of the site has been approved. If that application is implemented, it will not be possible to implement the flatted development scheme.

H5c: Starts on Site

Figure 12 shows that in the period from April 2020 to March 2021 21 consents for housing development were implemented through starts on site, with the potential to deliver 131 homes. This marks an uplift on the previous two years in terms of dwelling numbers. This is due to the presence of flatted schemes within the supply.

Figure 12: Starts on site in 2018 to 2020

Year	Consents	Dwellings
2018/2019	28	118
2019/2020	23	70
2020/2021	21	131

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 1st April 2020 until the 31st March 2021.

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 1st April 2020 to the 31st March 2021.

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
TOTAL	69	37	50	169

Thirteen affordable homes were delivered in Castle Point in the period 2018 to 2020. This comprised 8 individual homes and 9 rooms in an HMO (1.8 rooms = 1 house). This level of delivery, whilst an improvement on the 2018-2020 period falls short of what is required and would have made a relatively small impact on the Council's waiting list for housing. Furthermore, no homes intended for first time buyers were

delivered. 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.

The emerging Local Plan, approved for publication and submission in October 2019 seeks for 40% of new homes on the majority of sites of 10 homes or more to be affordable, split 50:50 between affordable housing for rent intended to address the housing waiting list and affordable homes for sale aimed at first time buyers. This policy should secure around 1,200 additional affordable homes with Castle Point in the period to 2033.

Indicator H8 – Housing Development on Previously Developed Land

Indicator H7: *New and Converted Dwellings on Previously Developed Land* seeks to monitor the number of homes that are being built on previously developed land compared to Greenfield sites that have never been developed.

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%

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

Given the nature of the built form in Castle Point it is encouraging to see new developments delivered at a range of densities. Within the urban area a mix of medium and high-density schemes have been delivered supplying a range of family sized homes as well as smaller starter homes. 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.

Monitoring the Local Plan

The emerging Local Plan establishes a monitoring framework which is intended to align the outputs of the Local Plan with the sustainability appraisal. This ensures that the Local Plan is achieving its social, economic and environmental objectives in a balanced way, and development is not being delivered at the expense of these objectives.

The following scorecard sets out information against the indicators in the Local Plan monitoring framework for the last year, where it is available. However, as the Local Plan is still emerging and is not adopted at this time, it is not possible to monitor against all the indicators at this time.

Additionally, some of the housing related indicators and indicators reliant on housing sites to be delivered to secure other benefits, such as additional open space provision, are constrained to current available supply at this time, and consequently the scope to achieve the targets set is also constrained. The adoption of the Local Plan will remove this constraint.

There is however scope within the current policy framework of the adopted Local Plan and the NPPF to secure improved outcomes in some areas in the interim period whilst the Local Plan progresses to adoption. For example, the NPPF empowers Councils to secure affordable housing on schemes of 10 units or more where there is an identified need.

Another area where efforts could be focused is economic development. The indicators under objective 4 show a situation where there is a persistent level of deprivation and limited levels of local employment and economic growth. This is despite extant consents existing for large scale employment growth at west Canvey, an area where deprivation is most significant in the Borough.


























Key	
	More than relative 10% below target
	Less than relative 10% below target
	On or above target

Figure 18: Local Plan Monitoring Framework Scorecard



Indicator	2019/20	2020/21	Target	Trend	Status	Comments
Objective 1: To protect and enhance the range of services that support healthy and active communities within Castle Point						
Housing mix includes homes suitable for older people: <ul style="list-style-type: none"> Bungalows Specialist accommodation Homes built to part M4(2) of the Building Regulations 	22%	41%	10% of net new homes			Due to the provision of bungalow style mobile homes specifically for retirement living at the site known as Thorney Bay caravan park, there has been a high level of provision of homes for older people in the period 2020-2021, however this has principally been in the form of park homes which does not meet the needs of all older people.
Number of additional bed spaces provided in residential/nursing homes	0	0	90 bed spaces 2018 - 2033			There is an outstanding outline planning consent for 57 bed spaces. There is a further allocation within the plan which includes the requirement for a residential home. There is the potential for this target to be achieved in the medium to long term.
Objective 2: To provide high quality homes in sustainable locations that meet the needs of local people through an appropriate mix of housing sizes, types and tenures.						
Net number of new homes provided	71	166	355 homes per annum			There are outstanding consents which have the potential to deliver over 647 homes in the shorter term. The Local Plan has been submitted. If found sound this releases additional land for housing which will drive up housing delivery rates.
Number of affordable homes provided	0	13	100 homes per annum			There are limited proposals including affordable housing in the pipeline of supply, indicating little potential for significant improvement in the short term. The adoption of the Local Plan has the potential to drive up on-site provision of affordable housing offering the potential for improved delivery in the medium to long term.

Indicator	2019/20	2020/21	Target	Trend	Status	Comments
Housing mix aligns with the need identified in the most recent SHMA	1 bed – 15% 2 bed – 12% 3 bed – 17% 4 bed + - 55%	1 bed – 26% 2 bed – 20% 3 bed – 13% 4 bed – 25% Others – 16%	1 bed – 6% 2 beds – 22% 3beds – 43% 4 beds+ - 29%	↔	🔴	The size of properties delivered in Castle Point has varied from year to year, although tends towards smaller properties – 1 or 2 beds. This is resulting in an undersupply of 3-bedroom homes which may be affecting accessibility for local families.
Objective 3: To make town centres in Castle Point places where local people want to visit and access community and local facilities.						
Vacancy level at ground floor within primary shopping frontages	Canvey – 8% Hadleigh – 3.5% Tarpots – 4% S.Benfleet – 4.5%	Canvey – 5.8% Hadleigh – 0% Tarpots – 0% S.Benfleet – 4.5%	Under 10%	↑	🟢	Survey undertaken September 2019. Business Rates data reviewed in September 2021. There are very low vacancy rates in the borough's town centres and local shopping areas.
Vacancy levels at ground floor in non-primary areas	4.5%	7.5%	Under 15%	↓	🟢	
Objective 4: To create an environment that supports business growth and creates local job opportunities						
Indices of Multiple Deprivation overall score	5 LSOA	5 LSOA	No LSOA in 20% most deprived	↔	🔴	2019 figures have been used for the 2019/20 and 2020/21. Source: http://dclgappp.communities.gov.uk/imd/iod_index.html# The 5 most deprived LSOAs are on Canvey Island.

Indicator	2019/20	2020/21	Target	Trend	Status	Comments
	13 LSOA	13 LSOA	Less than 8 LSOA in 40% most deprived	↔	●	12 of the 13 LSOA in the 40% most deprived areas in England are on Canvey Island. The other is on the edge of Hadleigh.
People living in Castle Point and working in Castle Point	44%	55%	Greater than 45%	↑	●	2018 Job Density figures for 2019/20 2019 Job Density figures for 2020/21 https://www.nomisweb.co.uk/reports/lmp/la/1946157213/report.aspx
Area of additional industrial employment floorspace provided	353 sqm net	-733.4 sqm net	10,000 sqm 2018 – 2033	↓	●	There has been a small loss of employment space over the 2020-21 year. This was predominantly in non-employment locations and town centres. There is however permitted supply with a net employment floor space of 32,160 sqm, with construction underway on 2,841 sqm of B8 floorspace. There is therefore the potential to meet the target set in the longer term.
Objective 5: To promote more sustainable travel patterns within Castle Point through the location of development, and the provision of public transport and cycling infrastructure to complement the existing highway network.						
Journey time reliability as measures by am and pm peak free flow % speeds	1.48 Average	No data available	Less than 1.4	N/A	●	Source: 2018 Delay Indicator Results (ECC) (Delay indicator – additional time to travel during peak compared to average speeds along a route expressed as a proportion) A130 – Sadlers to Rayleigh Spur – 1.10 A130 – Rayleigh Spur to Sadlers – 1.25 A13 – Sadlers to Vic House Corner – 1.66 A13 – Vic House Corner to Sadlers – 1.49 A13 – Vic House Corner to Victoria Avenue (Southend) – 1.86 A13 – Victoria Avenue (Southend) to Vic House Corner – 1.95 A127 – Fairglen to Rayleigh Weir – 1.25 A127 – Rayleigh Weir to Fairglen – 1.24 A127 – Rayleigh Weir to Queensway (Southend) – 1.76 A127 – Queensway (Southend) to Rayleigh Weir – 1.85 A130 – Furtherwick Road to Waterside – 1.42 A130 – Waterside to Furtherwick Road – 1.47 A130 – Waterside to Sadlers – 1.20 A130 – Sadlers to Waterside – 1.34

Indicator	2019/20	2020/21	Target	Trend	Status	Comments
Proximity of new housing completions of sites comprising 10 or homes to public transport provision	100%	100%	75% within 400m			There were only two sites comprising 10 or more homes on which there were completions in 2021-2021. These were both in close proximity to the London Road giving them good access to public transport services.
	100%	100%	100% within 800m			
New development completions of 10+ homes or 200m+ floorspace meeting the requirements for bicycle parking provision set out in the Essex Vehicle Parking standards.	100%	81%	At least 90%			Whilst there is a good level of cycle parking provision within residential developments, it is important that provision is secured on flatted schemes and in houses which do not have the provision of a garage. This will help to ensure that provision remains high, and the owners of new homes have to potential to own a bike, which is the first step in getting people to use them.
Objective 6: To protect and enhance the network of high quality, accessible green and open spaces throughout Castle Point.						
Area of additional public open space provided.	0	0	32ha 2018 to 2033			It is anticipated that this will be secured as part of housing development proposals allocated in the Local Plan. This objective will be secured in the medium to longer term.
Length of additional Public Rights of Way delivered.	0	0	2km 2018 to 2033			It is anticipated that this will be secured as part of housing development proposals allocated in the Local Plan. This objective will be secured in the medium to longer term.
Objective 7: To protect and enhance the quality of the natural, built and historic environment within Castle Point, having regard to features of ecological, landscape and heritage importance.						
Sites of Special Scientific interest in favourable or recovering condition	90%	90%	100%			Source: https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::sites-of-special-scientific-interest-units-england/data?geometry=0.437%2C51.504%2C0.720%2C51.541&selectedAttribute=CONDITION There are two units of the Benfleet and Southend Marshes SSSI located to the north of Canvey Island which are in an unfavourable condition.
Area of Local Wildlife Site Coverage	872	872	At least 872ha			The most recent Local Wildlife Site Review that has been endorsed is dated 2012.

Indicator	2019/20	2020/21	Target	Trend	Status	Comments
						A Local Wildlife Site Review was prepared in 2019 but has not been endorsed by the Local Wildlife Site Partnership so any changes cannot be confirmed. This identifies a net increase in the size of Local Wildlife Sites of 8.3 hectares from that identified previously in 2012. This involved the loss of 14.5 hectares across 3 sites, but a gain through the extension of 5 sites totalling 21.9 hectares. Once endorsed this would bring the total area covered by Local Wildlife Sites to 879.7ha.
Proportion of new development over 1ha incorporating Green Infrastructure provision.	N/A	N/A	100%	N/A	N/A	It is anticipated that this will be secured as part of housing development proposals allocated in the Local Plan. This objective will be secured in the medium to longer term. In the shorter term an area of green infrastructure is due to be provided on the Solby Wood Farm site in 2020/21 as part of that development.
Number of monitoring points across the Borough where NO2 levels exceed statutory maximum limits (40 ugm-3)	0	0	Zero	↔	✅	Source: essexair.org.uk Air quality has consistently improved in Castle Point since 2010. However, this has been against a background of below target growth. This indicator needs to be monitored as rates of growth increase.
Number of monitoring points adjacent to the Benfleet and Southend marshes Special Protection Area where NO2 levels have increased from base year 2021.	N/A	N/A	Zero	N/A	N/A	Monitoring to commence in January 2022.
Development within Historic Natural Landscape	N/A	N/A	Zero	N/A	N/A	New policy requirements of the emerging Local Plan which will come into effect once adopted.
Designated Heritage Assets on Historic England's Heritage at Risk Register.	0	0	Zero	↔	✅	Source: https://historicengland.org.uk/advice/heritage-at-risk/search-register/ There are no designated heritage assets in Castle Point on the Historic England Heritage at Risk Register.
Objective 8: To promote high levels of sustainability and resilience to natural and man-made risk through the location and design of development, having regard to the implications of climate change, including flood risk from all sources.						

Indicator	2019/20	2020/21	Target	Trend	Status	Comments
Developments approved unconditionally against the advice of the Environment Agency or the lead local flood authority (Fluvial and Tidal)	0	0	Zero			There is a long-standing practice within the Planning service of working closely with the EA and the Lead Local Flood Authority on these types of matters.
Development proposals measured against the Building Regulations for Residential Development (M3), or the Very Good BREEAM standard for non-residential development.	N/A	N/A	100% resi 110pppd water	N/A	N/A	New policy requirements of the emerging Local Plan which will come into effect once adopted.
	N/A	N/A	100% non-resi 50% CO2 credits	N/A	N/A	
	N/A	N/A	100% non-resi 50% WAT credits	N/A	N/A	

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 2019 to the 31 March 2020.

Figure 19: New S106 Agreements 2020-2021

Application	Decision Date	Site	Clause	Monetary Contribution	Non-monetary Contribution
14/0620/FUL	29/05/2020	Land at Thorney Bay, Canvey Island	Affordable Housing	-	17 homes
			Open Space		4.5 ha
			Essex Coast RAMS	£14,257.60	
			Bus Infrastructure		
			Residential Travel Pack		
			Indoor Sports and Recreation provision	£238,941.92	
			CCTV and Public Realm	£40,500	
			Apprentice Scheme		
			Early Years	£108,944.64	
			Primary Education	£318,490.20	
			Highway works		
			Tidal defence works	£18,665.92	
			Pedestrian access seawall	£73,376.80	
			Youth facilities	£9,000	
19/0697/FUL	27/10/2020	341-347 London Road, Hadleigh	Affordable Housing	£100,000	
			Essex Coast RAMS	£4,269.72	
			Healthcare	£13,616	

Application	Decision Date	Site	Clause	Monetary Contribution	Non-monetary Contribution
19/0764/FUL	02/02/2021	Haron Close/ Long Road, Canvey Island	Affordable Housing	£135,229.98	-
			Essex Coast RAMS	£3,013.92	
20/0655/RES	25/11/2020	54 Beech Road, Hadleigh	Essex Coast RAMS	£1,758.12	
21/0059/FUL	23/03/2021	44 – 54 Winterswyk Avenue, Canvey Island	Essex Coast RAMS	£1,018.40	
20/0845/FUL	02/02/2021	Land Adjacent To 15 Tabora Avenue, Canvey Island	Essex Coast RAMS	£125.58	-
21/0002/FUL	01/03/2021	7 St Marys Drive, Benfleet	Essex Coast RAMS	£376.74	-
21/0006/FUL	08/03/2021	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	-
21/0004/FUL	16/03/2021	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	-
21/0032/FUL	24/03/2021	150 London Road, Benfleet	Essex Coast RAMS	£125.58	-
21/0067/FUL	19/03/2021	Land Adj To 573 High Road, Benfleet	Essex Coast RAMS	£251.16	-
19/0686/FUL	02/06/2020	19-27 Kents Hill Road	Essex Coast RAMS	£2,812.90	-
20/0868/FUL	01/02/2021	62 Hill Road, Benfleet	Essex Coast RAMS	£753.48	-
20/0897/FUL	03/02/2021	33 Croft Road, Benfleet	Essex Coast RAMS	£125.58	-
20/0953/FUL	08/02/2021	10 Crescent Road, Benfleet	Essex Coast RAMS	£125.58	-
Total of Monetary Contributions				£1,086,658.88	-

In the reporting year the Council entered into S106 Agreements with a total monetary value of **£1,086,658.88p**.

During the same reporting period the S106 Agreements entered include the provision of **17 affordable homes** and **4.5ha of open space**.

Given the progress that has been made in delivering the alternative Park Home Scheme at the Thorney Bay site, it is not thought likely that application 14/0620/FUL will be implemented. If that application is not implemented, the associated S106 requirements will not be forthcoming.

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 2020 and the 31 March 2021.

Figure 20: Summary of S106 Income and Expenditure in 2020 - 2021

Start Balance	Total Amount of unallocated S106 Money Held at 1 April 2020	£229,374.20
Income	Total S106 Money Received 1 April 2020 – 31 March 2021	£4,018.56
Expenditure	Total S106 Monies Spent 1 April 2020 – 31 March 2021	£6,533.48
End Balance	Total S106 Monies Unspent at 31 March 2021	£226,859.28

The following table looks at incoming Section 106 Money for the 2020-2021 year. A total of **£4,018.56** was received during this period from 10 separate 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. Three applications were subsequently refused, and a further application was withdrawn. These payments may therefore need to be returned if revised applications are not received or are unsuccessful.

Figure 21: Incoming S106 Money in 2020-2021

Application	Site	Clause	Monies Received	Status
20/0655/RES	54 Beech Road, Hadleigh	Essex Coast RAMS	£1,758.12	Transferred to CCC
20/0953/FUL	10 Crescent Road, Benfleet	Essex Coast RAMS	£125.58	Transferred to CCC
20/0897/FUL	33 Croft Road, Benfleet	Essex Coast RAMS	£125.58	Transferred to CCC
21/0004/FUL	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	Development not started at 31 March so not transferred

Application	Site	Clause	Monies Received	Status
21/0006/FUL	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	Development not started at 31 March so not transferred
21/0107/FULCLC	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	Decision not taken before 31 March so not spent in 2020/21
21/0057/FUL	18 Sydervelt Road, Canvey Island	Essex Coast RAMS	£125.58	Application refused so money not spent
21/0265/FUL	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	Application refused so money not spent
20/0855/FUL	30-34 Linden Road, Benfleet	Essex Coast RAMS	£502.32	Application refused so money not spent
21/0033/FUL	15 Rosemead, Benfleet	Essex Coast RAMS	£125.58	Application withdrawn so money not spent
Total Received 1 April 2020 – 31 March 2021			£4,018.56	

The next table looks at the expenditure of S106 Money in the 2020 to 2021 year. A total of **£6,533.48** 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 2020-2021

Application	Site	Clause	Works	Monies Spent
18/1016/FUL	359-396 London Road, Benfleet	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£2,935.20
18/1081/FUL	30-32 Essex Way, Benfleet	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£1,589
20/0655/RES	54 Beech Road, Hadleigh	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£1,758.12
20/0953/FUL	10 Crescent Road, Benfleet	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£125.58
20/0897/FUL	33 Croft Road, Benfleet	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£125.58
Total Spent 1 April 2020 – 31 March 2021				£6,533.48

At the end of March 2021, there were S106 Monies siting with Castle Point Borough Council amounting to **£226,859.28**. The table that follows details what this money was secured for.

Figure 23: Unspent S106 Monies at 31 March 2021

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	£62,035	October 2023
		Healthcare Contribution	£101,023	July 2024
		Monitoring of Mitigation Site Management Plan	£15,000	July 2024
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
21/0004/FUL	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	N/A
21/0006/FUL	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	N/A
21/0107/FULCLC	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	N/A
21/0057/FUL	18 Sydervelt Road, Canvey Island	Essex Coast RAMS	£125.58	N/A
21/0265/FUL	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	N/A
20/0855/FUL	30-34 Linden Road, Benfleet	Essex Coast RAMS	£502.32	N/A
21/0033/FUL	15 Rosemead, Benfleet	Essex Coast RAMS	£125.58	N/A
S106 held unspent at 1 April 2021			£226,859.28	

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 1st April 2020 to 31st March 2021

Development Use Class	Ward	Application	Site Address	Completed Floorspace
B2	Boyce	16/0200/FUL	95 High Street Benfleet Essex SS7 1ND	114
B2	Canvey Island North	CPT/386/10/FUL	76,78 & 80 Furtherwick Road Canvey Island Essex SS8 7AJ	189
B2	Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	-298
B8	Canvey Island West	16/0331/FUL	Unit 5 Mulberry Road Canvey Island Essex SS8 0PR	100
SUIGEN	Boyce	19/0055/FUL	95 High Street Benfleet Essex SS7 1ND	24
SUIGEN	Boyce	16/0200/FUL	95 High Street Benfleet Essex SS7 1ND	-88
SUIGEN	St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley Benfleet Essex SS7 3NE	-355
SUIGEN	St Peter's	18/0717/FUL	Land Adjacent To 2 Thundersley Grove Thundersley Benfleet Essex	58.6
SUIGEN	Canvey Island West	16/0106/FUL	Oikos Storage Ltd Hole Haven Wharf Haven Road Canvey Island Essex SS8 0NR	-270
SUIGEN	St. James'	17/0479/FUL	296 London Road Hadleigh Benfleet Essex SS7 2DD	-208
			<i>Use Class B2 Total</i>	<i>5</i>
			<i>Use Class B8 Total</i>	<i>100</i>
			<i>Sui Generis Total</i>	<i>-838.4</i>
			Total	-733.4

Industrial Uses – Extant Permissions at 1st April 2021

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	7727		4273
B2	Canvey Island West	18/0910/FUL	Units 1-11, 16 And 17 Sandhurst Kings Road Canvey Island Essex SS8 0SA	0	83	83	83		
B2	Cedar Hall	20/0770/FUL	533 Rayleigh Road Thundersley Benfleet Essex SS7 3TN	809	0	-809	-809		
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	3449	2851	
B8	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	9955	9955	9955		
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		
B2 Use Class Totals							15,856	11,583	4,273
B8 Use Class Totals							17,244	14,393	0
Sui Generis Totals							3,333	3,333	0
Total							36,433	29,311	4,273

Appendix 2: Information on Town Centre Uses

Town Centre Uses – Completions 1st April 2020 to 31st March 2021

Development Use Class	Ward	Application	Site Address	Completed Floorspace	Town Centre
E(a)	Appleton	19/0659/CPA	592 High Road Benfleet Essex SS7 5RW	-113	No
E(a)	Canvey Island North	18/0725/FUL	39-43 High Street Canvey Island Essex SS8 7RD	-467	Yes
E(a)	Canvey Island West	18/0868/FUL	Land South Of Northwick Road Canvey Island Essex SS8 0PU	2206	No
E(a)	Canvey Island West	20/0046/FUL	Car Park Wm Morrison Supermarkets PLC 276 Northwick Road Canvey Island Essex SS8 0SW	105	No
E(a)	St. Mary's	20/0216/FUL	297 High Road Benfleet Essex SS7 5HA	-32.6	Yes
E(b)	Canvey Island West	18/0860/FUL	Wm Morrison Supermarkets PLC 276 Northwick Road Canvey Island Essex SS8 0PS	167	No
E(c)	Appleton	19/0328/CPA	Ground Floor Of 124-126 London Road Benfleet Essex SS7 5SQ	-97	Yes
E(c)	Canvey Island North	18/0725/FUL	39-43 High Street Canvey Island Essex SS8 7RD	-92	Yes
E(c)	St. James'	19/0835/FUL	259A London Road Hadleigh Benfleet Essex SS7 2BN	-93	Yes
E(e)	St. Mary's	20/0216/FUL	297 High Road Benfleet Essex SS7 5HA	26.4	Yes
E(g)	St. James'	18/0661/OUT	Warehouse 54 Beech Road Hadleigh Benfleet Essex SS7 2BB	-485	No
Sui Generis	Boyce	16/0691/FUL	125 Vicarage Hill Benfleet Essex SS7 1PD	80	No
Sui Generis	St. James'	19/0415/FULCLC	Former 'The Crown' Public House High Street Hadleigh Benfleet Essex SS7 2PA	-340	Yes
<i>Use Class E Total</i>				<i>1,124.8</i>	<i>-755.2</i>
<i>Sui Generis Total</i>				<i>-260</i>	<i>-340</i>
Total				864.8	-1,095.2

Town Centre Uses – Extant Permissions at 1st April 2021

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(a)	Appleton	20/0704/FUL	347A Kents Hill Road Benfleet Essex SS7 5XT	21.4	0	-21.4	-21.4	
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	
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'	18/1020/FUL	363 London Road Hadleigh Benfleet Essex SS7 2BT	503	114.5	-388.5	-388.5	
E(b)	Canvey Island South	CPT/483/08/R EN	59 Furtherwick Road Canvey Island Essex SS8 7AG	90.1	244.5	154.4	0	154.4
E(c)	Appleton	21/0032/FUL	150 London Road Benfleet Essex SS7 5SQ	70	96	26	26	
E(c)	St. Mary's	20/0534/FUL	283 High Road Benfleet Essex SS7 5HA	67.5	0	-67.5	-67.5	
E(e)	Boyce	16/0958/FUL	176 High Road South Benfleet Benfleet Essex SS7 5LD	72	113	41	41	
E(e)	St. Mary's	CPT/293/11/FUL	12 Constitution Hill Benfleet Essex SS7 1ED	269	276.13	7.13	0	7.13
E(g)	Boyce	19/0674/FUL	132 Kiln Road Thundersley Benfleet Essex SS7 1TJ	70	0	-70	-70	
E(g)	Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex SS8 7RN	0	38	38	0	38
E(g)	Canvey Island North	18/0367/FUL	191 -193 High Street Canvey Island Essex SS8 7RN	0	78	78	0	78
E(g)	Canvey Island West	20/0009/FUL	Apex Steel Structures Ltd Kings Close Charfleet Industrial Estate Canvey Island Essex SS8 0QZ	0	37	37	0	37

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
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	1333	
E(g)	St Peter's	19/0357/FUL	9A Parsons Road Thundersley Benfleet Essex SS7 4PY	0	28	28	28	
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)	Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	120	0	-120	-120	
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	19/0790/FUL	1 Kings Close Charfleet Industrial Estate Canvey Island Essex SS8 0QZ	100	618.4	518.4	518.4	
E(g)	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	6400	6400	6400	
E(g)	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	8928	8928	8928	
E(g)	St Peter's	15/1052/FUL	412 & 412A Kents Hill Road North Benfleet Essex SS7 4AB	86.6	68	-18.6	-18.6	
E(g)	St. James'	20/0108/FUL	Suite G 83 High Street Hadleigh Benfleet Essex SS7 2PA	47	0	-47	-47	
F1(a)	Boyce	20/0113/FUL	The King John School Shipwrights Drive Thundersley Benfleet Essex SS7 1RQ	0	490.4	490.4	490.4	
F1(a)	Cedar Hall	20/0822/FUL	Thundersley County Primary School Dark Lane Benfleet Essex SS7 3PU	40	78	38	38	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
F1(f)	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	
F2(c)	Canvey Island West	16/0433/FUL	Sluice Farm Haven Road Canvey Island Essex SS8 0LU	0	1355	1355	1355	
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	
<i>Use Class E Totals</i>						15,098	14,496.5	601.5
<i>Use Class F Totals</i>						1,863.4	1,784.4	79
<i>Sui Generis Totals</i>						-106.5	-106.5	0
Totals						16,854.9	16,174.4	680.5

Appendix 3: Information on Housing Completions

Housing Completions 1 April 2020 – 31 March 2021

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	Plot 2 Four bed detached house	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	25-Mar-21
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 9	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	Plot 4 Four bed detached house	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	28-Sep-20
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	Plot 5 Three bed detached house	PRI	HOUSE	3B	REDEV	PRTPD	LOW	04-Sep-20
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	Plot 6 Three bed detached house	PRI	HOUSE	3B	REDEV	PRTPD	LOW	04-Sep-20
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And1A Avondale Road Benfleet Essex SS7 1EH	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	06-Nov-20
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And1A Avondale Road Benfleet Essex SS7 1EH	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	06-Nov-20
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And 1A Avondale Road Benfleet Essex SS7 1EH	Plot 3	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	16-Mar-21
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And1A Avondale Road Benfleet Essex SS7 1EH	Plot 4	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	06-Nov-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And 1A Avondale Road Benfleet Essex SS7 1EH	Plot 5	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	06-Nov-20
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And 1A Avondale Road Benfleet Essex SS7 1EH	Plot 6	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	08-Jan-21
Appleton	19/0659/CPA	592 High Road Benfleet Essex SS75RW	Plot 1	PRI	FLAT	1B			MED	08-Dec-20
Appleton	19/0659/CPA	592 High Road Benfleet Essex SS75RW	Plot 2	PRI	FLAT	1B			MED	08-Dec-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 1	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 2	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 3	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 4	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 5	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 6	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 7	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 8	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	Plot 3 Four bed detached house	PRI	HOUSE	4BPLUS	REDEV	PRT PDL	LOW	08-Feb-21

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Boyce	18/0777/FUL	140 Kiln Road Thundersley Benfleet Essex SS7 1TJ	Plot 1	PRI	HOUSE	4BPLUS	NEW	PDL	LOW	19-Dec-20
Boyce	18/1058/FUL	Land Adjacent To 106 Thundersley Park Road Benfleet Essex SS7 1ES	Plot 1 Detached three bedroom house	PRI	HOUSE	3B	NEW	PRT PDL	HIGH	01-Mar-21
Boyce	19/0837/FUL	Land Adjacent To Longacre Glen Road Benfleet Essex SS7 1AN	Plot 1	PRI	HOUSE	3B	NEW	GFIELD	LOW	31-Mar-21
Boyce	20/0068/FUL	130A Kiln Road Thundersley Benfleet Essex SS7 1TE	Plot 2	PRI	FLAT	1B	SUBDIV	PDL	HIGH	21-Oct-20
Boyce	19/0159/FUL	240 Vicarage Hill Benfleet Essex SS7 1PG	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	04-Nov-20
Boyce	20/0068/FUL	130A Kiln Road Thundersley Benfleet Essex SS7 1TE	Plot 1	PRI	FLAT	1B	SUBDIV	PDL	HIGH	21-Oct-20
Canvey Island Central	18/0061/FULCLC	Garage Site Church Close Canvey Island Essex SS8 9HX	Plot 2	LAH	HOUSE	2B	NEW	PDL	MED	11-Dec-20
Canvey Island Central	18/0061/FULCLC	Garage Site Church Close Canvey Island Essex SS8 9HX	Plot 1	LAH	HOUSE	2B	NEW	PDL	MED	11-Dec-20
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	Plot 1	PRI	C3	ROOM	COU	PDL	HIGH	31-Mar-21
Canvey Island Central	18/0061/FULCLC	Garage Site Church Close Canvey Island Essex SS8 9HX	Plot 4	LAH	HOUSE	2B	NEW	PDL	MED	11-Dec-20
Canvey Island Central	18/0061/FULCLC	Garage Site Church Close Canvey Island Essex SS8 9HX	Plot 3	LAH	HOUSE	2B	NEW	PDL	MED	11-Dec-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	Plot 4	PRI	C3	ROOM	COU	PDL	HIGH	31-Mar-21
Canvey Island Central	19/0347/FUL	8 Thielen Road Canvey Island Essex SS8 9BA	Plot 3	PRI	HOUSE	2B	NEW	PDL	HIGH	08-Oct-20
Canvey Island Central	19/0347/FUL	8 Thielen Road Canvey Island Essex SS8 9BA	Plot 2	PRI	HOUSE	2B	NEW	PDL	HIGH	08-Oct-20
Canvey Island Central	19/0347/FUL	8 Thielen Road Canvey Island Essex SS8 9BA	Plot 1	PRI	HOUSE	2B	NEW	PDL	HIGH	08-Oct-20
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	Plot 5	PRI	C3	ROOM	COU	PDL	HIGH	31-Mar-21
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	Plot 2	PRI	C3	ROOM	COU	PDL	HIGH	31-Mar-21
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	Plot 3	PRI	C3	ROOM	COU	PDL	HIGH	31-Mar-21
Canvey Island East	18/0475/FUL	Land Adj 96 Smallgains Avenue Canvey Island Essex	Plot 1	PRI	HOUSE	3B	NEW	PRT PDL	MED	12-Mar-21
Canvey Island East	19/0028/FUL	Land Adj 14 Wall Road Canvey Island Essex SS8 7TW	Plot 1	PRI	HOUSE	4B PLUS	NEW	PRT PDL	LOW	06-Oct-20
Canvey Island North	17/0644/FUL	31 Knightswick Road & Oysterfleet Hotel Canvey Island Essex SS8 9PA	Plot 1	PRI	FLAT	1B	NEW	PDL	LOW	21-Dec-20
Canvey Island North	17/0644/FUL	31 Knightswick Road & Oysterfleet Hotel Canvey Island Essex SS8 9PA	Plot 2	PRI	FLAT	1B	NEW	PDL	LOW	21-Dec-20
Canvey Island North	17/0644/FUL	31 Knightswick Road & Oysterfleet Hotel Canvey Island Essex SS8 9PA	Plot 3	PRI	FLAT	1B	NEW	PDL	LOW	21-Dec-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 2	PRI	FLAT	1B	REDEV	PDL	HIGH	30-Oct-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 1	PRI	FLAT	1B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	19/0298/FUL	23 Cleveland Road Canvey Island Essex SS8 0BE	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	31-Aug-20
Canvey Island South	17/0708/FUL	6 Juliers Road Canvey Island Essex SS8 7EW	P1ot 1 - Detached three bedroom Chalet	PRI	HOUSE	3B	REDEV	PDL	LOW	26-May-20
Canvey Island South	19/0438/FUL	Site Of 4-6 MayAvenue Canvey Island Essex SS8 7EE	Plot 3	PRI	HOUSE	3B	REDEV	PDL	MED	22-Feb-21
Canvey Island South	19/0438/FUL	Site Of 4-6 MayAvenue Canvey Island Essex SS8 7EE	Plot 2	PRI	HOUSE	3B	REDEV	PDL	MED	25-Feb-21
Canvey Island South	19/0438/FUL	Site Of 4-6 MayAvenue Canvey Island Essex SS8 7EE	Plot 1	PRI	HOUSE	3B	REDEV	PDL	MED	25-Feb-21
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 8	PRI	FLAT	2B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 7	PRI	FLAT	2B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 6	PRI	FLAT	2B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey IslandEssexSS8 0JB	Plot 5	PRI	FLAT	2B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 4	PRI	FLAT	1B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 3	PRI	FLAT	1B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	19/0127/FUL	70/70A Furtherwick Road Canvey Island Essex SS8 7AJ	Plot 2	PRI	FLAT	2B	EXT	PDL	HIGH	07-Dec-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Canvey Island South	19/0127/FUL	70/70A Furtherwick Road Canvey Island Essex SS8 7AJ	Plot 1	PRI	FLAT	1B	EXT	PDL	HIGH	07-Dec-20
Canvey Island West	14/0446/FUL	25 Craven Avenue Canvey Island Essex SS8 0DJ	Plot 1	PRI	HOUSE	3B	REDEV	PDL	HIGH	01-Feb-21
Canvey Island West	14/0446/FUL	25 Craven Avenue Canvey Island Essex SS8 0DJ	Plot 2	PRI	HOUSE	3B	REDEV	PDL	HIGH	01-Feb-21
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 2	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
Cedar Hall	17/0577/FUL	Swanley Swale Road Thundersley Benfleet Essex SS7 3DR	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	09-Oct-20
Cedar Hall	17/0577/FUL	Swanley Swale Road Thundersley Benfleet Essex SS7 3DR	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	09-Oct-20
Cedar Hall	17/0577/FUL	Swanley Swale Road Thundersley Benfleet Essex SS7 3DR	Plot 3	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	09-Oct-20
Cedar Hall	16/0049/FUL	22 Kingsley Lane Benfleet Essex SS7 3TU	Plot 1	PRI	HOUSE	3B	REDEV	PDL	LOW	31-Mar-21
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 69	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 68	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 71	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 70	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
Cedar Hall	19/0792/FUL	263 Rayleigh Road Thundersley Benfleet Essex SS7 3XF	Plot 1	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	06-Aug-20
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 3	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
Cedar Hall	19/0792/FUL	263 Rayleigh Road Thundersley Benfleet Essex SS7 3XF	Plot 2	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	06-Aug-20
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 4	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
St George's	CPT/605/06/FUL	26 And 28 Bartley Road Thundersley Benfleet Essex SS7 4DB	Plot 2	PRI	HOUSE	4BPLUS	NEW	PDL	MED	31-Mar-21
St George's	18/0463/FUL	9 Wycombe Avenue Thundersley Benfleet Essex SS7 4DF	Plot 1	PRI	BUNG	3B	REDEV	PDL	MED	07-Dec-20
St Peter's	18/0324/FUL	45 Manor Road Thundersley Benfleet Essex SS7 4BE	Plot 1	PRI	HOUSE	4BPLUS	NEW	PDL	LOW	07-Dec-20
St Peter's	14/0331/FUL	Five Acres Great Burches Road Thundersley Benfleet Essex SS7 3ND	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	31-Mar-21
St Peter's	18/1034/FUL	Land Rear Of 66 Manor Road Thundersley Benfleet Essex SS7 4BG	Plot 1	PRI	BUNG	1B	COU	PDL	HIGH	31-Mar-21

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St Peter's	19/0362/FUL	107 Chesterfield Avenue Thundersley Benfleet Essex SS7 3HR	Plot 1	PRI	HOUSE	3B	REDEV	PDL	MED	07-Dec-20
St Peter's	19/0362/FUL	107 Chesterfield Avenue Thundersley Benfleet Essex SS7 3HR	Plot 2	PRI	HOUSE	3B	REDEV	PDL	MED	07-Dec-20
St Peter's	18/0324/FUL	45 Manor Road Thundersley Benfleet Essex SS7 4BE	Plot 2	PRI	HOUSE	4BPLUS	NEW	PDL	LOW	07-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583- 585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 10	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583- 585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 11	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583- 585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 12	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583- 585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 13	PRI	FLAT	3B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583- 585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 14	PRI	FLAT	3B	REDEV	PDL	HIGH	15-Dec-20
St. James'	17/0114/FUL	14 St Marks Road Hadleigh Benfleet Essex SS7 2PY	Plot 1	PRI	HOUSE	4BPLUS				31-Mar-21

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 9	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 8	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 7	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 6	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 5	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 4	PRI	FLAT	1B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 3	PRI	FLAT	1B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 2	PRI	FLAT	1B	REDEV	PDL	HIGH	15-Dec-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 1	PRI	FLAT	1B	REDEV	PDL	HIGH	15-Dec-20
St. James'	18/0285/FUL	119 Church Road Hadleigh Benfleet Essex SS7 2EJ	Plot 2	PRI	FLAT	2B	SUBDIV	PDL	MED	30-Nov-20
St. James'	18/0285/FUL	119 Church Road Hadleigh Benfleet Essex SS7 2EJ	Plot 1	PRI	FLAT	2B	SUBDIV	PDL	MED	30-Nov-20
St. James'	17/1029/CPA	389 London Road Hadleigh Benfleet Essex SS7 2BY	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 5	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 6	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 4	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 3	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 2	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 1	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20
St. James'	19/0835/FUL	259A London Road Hadleigh Benfleet Essex SS7 2BN	Plot 2	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	Plot 2	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	Plot 3	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	Plot 4	PRI	FLAT	2B	COU	PDL	HIGH	31-Mar-21
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	Plot 5	PRI	FLAT	2B	COU	PDL	HIGH	31-Mar-21
St. James'	18/0350/FUL	74 Warren Road Leigh-on-Sea Essex SS9 3TS	Plot 1	PRI	HOUSE	4BPLUS	NEW	PDL	LOW	11-Aug-20
St. James'	19/0667/FUL	259 London Road Hadleigh Benfleet Essex SS7 2BN	Plot 1	PRI	FLAT	1B	EXT	PDL	HIGH	15-Dec-20
St. James'	19/0835/FUL	259A London Road Hadleigh Benfleet Essex SS7 2BN	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. Mary's	CPT/46/07/REN	12 Melcombe Road Benfleet Essex SS7 5N3	Plot 1	PRI	HOUSE	3B	REDEV	PDL	MED	31-Mar-21
St. Mary's	CPT/46/07/REN	12 Melcombe Road Benfleet Essex SS7 5N3	Plot 2	PRI	HOUSE	3B	REDEV	PDL	MED	31-Mar-21

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Victoria	19/0571/FULCLC	Flat 27 Westwood Court Beresford Close Hadleigh Benfleet Essex SS7 2SU	Plot 1	LAH	FLAT	1B	SUBDIV	PDL	HIGH	31-Mar-21
Victoria	CPT/655/11/FUL	Land Adj To 49 Hall Crescent Hadleigh Essex SS7 2QW	4 bed chalet	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	02-Dec-20
Victoria	20/0511/FUL	77 High Street Hadleigh Benfleet Essex	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH	09-Jan-21
Victoria	18/0412/FULCLC	Garages At Windsor Gardens Thundersley Benfleet Essex SS7 3YF	Plot 2	LAH	HOUSE	2B	NEW	PRTPD	MED	25-Jun-20
Victoria	18/0412/FULCLC	Garages At Windsor Gardens Thundersley Benfleet Essex SS7 3YF	Plot 1	LAH	HOUSE	2B	NEW	PRTPD	MED	25-Jun-20
Victoria	19/0571/FULCLC	Flat 27 Westwood Court Beresford Close Hadleigh Benfleet Essex SS7 2SU	Plot 2	LAH	FLAT	1B	SUBDIV	PDL	HIGH	31-Mar-21

Appendix 4: Information on Extant Housing Consents

Extant Consents for housing development in Castle Point at 1 April 2021

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Appleton	19/0328/CPA	Ground Floor Of 124-126 London Road Benfleet Essex SS7 5SQ	0	2	2	2			
Appleton	20/0333/FUL	124-126 London Road Benfleet Essex SS7 5SQ	0	6	6	6			
Appleton	19/0333/FUL	Land At Corner Of Albion And St Clements Road Junction Benfleet Essex	0	1	1	1			
Appleton	19/0047/OUT	Land Rear Of 33 Croft Road Benfleet Essex SS7 5RQ	0	2	2	2			
Appleton	20/0844/FUL	592 High Road Benfleet Essex SS7 5RZ	0	2	2	2			Windfall Since April 2020
Appleton	19/0371/OUT	Land Rear Of 29 Croft Road Benfleet Essex SS7 5RQ	0	1	1	1			
Appleton	19/0637/FUL	286 London Road Benfleet Essex SS7 5XR	0	9	9	9			
Appleton	21/0067/FUL	Land Adj To 573 High Road Benfleet Essex SS7 5RZ	0	2	2	2	0	0	

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Appleton	21/0006/FUL	Land Adjacent To 10 Elmhurst Avenue Benfleet Essex	0	2	2	2			Windfall Since April 2020
Appleton	CPT/147/07/FUL	11 Clifton Avenue Benfleet Essex SS7 5RB	1	2	1	-1	2		
Appleton	20/0897/FUL	33 Croft Road Benfleet Essex SS7 5RQ	0	1	1	0	1		Windfall Since April 2020
Boyce	19/0674/FUL	132 Kiln Road Thundersley Benfleet Essex SS7 1TJ	0	3	3	3			
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	0	13	13	0	13		
Boyce	18/0366/FUL	246-250 High Road Benfleet Essex SS7 5LA	0	11	11	11			
Boyce	17/0252/FUL	September Cottage Hilltop Avenue Benfleet Essex SS7 1PH	1	1	0	0			
Boyce	19/0188/FUL	300 Benfleet Road Benfleet Essex SS7 1PW	1	1	0	0			
Boyce	17/0966/FUL	Land Rear Of 2 Badgers Way Thundersley Benfleet Essex SS7 1TR	0	1	1	1			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	1	9	8	0	9	-1	
Boyce	17/0547/FUL	178 High Road Benfleet Essex SS7 5LD	0	1	1	1			
Boyce	19/0450/FUL	Land Rear Of 57 The Dale Thundersley Benfleet Essex SS7 1TD	1	1	0	0			
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	0	24	24	0	24	0	Allocat ion HO10
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	0	13	13	0	13	0	
Boyce	18/1063/FUL	166/168 Kiln Road Thundersley Benfleet Essex SS7 1SU	3	10	7	10		-3	
Boyce	19/0224/FUL	81 St Marys Road Benfleet Essex SS7 1NL	1	1	0	0			
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	0	19	19	0	1	18	
Boyce	CPT/591/13/F UL	297 Benfleet Road Benfleet Essex SS7 1PR	1	1	0	0	1	-1	

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Boyce	15/0977/FUL	111 Benfleet Road Benfleet Essex SS7 1QF	1	1	0	0	1	-1	
Boyce	15/0501/FUL	84 Vicarage Hill Benfleet Essex SS7 1PE	1	3	2	3		-1	
Boyce	CPT/599/13/FUL	Land To The Rear Of 17 And 19 Downer Road Benfleet Essex SS7 1BQ	0	2	2	1	0	1	
Boyce	15/0957/FUL	Land Rear Of 74 Essex Way Benfleet Essex SS7 1LT	0	1	1	0	1		
Boyce	14/0758/FUL	Land Adj 34 Crescent Road South Benfleet Benfleet Essex SS7 1JL	0	3	3	0	3		
Boyce	18/0973/FUL	24 St Marys Road Benfleet Essex SS7 1NR	1	1	0	0			
Boyce	21/0002/FUL	7 St Marys Drive Benfleet Essex SS7 1LB	1	4	3	3			Windfall Since April 2020
Boyce	20/0953/FUL	10 Crescent Road Benfleet Essex SS7 1JL	1	2	1	1			Windfall Since April 2020

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Boyce	20/0509/FUL	Land Adj To And Rear Of 23 Malyon Court Close Benfleet Essex SS7 1TX	0	1	1	1			Windfall Since April 2020
Boyce	20/0868/FUL	62 Hill Road Benfleet Essex SS7 1HL	1	7	6	4	3	-1	BLR CP0002
Boyce	20/0297/FUL	Land Rear Of 17 Underhill Road Benfleet Essex SS7 1EW	0	1	1	1			Windfall Since April 2020
Canvey Island Central	19/0723/FUL	174 Waarden Road Canvey Island Essex SS8 9BE	1	1	0	0			
Canvey Island Central	19/0722/FUL	Land Rear Of 174 Waarden Road Canvey Island Essex SS8 9BE	0	2	2	2			
Canvey Island Central	17/0964/OUT	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	0	32	32	32			Allocation HO27
Canvey Island Central	16/0153/FUL	Long View Little Gypps Road Canvey Island Essex SS8 9HG	1	13	12	12			
Canvey Island Central	18/0219/FUL	Land Adjacent To 134 Cedar Road Canvey Island Essex SS8 9HS	0	1	1	1			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Canvey Island Central	18/1076/FUL	29 Denham Road Canvey Island Essex SS8 9HB	1	3	2	2			
Canvey Island Central	19/0715/FUL	Land Adjacent To 41 Waarem Avenue Canvey Island Essex SS8 9DS	0	1	1	0	1		
Canvey Island Central	19/0764/FUL	Land at Haron Close and Long Road	0	24	24	24			Allocation HO29
Canvey Island East	19/0511/FUL	Land Opposite 40 San Remo Road Canvey Island Essex	0	1	1	0	1		
Canvey Island East	17/0249/FUL	30 Hellendoorn Road Canvey Island Essex SS8 7JA	1	1	0	0			
Canvey Island East	20/0760/FUL	31 Lappmark Road Canvey Island Essex SS8 7SZ	1	2	1	1			Windfall Since April 2020
Canvey Island East	20/0465/FUL	29 Geylen Road Canvey Island Essex SS8 8JN	1	2	1	1			SHLAA S0419
Canvey Island East	20/0312/FUL	Land Adjacent To 88 Holbek Road Canvey Island Essex SS8 8NL	0	1	1	1			Windfall Since April 2020
Canvey Island East	17/0120/FUL	29 St Annes Road Canvey Island Essex SS8 7LS	1	2	1	-1		2	

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Canvey Island East	18/0724/FUL	Land On Corner Of Smallgains Avenue And Gifhorn Road Canvey Island Essex SS8 8LB	0	1	1	1			
Canvey Island East	18/0779/FUL	Land Adjacent To 15 Stevens Close Canvey Island Essex SS8 8JP	0	1	1	1			
Canvey Island East	18/0667/FUL	Land Adjacent To 64 Winterswyk Avenue Canvey Island Essex	0	1	1	1			
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	19/0595/FUL	11-13 Knightswick Road Canvey Island Essex SS8 9PA	2	4	2	2			
Canvey Island North	17/0457/FUL	20 Clarendon Road Canvey Island Essex SS8 8DR	1	2	1	0	2	-1	
Canvey Island North	20/0089/FUL	Land Adjacent To 18 Harvest Road Canvey Island Essex SS8 9PD	0	0	0	-1	1	0	
Canvey Island North	20/0582/FUL	Land Adjacent To 12 Corona Road Canvey Island Essex SS8 8EZ	0	1	1	1	0	0	Windfall Since April 2020

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island Essex SS8 7RQ	0	3	3	2	1		
Canvey Island North	20/0478/FUL	Kingsley Dale 39 Central Wall Road Canvey Island Essex SS8 9PJ	1	4	3	3			
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	0	14	14	0	14		
Canvey Island North	18/0725/FUL	39-43 High Street Canvey Island Essex SS8 7RD	1	14	13	13			
Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex SS8 7RN	2	2	0	2	0	-2	
Canvey Island North	19/0691/FUL	55 Heilsburg Road Canvey Island Essex SS8 8HQ	1	1	0	0	1	-1	
Canvey Island South	17/0825/FUL	25 Florence Road Canvey Island Essex SS8 7EJ	1	2	1	0		1	
Canvey Island South	20/0548/FUL	86 May Avenue Canvey Island Essex SS8 7EX	1	2	1	0	2	-1	Windfall Since April 2020
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	0	14	14	0	14	0	BLR CP0001

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Canvey Island South	18/0638/FUL	The Haystack Public House Car Park Long Road Canvey Island Essex	0	14	14	14			Allocation HO30
Canvey Island South	18/0977/FUL	Land Adj. To 46 Labworth Road Canvey Island Essex SS8 7BS	0	1	1	1			
Canvey Island South	18/0787/FUL	64 Furtherwick Road Canvey Island Essex SS8 7AE	0	1	1	0	1		
Canvey Island South	20/0094/FUL	Aquarius Thorney Bay Road Canvey Island Essex SS8 0AG	1	1	0		1	-1	
Canvey Island South	19/0399/FUL	Elm House 1 Elm Road Canvey Island Essex SS8 7AW	0	1	1	1			
Canvey Island South	17/0414/FUL	25 Grafton Road Canvey Island Essex SS8 7BT	1	2	1	0	2	-1	
Canvey Island South	16/0644/FUL	Thames Court Western Esplanade Canvey Island Essex SS8 0AY	0	2	2	0	2	0	
Canvey Island West	18/0793/FUL	27 Craven Avenue Canvey Island Essex SS8 0BY	1	2	1	2		-1	
Canvey Island West	17/1063/OUT	Garden World Plants Ltd Canvey Road Canvey Island Essex SS8 0QD	0	57	57	57			Allocation HO24

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
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	19/0365/FUL	Land At Rear Of 7 Palmerstone Road Canvey Island Essex SS8 0NB	0	2	2	2			
Canvey Island West	18/0090/FUL	2C Cambridge Road Canvey Island Essex SS8 0EU	1	1	0	0		0	
Canvey Island Winter Gardens	19/0120/FUL	Montacute Concord Road Canvey Island Essex SS8 9QQ	1	2	1	0	2	-1	
Canvey Island Winter Gardens	18/0991/FUL	Land Adjoining 14 Station Approach Canvey Island Essex SS8 9RB	0	4	4	0	4		
Canvey Island Winter Gardens	20/0845/FUL	Land Adjacent To 15 Tabora Avenue Canvey Island Essex SS8 9QH	0	1	1	1			Windfall Since April 2020
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			
Cedar Hall	18/0368/FUL	Ashburton The Chase Thundersley Benfleet Essex SS7 3DL	1	1	0	0			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Cedar Hall	20/0570/FUL	Valdabre The Chase Thundersley Benfleet Essex SS7 3DL	1	3	2	3		-1	
Cedar Hall	20/0406/FUL	84-88 Hart Road Thundersley Benfleet Essex SS7 3PF	2	5	3	3			Windfall Since April 2020
Cedar Hall	20/0253/FUL	134 And 134A Hart Road Thundersley Benfleet Essex SS7 3PS	1	1	0	0			Windfall Since April 2020
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	1	19	18	0	19	-1	Allocation HO20
Cedar Hall	19/0937/FUL	Land West Of 27 Kingston Road Thundersley Benfleet Essex	0	9	9	9			Windfall Since April 2020
Cedar Hall	17/1021/FUL	Land Adjacent 301 The Chase Benfleet Essex	0	1	1	1			
Cedar Hall	19/0753/FUL	Land Adjacent To 2 Wensley Road Thundersley Benfleet Essex SS7 3DT	0	2	2	2			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
St George's	19/0291/OUT	Land Adjacent To 1 And 1A Louisa Avenue Thundersley Benfleet Essex SS7 4DA	0	2	2	2			
St George's	19/0598/FUL	51 London Road Benfleet Essex SS7 5TG	1	3	2	2			
St Peter's	19/0231/OUT	Land At London Road And West Of Rhoda Road North Thundersley Benfleet Essex	0	22	22	22			Windfall since April 2020
St Peter's	17/0659/FUL	Land To The Rear Of 30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	3	3	3			
St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley Benfleet Essex SS7 3NE	1	4	3	3			
St Peter's	17/0910/FUL	30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	1	1	1			
St Peter's	16/0954/FUL	40 Park Road Thundersley Benfleet Essex SS7 3PP	1	2	1	0	2	-1	

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
St Peter's	19/0364/FUL	331 London Road Benfleet Essex SS7 1BL	1	2	1	1			
St Peter's	17/0516/FUL	Bowercombe Great Burches Road Thundersley Benfleet Essex SS7 3NA	0	1	1	1			
St Peter's	18/0583/FUL	7 The Sorrells Thundersley Benfleet Essex SS7 4JU	0	1	1	0	1	0	
St Peter's	18/0664/FUL	30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	1	1	1			
St. James'	CPT/327/11/FUL	4-12 Park Chase Hadleigh Benfleet Essex SS7 2BZ	0	25	25	0	25	0	
St. James'	20/0172/FUL	683-687 London Road Hadleigh Benfleet Essex SS7 2EE	1	9	8	0	9	-1	SHLAA S0336
St. James'	19/0697/FUL	341-347 London Road Hadleigh Benfleet Essex SS7 2BT	0	34	34	0	34	0	Windfall Since April 2020
St. James'	20/0604/FUL	Warehouse Alma Road Benfleet Essex SS7 2EF	0	1	1	1			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
St. James'	21/0004/FUL	599-601 London Road Hadleigh Benfleet Essex SS7 2EB	0	5	5	0	5	0	Windfall Since April 2020
St. James'	16/0190/CPA	387 London Road Hadleigh Benfleet Essex SS7 2BY	0	4	4	4			
St. James'	20/0479/FUL	3 Oak Road North Hadleigh Benfleet Essex SS7 2FL	0	1	1	1			Windfall Since April 2020
St. James'	19/0228/FUL	38 Woodfield Road Hadleigh Benfleet Essex SS7 2EH	1	1	0	0			
St. James'	18/1020/FUL	363 London Road Hadleigh Benfleet Essex SS7 2BT	0	5	5	5			
St. James'	20/0353/FUL	323 - 325 London Road Hadleigh Benfleet Essex SS7 2BT	6	7	1	1			SHLAA S0053
St. James'	20/0072/FUL	58 Rectory Road Hadleigh Benfleet Essex SS7 2ND	1	2	1	1			Windfall Since April 2020
St. James'	CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA	0	32	32	20	0	12	
St. James'	18/0424/CPA	351-359 London Road Hadleigh Benfleet Essex SS7 2BT	0	19	19	19			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
St. James'	18/0661/OUT	Warehouse 54 Beech Road Hadleigh Benfleet Essex SS7 2BB	0	14	14	14			
St. James'	19/0242/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	0	6	6	0	6		
St. James'	20/0270/CPA	Ash House 340-342 London Road Hadleigh Benfleet	0	8	8	8			Windfall Since April 2020
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	0	23	23	0	23	0	
St. Mary's	18/0314/FUL	36-36E Brook Road Benfleet Essex SS7 5JA	1	2	1	0	2	-1	
St. Mary's	19/0087/FUL	Land Adjacent To 20 Hall Farm Road Benfleet Essex SS7 5JD	0	1	1	1			
St. Mary's	20/0520/FUL	195 Oakfield Road Benfleet Essex SS7 1DT	1	2	1	0	2	-1	Windfall Since April 2020
St. Mary's	20/0281/OUT	Land Adjacent To 362 High Road Benfleet Essex SS7 5HP	0	1	1	1			Windfall Since April 2020
St. Mary's	18/1047/FUL	123 High Road Benfleet Essex SS7 5LN	0	1	1	0	1		

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	0	14	14	14			
St. Mary's	17/0519/FUL	71 Watlington Road South Benfleet Benfleet Essex SS7 5DT	0	2	2	2			
St. Mary's	19/0408/FUL	Land Adj To 1 Wincoat Close Benfleet Essex SS7 5AJ	0	1	1	1			
St. Mary's	16/0765/FUL	71 Watlington Road Benfleet Essex SS7 5DT	1	0	-1	0	0	-1	
Victoria	16/0684/FUL	Land Adjacent 270 Daws Heath Road Hadleigh Benfleet Essex SS7 2TP	0	1	1	0	1		
Victoria	19/0899/FUL	30 Western Road Hadleigh Benfleet Essex SS7 2TN	1	2	1	0	2	-1	
Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	0	7	7	7			
Victoria	CPT/267/13/F UL	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			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Victoria	19/0002/FUL	End View Bramble Crescent Hadleigh Benfleet Essex SS7 2XA	1	1	0	-1	1	0	
		TOTALS	64	752	688	412	255	21	

SUMMARY	
Allocation HO10	24
Allocation HO20	19
Allocation HO24	57
Allocation HO27	32
Allocation HO29	24
Allocation HO30	14
BLR since April 2020	6
SHLAA Since April 2020	10
Windfall Since April 2020	101
Extant permissions at April 2020	380
TOTAL	667

Appendix 5: Full Housing Trajectory

[illegible]

Appendix 6: Schedule of Active S106 Clauses

S106 Clauses Active with Castle Point Borough Council between 1 April 2020 and 31 March 2021

(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
CPT/511/10/FUL	19/05/2011	N/A - commenced	Morrisons, High Street, Hadleigh	Air Quality Monitoring	£14,117	-	-	Received but Unspent
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 but Unspent
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
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 but Unspent
14/0707/OUT	10/11/2016	N/A – commenced	Land South of Roscommon Way, Canvey Island	Open Space	-	-	Provision and management of open space	OVERDUE
14/0707/OUT	10/11/2016	N/A – commenced	Land South of Roscommon	Ecology	-	-	Ecology mitigation area	OVERDUE

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
			Way, Canvey Island				and management	
14/0707/OUT	10/11/2016	N/A - commenced	Land South of Roscommon Way, Canvey Island	Drainage	-	-	Surface Water Drainage System Management Plan	OVERDUE
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	OVERDUE – management plan not provided
15/0293/RES	31/03/2017	N/A - commenced	Land Opposite Morrisons, Northwick Road, Canvey Island	Landscape	-	-	Landscape Management and Maintenance Plan	Requirement not triggered to date
17/0831/FUL	03/04/2018	N/A - commenced	19-27 Kents Hill Road, Benfleet	Affordable Housing	£190,552	-	-	Requirement not triggered to date
18/0638/FUL	09/07/2019	09/07/2022	The Haystack Car Park, Long Road, Canvey	Essex Coast RAMS	£2,100	-	-	Application not commenced
17/0964/OUT	22/07/2019	22/07/2022	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Affordable Housing		-	12 Homes	Application not commenced
17/0964/OUT	22/07/2019	22/07/2022	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Essex Coast RAMS	£3,913	-	-	Application not commenced
18/1081/FUL	23/07/2019	N/A - commenced	30-32 Essex Way, Benfleet	Essex Coast RAMS	£1,589	-	-	COMPLETE – Received and Spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
18/1016/FUL	19/08/2019	N/A - commenced	359-396 London Road, Benfleet	Essex Coast RAMS	£2,935.20	-	-	COMPLETE – 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
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	-	-	Requirement not triggered to date
19/0549/FUL	31/03/2020	N/A - commenced	Chase Nurseries, The Chase, Thundersley	Open Space	-	-	Provision and Management of open space	Requirement not triggered to date
19/0549/FUL	31/03/2020	N/A - commenced	Chase Nurseries, The Chase, Thundersley	Healthcare	£7,360	-	-	Requirement not triggered to date
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Affordable Housing	-	-	17 Homes	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Open Space	-	-	4.5ha	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Essex Coast RAMS	£14,257.60	-	-	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Indoor sport & recreation	£238,941.92	-	-	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	CCTV and Public Realm	£40,500	-	-	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Apprentice Scheme			Construction stage apprentices	Application not implemented

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Tidal Defence Works	£18,665.92	-	-	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Pedestrian access to seawall	£73,376.80	-	-	Application not implemented
19/0686/FUL	02/06/2020	N/A - commenced	19-27 Kents Hill Road, Benfleet	Essex Coast RAMS	£2,812.90	-	-	Requirement not triggered to date
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Affordable Housing	£100,000	-	-	Requirement not triggered to date
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Essex Coast RAMS	£4,269.72	-	-	Requirement not triggered to date
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Healthcare	£13,616	-	-	Requirement not triggered to date
20/0655/RES	25/11/2020	N/A - commenced	54 Beech Road, Hadleigh	Essex Coast RAMS	£1,758.12	-	-	COMPLETE - Received and Spent
20/0868/FUL	01/02/2021	01/02/2024	62 Hill Road, Benfleet	Essex Coast RAMS	£753.48	-	-	Application not implemented
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
20/0845/FUL	02/02/2021	02/02/2024	Land Adjacent To 15 Tabora Avenue, Canvey Island	Essex Coast RAMS	£125.58	-	-	Application not implemented
20/0897/FUL	03/02/2021	N/A - commenced	33 Croft Road, Benfleet	Essex Coast RAMS	£125.58			COMPLETE - Received and Spent
20/0953/FUL	08/02/2021	N/A - commenced	10 Crescent Road, Benfleet	Essex Coast RAMS	£125.58			COMPLETE - Received and Spent
21/0002/FUL	01/03/2021	01/03/2024	7 St Marys Drive, Benfleet	Essex Coast RAMS	£376.74	-	-	Application not implemented

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0006/FUL	08/03/2021	08/03/2024	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	-	-	Received but application not implemented
21/0004/FUL	16/03/2021	16/03/2024	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	-	-	Received but application not implemented
21/0067/FUL	19/03/2021	19/03/2024	Land Adj To 573 High Road, Benfleet	Essex Coast RAMS	£251.16	-	-	Application not implemented
21/0059/FUL	23/03/2021	23/03/2024	44-54 Winterswyk Avenue, Canvey Island	Essex Coast RAMS	£1,018.40	-	-	Application not implemented
21/0032/FUL	24/03/2021	24/03/2024	150 London Road, Benfleet	Essex Coast RAMS	£125.58	-	-	Application not implemented
21/017/FULCLC	-	-	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	-	-	Received but application not decided
21/0057/FUL	-	-	18 Sydervelt Road, Canvey Island	Essex Coast RAMS	£125.58	-	-	Received but application refused
21/0265/FUL	-	-	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	-	-	Received but application refused
20/0855/FUL	-	-	30-34 Linden Road, Benfleet	Essex Coast RAMS	£502.32	-	-	Received but application refused
21/0033/FUL	-	-	15 Rosemead, Benfleet	Essex Coast RAMS	£125.58	-	-	Received but application withdrawn

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Site Reference	Site Name Address	Hectares	Planning Status	Permission Date	Deliverable	Net Dwellings Range From	Notes	First Added Date	Last Updated Date	End Date	Planning Application Reference	SHLAA Reference 2018
CP0001	Land at Foksvile Road, Canvey Island	0.14	permissioned	17/09/2018	yes	14	Full planning permission granted. Works have commenced.	08/11/2017	30/11/2021		18/0444/FUL	S0118
CP0002	Vallee Casa, 62 Hill Road, Benfleet	0.28	permissioned	24/04/2020	yes	6	Full planning permission granted. Capacity increased to match permission. Works have commenced.	08/11/2017	30/11/2021		20/0868/FUL	S0165
CP0003	166-168 Kiln Road, Benfleet, SS7 1SU	0.08	permissioned	12/06/2019	yes	7	Full planning permission. Capacity increased to 7 to match permission. Delivery lead in time 1 year.	08/11/2017	30/11/2021		18/1063/FUL	S0247
CP0004	1a Clarence Road, South Benfleet, Benfleet SS7 1DE	0.11	permissioned	11/08/2017	yes	1	Site completed on 05/06/18.	09/11/2017		07/12/2020	17/0524/FUL	S0019
CP0005	Job Centre, 140 Furtherwick Road, Canvey Island	0.13	not permissioned			15	No current planning permission. Delivery lead in time 2.5 years.	09/11/2017	30/11/2021			S0120
CP0006	84 Vicarage Hill, Benfleet SS7 1PE	0.28	permissioned	24/04/2016	yes	2	Full planning permission granted. Existing dwelling has been demolished. Delivery lead in time 1 year.	09/11/2017	07/12/2020		15/0501/FUL	S0011
CP0007	240-244 High Road, Benfleet	0.19	permissioned	08/12/2016	yes	19	Full planning permission. Works have commenced and 18 flats have been completed so far. Final flat under construction.	09/11/2017	30/11/2021		15/0710/FUL	S0012
CP0008	Site adjacent to Pauls Court, Meppel Avenue, Canvey Island	0.07	permissioned	11/12/2020	yes	5	Full planning permission (revised application 2020). Existing dwelling demolished. Lead in time 1 year.	09/11/2017	30/11/2021		20/0664/FUL	S0048
CP0010	20 Haresland Close, Hadleigh	0.56	not permissioned			3	No current planning permission. Lead in time 1.5 years. Existing dwelling would need to be demolished. NPPF applied in terms of suitable capacity for the site.	09/11/2017				S0139
CP0011	109 Long Road, Canvey Island	0.2	permissioned	07/12/2016	yes	7	Site completed 30/10/2020.	14/11/2017		30/11/2021	15/0595/FUL	S0046
CP0012	The Island Site, High Street / London Road, Hadleigh	0.59	not permissioned			54	No current planning permission. Lead in time 2 years.	14/11/2017				S0050
CP0013	88 High Street, Hadleigh	0.02	permissioned	15/12/2016	yes	4	Site completed on 06/11/2017	14/11/2017		07/12/2020	16/0729/FUL 16/0527/CPA	S0063
CP0014	Admiral Jellico Public House, 283 High Street, Canvey Island	0.33	permissioned	23/03/2021	yes	14	Part of the site has resolution to grant full planning permission subject to Section 106 for 8 dwellings. Lead in time 1.5 years. The remaining 6 dwellings will have a lead in time of 2.5 years.	14/11/2017	30/11/2021		21/0059/FUL	S0112
CP0015	Outpatients centre, Long Road, Canvey Island	0.3	not permissioned			10	No current planning permission. Delivery lead in time 2 years.	14/11/2017	07/12/2020			S0108
CP0016	343 Rayleigh Road, Thundersley	0.13	not permissioned			10	No current planning permission. Delivery lead in time 2.5 years.	14/11/2017	07/12/2020			S0232

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Site Reference	Site Name Address	Hectares	Planning Status	Permission Date	Deliverable	Net Dwellings Range From	Notes	First Added Date	Last Updated Date	End Date	Planning Application Reference	SHLAA Reference 2018
CP0017	125-127 High Street, Canvey Island	0.19	permissioned	14/07/2014	yes	14	Full planning permission granted at appeal. Works have commenced.	14/11/2017			CPT/490/13/FUL	S0028
CP0018	4-12 Park Chase, Hadleigh, Benfleet	0.27	permissioned	23/11/2015	yes	25	Full planning permission granted. Capacity increased from 21 to 25 to match permission. Works have commenced.	15/11/2017	30/11/2021		CPT/327/11/FUL	S0051
CP0019	Prout Industrial Estate, Point Road, Canvey Island	0.76	not permissioned			27	No current planning permission. Site area reduced to area where landowners permitted site to be included. Delivery lead in time 3 years.	15/11/2017				S0111
CP0020	Benfleet Tavern Public House, High Road, Benfleet	0.25	not permissioned			14	No current planning permission. Site area reduced to area where landowners permitted site to be included. Delivery lead in time 2 years.	21/11/2017				S0173
CP0021	West of Venebles Close, Canvey Island	0.26	not permissioned			24	Outline permission expired on 09/03/2021. Delivery lead in time 2 years.	12/09/2018	30/11/2021		16/0212/OUT	S0118
CP0022	316 London Road, Benfleet	0.22	permissioned	23/09/2016	yes	1	Full planning permission. Works have commenced.	12/09/2018	07/12/2020		16/0573/FUL	S0001
CP0023	87-97 High Street, Benfleet	0.13	not permissioned			14	No current planning permission. Permission sought for 14 flats was withdrawn. Delivery lead in time 2 years.	12/09/2018			CPT/555/13/FUL	S0014
CP0024	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	1.58	not permissioned			50	Part of policy HO26 in the emerging local plan. Delivery lead in time 3 years.	15/12/2020				S0026
CP0025	Briar Cottage, Leige Avenue, Canvey Island	0.08	permissioned		yes	11	Approval subject to Section 106 Agreement. Delivery lead in time 2 years.	10/10/2018	07/12/2020		19/0492/FUL	S0036
CP0026	Tower Radio, 573-581 London Road, Hadleigh	0.15	permissioned	10/05/2016	yes	14	Site completed 15/12/2020	12/09/2018		30/11/2021	16/0144/FUL	S0052
CP0027	82 High Street, Hadleigh	0.04	permissioned	26/04/2016	yes	6	Site completed 31/03/2021.	12/09/2018		30/11/2021	16/0107/FUL 15/0715/CPA	S0059
CP0028	231 London Road, Hadleigh	0.04	permissioned	12/04/2016	yes	6	Site completed 20/10/2018.	12/09/2018		07/12/2020	16/0069/FUL	S0060
CP0029	Beaver Doors, 211-213 London Road, Thundersley	0.07	permissioned	27/11/2015	yes	10	Site completed 31/03/2020.	12/09/2018		07/12/2020	15/0545/FUL	S0091
CP0030	Rear of 179-181 Church Road, Thundersley	0.31	not permissioned			40	No current planning permission. Permission previously granted for one property on small section of the site. Delivery lead in time 2 years.	12/09/2018			CPT/197/13/FUL	S0095

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Site Reference	Site Name Address	Hectares	Planning Status	Permission Date	Deliverable	Net Dwellings Range From	Notes	First Added Date	Last Updated Date	End Date	Planning Application Reference	SHLAA Reference 2018
CP0031	Benfleet Police Station, 90-92 High Road, Benfleet	0.13	permissioned	05/10/2018	yes	13	Full planning permission. Delivery lead in time 1 year. Works have commenced.	12/09/2018	07/12/2020		18/0531/FUL	S0099
CP0032	Haystack car park, Long Road, Canvey Island	0.18	permissioned	09/07/2019	yes	14	Approval subject to Section 106 Agreement. Delivery lead in time 1.5 years.	15/12/2020			18/0638/FUL	S0119
CP0033	Thames Loose Leaf, 289 Kiln Road, Hadleigh	0.18	not permissioned			12	Part of policy HO22 in the emerging local plan. Delivery lead in time 2 years.	15/12/2020				S0228
CP0034	Halfords, 543-557 Rayleigh Road, Thundersley	0.41	not permissioned			32	Part of policy HO21 in the emerging local plan. Delivery lead in time 3 years.	15/12/2020				S0230
CP0035	Glendale International Ltd, 533 Rayleigh Road, Thundersley	0.27	not permissioned			18	Part of policy HO21 in the emerging local plan. Delivery lead in time 3 years.	15/12/2020				S0231
CP0037	320 London Road, Hadleigh	0.13	permissioned	21/09/2010	yes	20	Full planning permission granted. Works have commenced. Phase 1 - 12 dwellings built 2006, 20 with extant permission remain.	12/09/2018			CPT/24/05/FUL	S0249
CP0038	High Road, Tarpots Town Centre, Benfleet	0.38	permissioned	05/10/2021	yes	40	Full planning permission for 40 flats. Delivery lead in time 1 year.	12/09/2018	02/12/2021		21/0809/FUL	S0251
CP0039	286 London Road, Benfleet	0.13	permissioned	29/11/2019	yes	9	Full planning permission. Capacity increased to 9 dwellings to match permission. Delivery lead in time 1 year.	12/09/2018	30/11/2021		19/0637/FUL	S0252
CP0040	Maharaja Restaurant, 358 London Road, Benfleet	0.12	not permissioned			6	No current planning permission. Delivery lead in time 2 years.	12/09/2018				S0253
CP0041	61-69 Hart Road, Thundersley	0.11	not permissioned			2	No current planning permission. 4 existing flats on site. Delivery lead in time 2 years.	12/09/2018				S0399
CP0042	210 & 212 High Road, Benfleet	0.04	not permissioned			5	No current planning permission. Delivery lead in time 2 years.	12/09/2018				S0403
CP0043	191-193 High Road, Benfleet	0.12	permissioned	07/11/2018	yes	14	Full planning permission. Delivery lead in time 1 year.	12/09/2018	07/12/2020		18/0035/FUL	S0406
CP0044	30-32 Essex Way, Benfleet	0.1	permissioned	23/07/2019	yes	14	Full planning permission. Works have commenced.	12/09/2018	07/12/2020		18/1081/FUL	S0423
CP0045	Stafford Court Care Home, Venables Close, Canvey Island	0.33	not permissioned			0	No current planning permission. Delivery lead in time 2 years. 28 existing flats, like for like redevelopment.	12/09/2018				S0426
CP0046	364 London Road, Hadleigh	0.01	not permissioned			9	No current planning permission. Delivery lead in time 2 years.	12/09/2018			14/0525/PREAPP	S0436
CP0047	54 Beech Road, Hadleigh	0.12	permissioned	10/10/2018	yes	14	Outline permission. Delivery lead in time 1.5 years.	12/09/2018	07/12/2020		18/0661/OUT	S0437

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Site Reference	Site Name Address	Hectares	Planning Status	Permission Date	Deliverable	Net Dwellings Range From	Notes	First Added Date	Last Updated Date	End Date	Planning Application Reference	SHLAA Reference 2018
CP0050	Walsingham House Lionel Road Canvey Island Essex	1.57	permissioned	22/07/2019	yes	32	Approval subject to Section 106 Agreement. Delivery lead in time 1.5 years. Full planning application (21/0688/FUL) received for phase 1 of the site, this is pending decision)	15/12/2020	01/12/2021		17/0964/OUT	S0441
CP0052	246-250 High Road, Benfleet	0.09	permissioned	19/09/2018	yes	11	Full planning permission. Delivery lead in time 1 year.	12/09/2018	07/12/2020		18/0366/FUL	S0445
CP0053	Garden World Plants Ltd Canvey Road, Canvey Island	0.3	permissioned	07/11/2018	yes	57	Outline permission. Delivery lead in time 1.5 years. Reserved Matters application (21/0922/RES) was refused.	15/12/2020	01/12/2021		17/1063/OUT	S0127
CP0054	6 Merton Road, Benfleet	0.26	permissioned	22/11/2018	yes	5	Site completed 25/03/2021	15/12/2020		01/12/2021	18/0763/FUL	S0159
CP0055	Nashlea Farm, Poors Lane, Benfleet	1.02	permissioned	19/01/2016	yes	7	Full planning permission. Capacity increased to 7 to match permission. Delivery lead in time 1 year.	15/12/2020	01/12/2021		20/0238/FUL	S0069
CP0056	19-27 Kents Hill Road, South Benfleet	0.2	permissioned	26/07/2018	yes	23	Full planning permission. Works have commenced.	15/12/2020	01/12/2021		17/0831/FUL	S0440
CP0057	174 Kiln Road Thundersley, Benfleet	0.06	permissioned	18/10/2019	yes	8	Full planning permission. Site is under construction.	15/12/2020	01/12/2021		19/0483/FUL	S0262
CP0058	Chase Nurseries, The Chase, Thundersley, Benfleet	0.9	permissioned	05/03/2019	yes	19	Full planning permission. Site is under construction.	15/12/2020	01/12/2021		18/0382/OUT	S0392
CP0059	117-123 London Road, Benfleet	0.17	permissioned	10/03/2015	yes	10	Full planning permission. Delivery lead in time 1 year.	15/12/2020			15/0952/FUL	S0022
CP0060	683-687 London Road, Hadleigh, Benfleet	0.08	permissioned	30/04/2020	yes	9	Full planning permission. Boundary increased in size with application. Delivery lead in time 1 year.	15/12/2020	01/12/2021		20/0172/FUL	S0336
CP0061	351-359 London Road, Hadleigh, Benfleet	0.16	permissioned	20/07/2018	yes	19	Prior notice required for change of use. Delivery lead in time 1 year.	15/12/2020			18/0424/CPA	
CP0062	363 London Road, Hadleigh, Benfleet	0.05	permissioned	31/08/2021	yes	6	Full planning permission. Capacity increased to 6 to match permission. Delivery lead in time 1 year.	15/12/2020	01/12/2021		21/0428/FUL	S0057
CP0063	244-258 London Road, Hadleigh, Benfleet	0.32	not permissioned			50	Allocated in the emerging Local Plan as policy HO32. Prior notice required for 6 flats. Delivery lead in time 3 years.	15/12/2020			17/0986/CPA	S0131
CP0064	387 London Road, Hadleigh, Benfleet	0.017	permissioned	09/05/2016	yes	4	Prior approval for change of use. Delivery lead in time 1 year.	15/12/2020			16/0190/CPA	S0062
CP0065	555 London Road, Hadleigh, Benfleet	0.08	permissioned	31/10/2019	yes	6	Full planning permission. Site under construction.	15/12/2020	01/12/2021		19/0242/FUL	S0312

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Site Reference	Site Name Address	Hectares	Planning Status	Permission Date	Deliverable	Net Dwellings Range From	Notes	First Added Date	Last Updated Date	End Date	Planning Application Reference	SHLAA Reference 2018
CP0066	124-126 London Road, Benfleet	0.048	permissioned	09/07/2019 14/07/2020	yes	8	Prior notice required for change of use. Based on two separate applications. Capacity increased to 8 to match permissions. Delivery lead in time 1 year.	15/12/2020	01/12/2021		19/0328/CPA 20/0333/FUL	
CP0067	Hollywood, Great Burches Road, Thundersley, Benfleet	0.18	permissioned	06/06/2019	yes	4	Full planning permission. Delivery lead in time 1 year.	15/12/2020			19/0218/FUL	
CP0068	259 and 259A London Road, Hadleigh, Benfleet	0.014	permissioned	07/11/2019 13/01/2020	yes	3	Site completed 31/03/2021.	15/12/2020		01/12/2021	19/0667/FUL 19/0835/FUL	
CP0069	39-43 High Street, Canvey Island	0.09	permissioned	17/09/2021	yes	11	Full planning permission. Delivery lead in time 1 year.	02/12/2021			20/0328/FUL	S0116
CP0070	341-347 London Road, Hadleigh, Benfleet	0.22	permissioned	27/10/2021	yes	34	Full planning permission. Works have commenced.	02/12/2021			19/0697/FUL	
CP0071	599-601 London Road, Hadleigh, Benfleet	0.05	permissioned	16/03/2021	yes	5	Full planning permission. Delivery lead in time 1 year.	02/12/2021			21/0004/FUL	
CP0072	Ash House 340-342 London Road, Hadleigh, Benfleet	0.069	permissioned	11/06/2020	yes	8	Full planning permission. Delivery lead in time 1 year.	02/12/2021			20/0270/CPA	
CP0073	The Monico Bar And Restaurant 1 - 3 Eastern Esplanade, Canvey Island	0.19	permissioned	13/05/2021	yes	8	Full planning permission. Delivery lead in time 1 year.	02/12/2021			21/0190/FUL	S0201
CP0074	Hobson And Sons Ltd Kenneth Road, Benfleet	0.26	pending decision			30	Full application submitted for 30 flats. Delivery lead in time 2 years.	02/12/2021			21/0813/FUL	