



LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT 2004-2005

SUBMITTED TO THE SECRETARY OF STATE

21st December 2005

CASTLE POINT BOROUGH COUNCIL

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1. Introduction

- 1.1 The Annual Monitoring Report (from here on in known as the “report”) will monitor the Council’s progress in two regards:
 - 1) The progress in preparing the Local Development Framework in accordance with the timetable set out in the Local Development Scheme.
 - 2) The progress achieved in delivering sustainable communities, assessed against national Core Output Indicators and Local Output Indicators.
- 1.2 With regard to the core output indicators and local output indicators the period covered by the report will be 1st April 2004 to the 31st March 2005 unless indicated otherwise. Where it is not possible to deliver monitoring information for the whole of the above mentioned period or at all, the report will indicate how monitoring activities have been modified so that the indicators can be reported on fully in future years.
- 1.3 The progress made in preparing the Local Development Framework will cover the period to the 31st March 2005 as required by the Act. It will also cover the period to the 30th September 2005, as this information is important in identifying how the Local Development Scheme needs to be modified to meet local priorities and respond to resource availability.
- 1.4 This report is being prepared in pursuant of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004. It will be submitted to the Government Office for the East of England by the 31st December 2005.

2. Monitoring Local Development Framework Preparation

- 2.1 The programme for the preparation of the Local Development Framework is set out in the Castle Point Borough Council Local Development Scheme. The Act requires that the Council monitors its progress in delivering the Local Development Framework against the milestones set out in this programme.
- 2.2 The programme set out in the Local Development Scheme is included as Appendix 1. This indicates that work on three different documents was programmed for the period 28th September 2004 and the 30th September 2005. The progress on each of the documents is discussed below.

Local Development Scheme

- 2.3 Under the Town and Country Planning (Local Development)(England) Regulations 2004 the Council was required to submit a Local Development Scheme to the Secretary of State by the 31st March 2005.
- 2.4 Castle Point submitted the Local Development Scheme in advance of this deadline, on the 16th February 2005. Following advised amendments, the document was adopted on the 16th March 2005.
- 2.5 The Milestone set out in the Local Development Scheme was achieved for this document.

Statement of Community Involvement

- 2.6 The preparation of the Statement of Community Involvement (SCI) was identified by the Council as being a high priority as it will inform the preparation of all other documents in the Local Development Framework. Work on the SCI was therefore programmed to commence in November 2004. This milestone was achieved.
- 2.7 In order to allow for effective consultation under Regulation 25, public participation (Regulation 26) for the SCI, which was programmed to be carried out throughout February and March 2005, was delayed. The public participation period commenced on the 4th March 2005 and ended on the 16th April 2005.
- 2.8 The Council's understanding of regulations 25 and 26 were improved as a result of this delay and it is anticipated that future public participation periods will be carried out in accordance with the programme set out in the Local Development Scheme.
- 2.9 Despite the delay in public participation, the SCI was submitted to the Secretary of State for examination on the 24th June 2005, meeting the milestone set out in the Local Development Scheme.
- 2.10 The SCI was subject to post submission consultation during the period 24th June 2005 to the 5th August 2005 inclusive. The number of representations received was limited and the matter is being dealt with under written representations.

- 2.11 Despite the Local Authority meeting its key milestones, the Planning Inspectorate has not met theirs. As a result it now appears unlikely that the SCI will be adopted in December 2005 as stated in the Local Development Scheme. The SCI will be reported to the Planning Committee as soon as the Inspectors binding report is received and the necessary changes are made. The Planning Committees approval is necessary for the document to be adopted formally.

Core Strategy and Generic Development Control Policies Development Plan Document

- 2.12 The Core Strategy and Generic Development Control Policies DPD is a high priority document for the Council, as it will outline the key policies to guide development within the Borough until 2021. It will influence the contents of all other Local Development Framework documents and ensure that future development is sustainable. It is therefore essential that it is implemented early.
- 2.13 The Local Development Scheme indicated that work on the Core Strategy would commence in March 2005. This milestone was achieved with a considerable amount of evidence gathering work having occurred since that time. The document will be subject to independent examination and it is therefore essential that the evidence base is sound. Work has therefore been carried out in the following areas:
- A consultancy has been commissioned to prepare Sustainability Appraisals and Strategic Environmental Assessments of documents in the Local Development Framework.
 - Strategic Flood Risk Assessment has been commissioned for the Thames Gateway South Essex (TGSE) Partners. This work is expected to be concluded in March 2006.
 - An Open Space Appraisal has been commissioned for the Borough. This work is expected to be concluded by January 2006.
 - A Sustainability Framework for Canvey has been commissioned by The East of England Development Agency (EEDA), in partnership with the Thames Gateway South Essex Partnership (TGSE) and the Council. The underlying evidence gathering work is expected to be concluded by March 2006.
 - Conservation Area Appraisals and Management Plans have been commissioned for South Benfleet and Florence Gardens Conservation Areas. This work is expected to be concluded by December 2005.
 - An Assessment of Gypsy and Travellers Needs has been commissioned by the Essex Planning Officers Association. This work is expected to be concluded by January 2006.
 - Housing delivery monitoring has been kept up to date.
 - Town Centre and Employment Area uses have been surveyed.

- Public transport routes have been examined.
- Population demographics have been analysed.

- 2.14 In addition to evidence gathering, existing evidence, policies and strategies have been reviewed to provide a backbone to early work on policy formulation. This information has been included in technical reports to be presented to the Liaison Committee, consisting of members from across the policy committees of the Council. These reports will also be made publicly available.
- 2.15 The Council is intending to carry out a period of public involvement on key issues and options in January 2006, and is on target to carry out Regulation 26 public participation on preferred options in March/April 2006.

Amendments to the programme in the Local Development Scheme

- 2.16 As milestones have been achieved throughout the period 28th September 2004 to the 30th September 2005, there is no need to adjust the Local Development Scheme to account for programme slippage. The only delay experienced was accommodated within the existing timescales.
- 2.17 The milestones for the Core Strategy and Generic Development Control Policies DPD were however aligned with the programme for examination and adoption of the East of England Plan. Since the preparation of the Local Development Scheme the programme for the East of England Plan has been extended and Castle Point's programme for preparing the Core strategy no longer aligns with it. Following discussions with officers at the Government Office for the East of England, the programme for the Core Strategy will not be amended at this time. Representations made at the examination of the East of England Plan will be carefully considered in the spring of 2006 and this position will be reconsidered if the allocations for Castle Point have been brought into question.
- 2.18 The Council does however propose to amend the Local Development Scheme following early work carried out on the Sustainability Framework for Canvey. It was proposed the Council would prepare an area action plan for South West Canvey. The early work on the sustainability framework has indicated that any development proposed for the South West of Canvey would have relationships with and implications for the whole Island, and thus the area action plan will therefore be amended to cover the whole Island, and be known as the "Canvey Plan".
- 2.19 The appointment of consultants to prepare the Canvey Plan has enabled work on this document to commence in advance of the start date shown in the LDS. Additionally, work is progressing at a rapid rate on this Plan and is likely to be completed in 2006. Discussions are currently underway to ensure that the Canvey Plan aligns with and is in conformity with the Core Strategy. It is anticipated that this matter will be resolved in early 2006. At that point a revised LDS will be submitted to the Secretary of State.
- 2.20 By including the whole of Canvey within the "Canvey Plan", the proposed Allocations Document will only cover the mainland towns of Benfleet, Hadleigh and

Thundersley. In order to emphasise the spatial coverage of the document and to promote local ownership it is proposed that the name of the document is therefore revised to the "Benfleet, Hadleigh and Thundersley Plan". The programme for this document is currently being discussed and may be revised if resources are made available to progress its production. This matter should also be resolved in early 2006 and will be included in a revised LDS if necessary.

- 2.21 At present the authority has been unable to appoint a suitably qualified person to lead on planning policy preparation for the Borough. There is a significant risk to the delivery of the Development Plan Documents within the timescales set out in the Local Development Scheme if this situation persists. These risks apply particularly to the Core Strategy, the Canvey Plan and the Benfleet, Hadleigh and Thundersley Plan referred to above.
- 2.22 The Local Development Scheme proposes that a South Benfleet Conservation Area Plan (SPD) is prepared. However, due to resourcing issues it was not possible to afford this a high priority. To inform the Core Strategy, the Council commissioned Essex County Council to prepare a Conservation Area Appraisal for South Benfleet. As part of this work a draft Conservation Area Management Plan will be prepared under the Planning (Listed Buildings and Conservation Areas) Act 1990. This document will be adopted under the aforementioned legislation by March 2006. This will negate the need for a South Benfleet Conservation Area Plan (SPD) to be prepared and the Local Development Scheme will therefore be amended to remove this document.

3. Monitoring Output Indicators

- 3.1 Monitoring is an important aspect of the planning process as it helps to determine whether the aims and ambitions of the Development Plan are being achieved, and thus whether the policies being used are suitable. This enables the effective review of policies.
- 3.2 Many outcomes of policies cannot be monitored directly, for example PPS1 requires Local Authorities to strive towards creating sustainable communities, however it is not possible to simply look at a community and say it is sustainable. As a result, the Government has devised a set of national “Output Indicators”, which monitor different aspects of sustainability and when combined provide a picture of how sustainable an area is. The national level output indicators are listed in table 4.4 of the ODPM publication *Local Development Framework Monitoring: A Good Practice Guide*. Local performance against these indicators is analysed below.
- 3.3 National output indicators are not specific to the more detailed issues of regions and local areas. Therefore, Regional Assemblies and Local Authorities should also devise a list of indicators, which should be monitored in order to assess local delivery of the Regional Spatial Strategy and the Local Development Framework. Thus far, the Regional Assembly has required Local Authorities to provide additional information on one issue – Gypsy and Travellers Accommodation Needs. Local performance against this indicator is detailed. As yet, a list of local output indicators has not been fully developed, however, suggested options for future local monitoring is included.

National Output Indicators

- 3.4 National output indicators have been split into nine categories for Local Planning Authorities. National output indicators 6 and 7 refer to minerals and waste. Essex County Council deals with these matters and therefore this report will not provide information on them. Each of the remaining seven categories are analysed below.

National Core Output Indicator 1 - Business Development:

- 3.5 Local policies regarding Business Development in Castle Point are included in Chapter 5 of the Adopted Local Plan 1998. All policies within the plan are saved until at least September 2007. The relevant policies and progressed made towards achieving them are listed below:

Figure 3.1: Employment Policies in Local Plan

Policy	Coverage	Implementation
ED1	Provision of Employment Land to the South of Northwick Road	Section 106 of outline consent signed. Nature conservation issues being addressed. No progress to date in actual development of the site. In order to facilitate the delivery of this site this matter will be addressed in the Canvey Plan DPD.
ED2	Long Term Employment Needs (South of Charfleets)	No progress to date. Transport infrastructure needed to facilitate this development. In order to facilitate the delivery of this infrastructure and site this matter will be addressed in the Canvey Plan DPD.
ED3	Protection of employment areas.	All applications for development in the employment areas, approved in year, have provided employment opportunities.
ED4	Office and Business Park Developments	Only one small office scheme of approximately 90m ² was approved outside of the town centres and employment areas during the year.
ED7	Environmental Improvements (Employment Areas)	No action has been taken to improve the environmental quality of employment areas. This is affecting inward investment. In order to facilitate this development this matter will be considered in the Core Strategy DPD.
ED8	Small Business Development	In the period, one small business application outside the employment areas/town centres was received and permitted in accordance with this policy.
ED9	Hazardous Installations	No intensification or expansion of existing facilities has occurred.
H14	Living over the shop	This policy is applied where premises above shops cannot provide commercial usage.

- 3.6 (a) During the period from 1st April 2004 to the 31st March 2005 the amount of land developed for employment by type is indicated in figure 3.2.

Figure 3.2: New Employment Developments

Employment Type	Floorspace (m ²)	No. of Workspaces
B1 – Business	308	13
B2 – General Industry	111	3
B8 – Storage and Distribution	334	5
Total	753	21

- 3.7 Provision of employment floorspace at this level has implications for the Borough in terms of delivering 2,000 jobs between 2001 to 2021. It is anticipated that approximately 3000m² of commercial development is required annually to meet the requirement set out in the draft Regional Spatial Strategy. The calculations regarding floorspace to workplace ratio's are based on *Employment Densities: A Full Guide 2001* prepared for English Partnerships by Arup Economics+Planning.
- 3.8 (b) The amount of the above floorspace provided in areas allocated for such developments is indicated below in figure 3.3. It is important to note that only B1 uses are acceptable under the Adopted Local Plan, for town centre locations.

Figure 3.3: New Employment Developments in Employment Areas

Employment Type	Land (ha)		
	Employment Areas	Town Centres	Other
B1	111	132	65
B2	42	0	69
B8	334	0	0
Total	487	132	134

- 3.9 The majority of business development occurred within areas allocated for employment in the Local Plan. Two developments occurred outside such areas. One development (a small office) occurred within a local parade of shops, the other was an extension to a business already located within a residential area.
- 3.10 (c) In order to achieve sustainable development it is important to make the best use of previously developed land. During the period 1st April 2004 to the 31st March 2005 100% of all business development in Castle Point occurred on previously developed land.
- 3.11 (d) There are 60.9 hectares (gross) of land allocated for employment purposes in Castle Point. This land is allocated in four separate employment areas. One employment area, The EEDA site, of 9.6 hectares in size, is undeveloped. There is extant planning permission for the development of this site for B1, B2 and B8 employment uses.

- 3.12 The three developed employment areas provide a mix of the different types of employment. This is illustrated in figure 3.4.

Figure 3.4: Types of Employment Uses in Employment Areas

Employment Type	Net Site Areas (ha)			
	Charfleets Industrial Estate	Manor Trading Estate	Stadium Way	Total
B1	1.45	2.86	2.35	6.66
B2	6.28	2.70	0.99	9.97
B8	0.06	0.38	1.10	1.54
<i>Sui Generis</i>	4.78	2.12	1.05	7.95
Total	12.57	8.06	5.49	26.12

- 3.13 (e) Some sites within the employment areas have been developed for uses that are not within classes B1, B2 and B8. Many of these developments are *sui generis* employment uses and have been included in the figure 3.3. However, some land has been lost to retailing and leisure uses. This is illustrated in figure 3.5. These sites are typically frontage sites and continue to provide employment.

Figure 3.5: Types of Non-Employment Uses in Employment Areas

Use Class	Net Site Areas (ha)			
	Charfleets Industrial Estate	Manor Trading Estate	Stadium Way	Total
Retail/Food	1.99	0.60	0.73	3.32
Community/Leisure & Assembly	0.46	0	0.11	0.57
Total	2.45	0.60	0.84	3.89

- 3.14 Additionally, 11.2ha of undeveloped employment land has been lost as a result of the designation of the Canvey Wick SSSI.
- 3.15 (f) No land allocated for employment purposes in Castle Point has been lost to residential development within the period 1st April 2004 to the 31st March 2005.

National Core Output Indicator 2 - Housing:

- 3.16 Local policies regarding Housing Development in Castle Point are mainly included in Chapter 4 of the Adopted Local Plan 1998. All policies within the plan are saved until at least September 2007. The relevant policies and progressed made towards achieving them are listed in figure 3.6.

Figure 3.6: Housing Policies in the Local Plan

Policy	Coverage	Implementation
H1	Residential Development	Refers to original Structure plan target. This target has been superseded. However it also states that residential developments should be in residential areas and is not therefore deleted. New residential development requirements will be set out in the Core Strategy DPD.
H2	Residential Land	No large sites allocated for residential use have been lost to other uses in the year.
H3	New Development Sites	Land allocated at Point Road, Canvey has not been developed for residential purposes, as the current occupying business does not currently wish to relocate. This matter will be discussed with the owners and a suitable time allocation for the redevelopment of the site will be set out in the Canvey Plan DPD.
H4	Safeguarding of Land for Long-Term Housing Needs (King's Camp and Thorney bay Caravan Site)	King's Camp is being redeveloped for permanently occupied residential caravan usage. Early indications suggest that at least part of Thorney Bay will be redeveloped in a similar manner. It has been confirmed by the ODPM that these dwellings can be counted towards the Boroughs residential allocations thus no further action is required in the medium to long-term.
H5	Safeguarding of Land for Long-Term Housing Needs (Land South of The Chase and East of Wensley Road)	The Council are minded to approve an application for 310 homes on this site subject to suitable levels of contributions. This matter will be referred to Go-East as this is a departure from the Local Plan as the Plan has not been reviewed to date.
H6	Safeguarding of Land for Long-Term Development Needs (Land South of Scrub Lane)	The required development brief for the site has yet to be prepared. This matter will be considered as part of the Benfleet, Hadleigh and Thundersley Plan if a development brief has not been prepared by that point.
H7	Affordable Housing	The negotiation of affordable housing provision has been poor until recently as the Local Plan policy is not specific. An appeal decision has added clarity to the Council's argument and increasing levels of negotiated provision are being achieved. Affordable housing requirements will be clarified in the Core Strategy DPD and the Developer Contributions SPD.

H8	Hostel Accommodation	No applications for hostels have been received. The Housing Needs Study 2002/2004 does not indicate a need for a hostel in the Borough.
H9	New Housing Densities	Housing densities have been optimised on residential sites. This is related to current market trends for smaller units and higher density developments. The need for long-term provision at higher densities will be considered in the Core Strategy.
H10	Mix of Development	Due to the small size of sites generally in the Borough, proposals for residential development do not normally include a range of dwelling types. A mix for larger sites will be considered as part of the Core Strategy.
RE13	Residential Use of Caravan Sites	The local plan indicated that residential use of caravan sites offered occupiers a low standard of privacy and amenity. Despite this many older people have opted for this type of accommodation and it is now felt that the residential use of caravan sites is acceptable. The sites are well managed and offer a high quality environment and community for the residents.

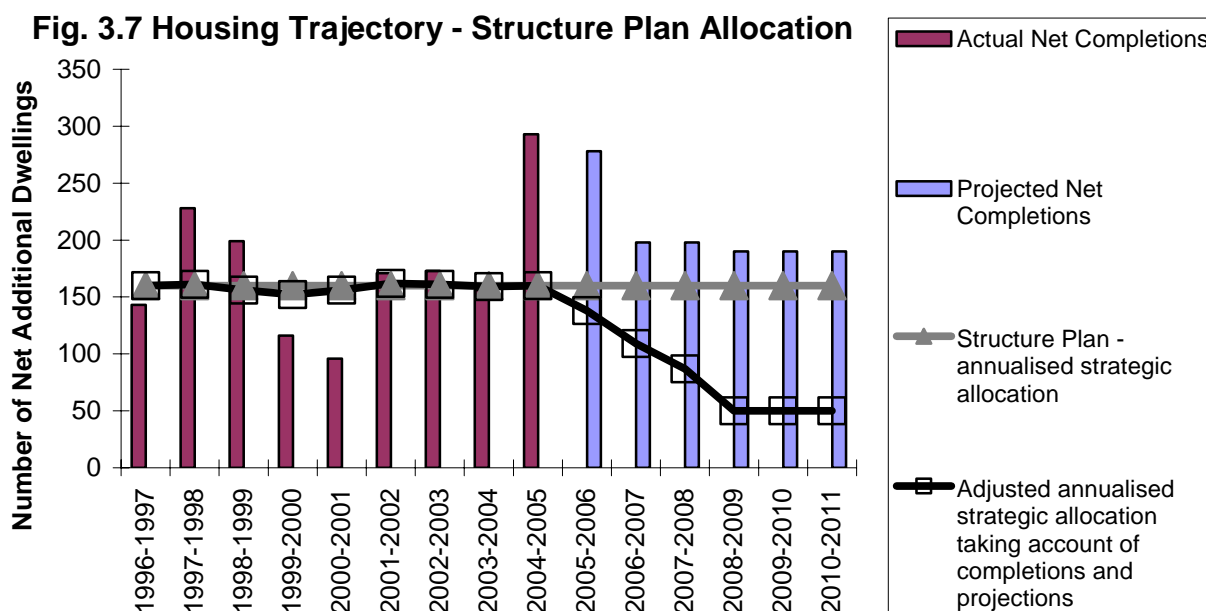
3.17 Additionally policy GB1 – Control of Development (in the Green Belt) also applies. This opposes the development of new buildings of any kind (with limited exceptions) in the Green Belt. Thus, new dwellings will not be permitted in the Green Belt. During the year no new dwellings were approved for this area.

3.18 (a) The residential allocation in policy H1 has been superseded as follows. Housing trajectories have been prepared to illustrate the actual and projected provision of additional housing supply within the Borough for three different strategic plan allocations:

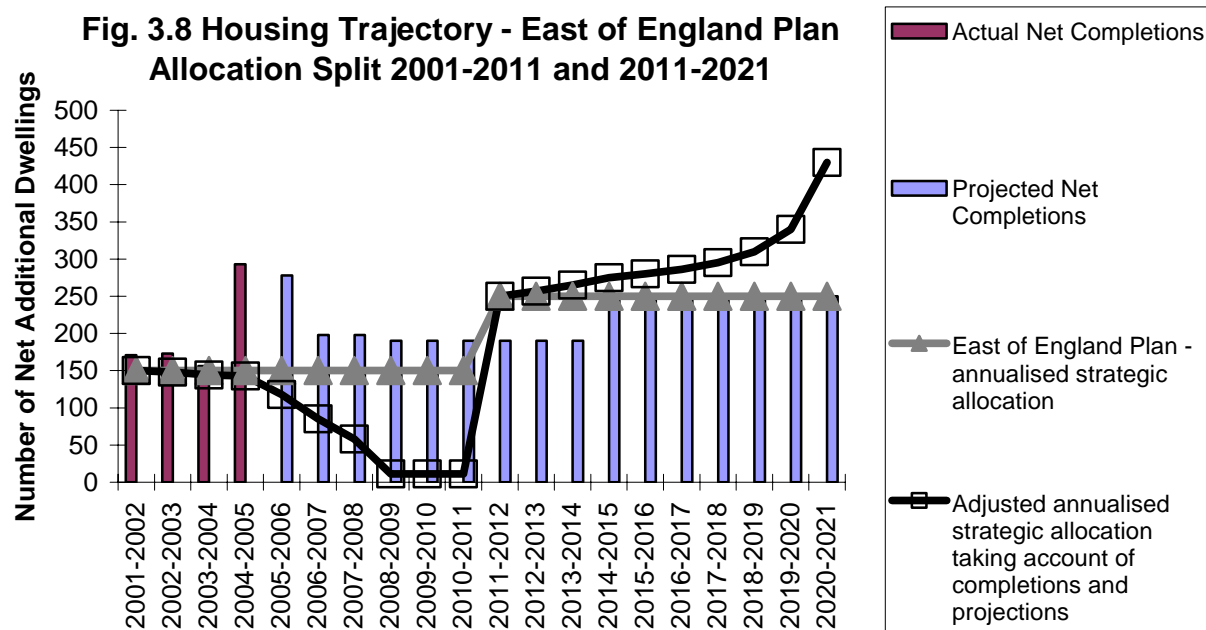
- i. The Essex and Southend on Sea Structure Plan: 2400 new dwellings between 1996 – 2011
- ii. The draft East of England Plan: 1500 new dwellings between 2001-2011 and 2500 new dwellings between 2011-2021
- iii. The draft East of England Plan: 4000 new dwellings between 2001-2021

3.19 All three trajectories indicate that completion rates in the 2004-2005 year were far higher than the annualised requirement of 160, 150 and 200 completions respectively. It is also anticipated that the number of completions in the 2005-2006 year will exceed the annualised requirements, as there were several larger flat/sheltered accommodation schemes under construction by September 2005.

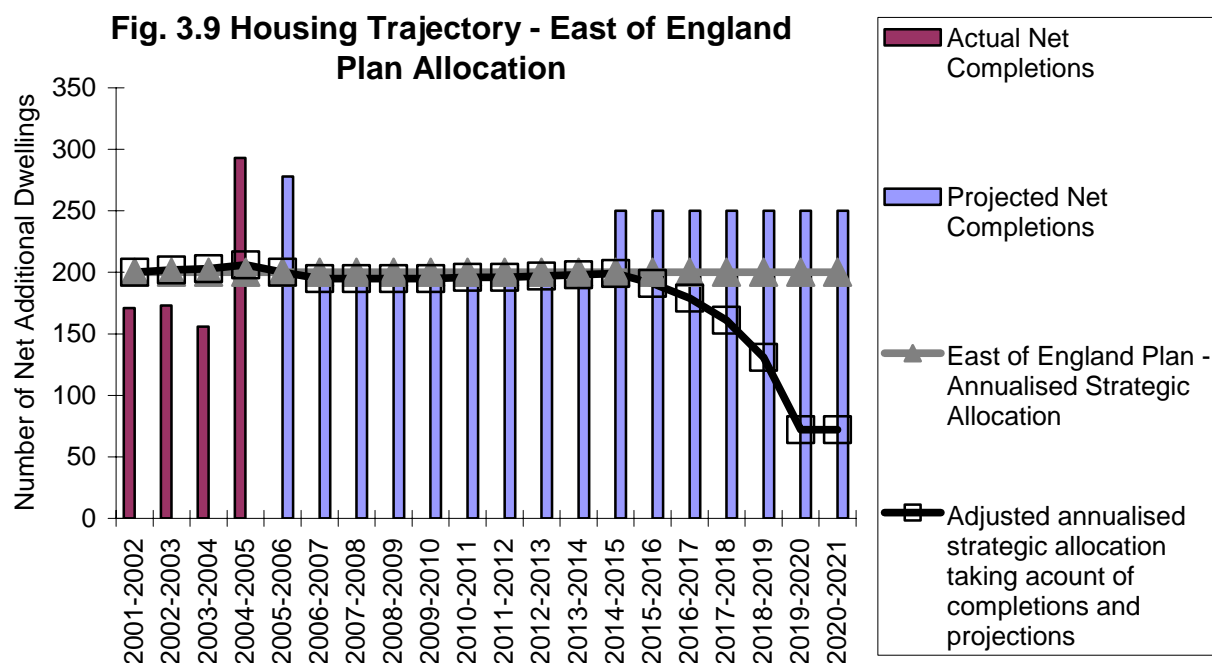
- 3.20 Due to a levelling out of the housing market, it is expected that housing delivery will plateau at a lower level beyond this period. However, some flat schemes with permission remain outstanding and there are still a number of larger sites in the existing urban area that have the potential or are proposed for redevelopment. In addition to this an average of 36 additional dwellings per year are completed on smaller sites within the Borough. 201 plots also remained vacant at Kings Park at the end of the 2004-2005 period. It is expected that these will be delivered over the three-year period 2005-2008 as this will be equivalent to the delivery rate in the 2004-2005.
- 3.21 These sites combined should maintain the level of completions at between 150 and 200 per year until new sites come “online” as a result of allocations made as part of the Local Development Framework. As more information becomes available over time it will be possible to refine these forecasts further.



- 3.22 The delivery of new housing against the requirements of the Structure Plan is illustrated in figure 3.7. Delivery in the past has been variable and during the period 1999-2001 fell well below the annualised requirement. The inclusion of new residential mobile homes at Kings Park in the housing delivery figures has been important in helping the authority to deliver the requirement set out in the Structure Plan. Of the 1575 dwellings completed between 1996 and 2005, 905 were newly built dwellings whilst 670 were new mobile homes on Kings Park, accounting for 43% of all new dwellings.
- 3.23 The delivery of a further 201 mobile homes at Kings Park coupled with the redevelopment of several larger sites in the existing urban areas for flats is currently forecast to result in approximately 2800 new dwellings being delivered during the Structure Plan period 1996-2011. If achieved this would exceed the Structure Plan requirement by 400 dwellings.



- 3.24 The delivery of new housing against the requirements of the draft East of England Plan, when split into specified time periods is illustrated above. Relatively high levels of delivery during 2001-2005 and projected for 2005-2011, compared to the annualised requirement for the period 2001-2011 are forecast. If achieved this would result in the East of England Plan allocation for this period being exceeded by 500 new dwellings. Higher levels of delivery have been brought about by the redevelopment of Kings Park for mobile homes, which is expected to contribute 582 new dwellings during the plan period and the realisation of several larger sites for flat/sheltered accommodation in the existing urban areas.
- 3.25 However, under the split allocation scenario it is currently projected that delivery during 2011-2021 will fail to exceed 2500 new dwellings. Allocations DPD's are not expected to be adopted until 2008. It is likely that where larger sites are allocated for new housing provision the lead in time will be in the region of five to six years. As a result, it is anticipated that higher levels of delivery will not begin to occur until approximately 2014.



- 3.26 The delivery of new housing against the requirements of the draft East of England Plan, when averaged across the entire time period is illustrated above. When the requirement of the East of England Plan is annualised across the entire plan period, it creates a requirement for 200 new dwellings per annum. For the period 2004-2005 this annual requirement was exceeded, and this is expected to be the case in 2005-2006 also. Under this scenario the requirement in the East of England Plan is currently forecast to be exceeded.
- 3.27 (b) Of the 293 net completions within the year 2004/2005, only 78 were on Greenfield sites. Therefore 73% of all new developments were on previously developed land. The inclusion of completions at Thorney Bay during the 2004/05 year has resulted in this being reduced from 100%.
- 3.28 c) In order to achieve sustainable development patterns it is important that the best use is made of land. In order to achieve this the density of residential developments should sit above 30 dwellings per hectare. Since 2001 the density of developments has gradually increased within the Borough. This is illustrated in figure 3.10.

Figure 3.10: Density of New Dwellings

Year April to March	Percentage of New Homes built at: Dwelling Density per Hectare (Ha)		
	<30	30 to 50	>50
2001/2002	14.2	85.8	0
2002/2003	1.6	98.4	0
2003/2004	1.6	83.7	14.6
2004/2005	0.8	68.0	31.2

- 3.29 (d) There were 29 affordable housing completions within the Borough during the period 1st April 2004 and the 31st March 2005. This is the only affordable housing delivered within the Borough during the RSS plan period to date. This amounts to fewer than 4% of the total housing delivery within the Borough and is far short of the 30% delivery anticipated in the draft RSS, and local need identified in the Castle Point Housing Needs Study. The Council will address this issue as part of the emerging Core Strategy.

National Core Output Indicator 3 - Transport:

- 3.30 Local policies regarding transport issues in Castle Point are included in a number of chapters within the Adopted Local Plan 1998. All policies within the plan are saved until at least September 2007. The relevant policies and progressed made towards achieving them are listed below:

Figure 3.11: Transport Policies in Local Plan

Policy	Coverage	Implementation
H13	Location of Development (Flats, Sheltered Accommodation, Nursing and Rest Homes)	All recently completed and approved applications for such developments have been within locations close to public transport provision, shopping and community facilities.
H18, ED6, S5, T8	Car Parking	Where possible car parking is provided as per the provision standards within sites. However, current provision standards are now maximums rather than minimums and therefore these policies are not achieved in some instances.
T1	Strategic Highway Network	Dualling of Canvey Way has not occurred. Work is underway to seek mechanisms for delivering this infrastructure project. This will be considered as part of the Canvey Plan.
T2, T3, T4	Intensification of Access, Local Distributor Roads and Large Scale Development	The Planning Authority works with the Highways Authority in these instances. However, the cumulative impact of many smaller developments is not managed effectively by these policies. This matter will be considered in the Core Strategy and Developer Contributions SPD.
T5, T6	New Link Road Access to Employment Land (Extension to Roscommon Way)	The provision of this infrastructure project is under consideration. It is anticipated that inward investment and economic growth potential will be required for its delivery. This matter will be considered in the Canvey Plan.
T7	Unmade Roads	No applications requiring the improvement of unmade roads were received during the period.

T9	Short Stay Car Parks	No allocated short stay car park was developed for alternative uses during the period.
T10, T11	Cycleways	No cycleways have been proposed or constructed in the Borough in the year. This matter will be considered as part of the Core Strategy and Developer Contributions SPD.
T12	Bus Services	Bus provision in the Borough has improved over the past year however, further traffic management measure to ease the movement of buses through the system have not been put in place. Thus journey times have not been reduced. This matter will be considered in the Core Strategy.
T13	Traffic Management	The Authority supports the Highway Authority in the preparation of the Local Transport Plan.
T14	Civil Aviation Authority	No applications requiring consultation with the civil aviation authority were received during the period.
T15	Water-borne Freight	Freight handling facilities have not been provided along the Thames frontage. This is largely due to the impact such facilities would have on the connecting roads. Possible land for this use now carries wildlife designations. It is unlikely that this policy will be implemented.
RE12	Public Rights of Way	No new public rights of way have been provided within the Borough in the past year. The Open Space Appraisal Interim report indicates that those that exist are poorly signposted and do not form a coherent network. This matter will be considered in the Core Strategy and Developer Contributions SPD.

- 3.31 (a) During the period 1st April 2004 to the 31st March 2004 12 new non-residential developments were registered as completed. 83.4% of these completions complied with the Essex Planning Officers Association Vehicle Parking Standards 2001. These parking standards are adopted by the Council for use when deciding planning applications.
- 3.32 (b) The percentage of new residential properties completed during 2004/05 year, within 30 minutes public transport time to certain types of services is indicated below. These calculations also take into account distance of the properties from the nearest bus route or train station. Where this exceeds 400m and 1km respectively, it is assumed that this property has no access to services via public transport. This is illustrated in figure 3.12.

Figure 3.12: New homes within 30 minutes public transport of Services.

Service	New homes within 30 minutes public transport time	
	Number	Percentage
GP Surgery	210	72%
Hospital	85	29%
Primary School	210	72%
Secondary School	210	72%
Employment Area (employment)	210	72%
Town Centre (employment)	210	72%
Major Health Centre (Canvey and Tyrells)	210	72%

3.33 The major health centres on Canvey Island and at the Tyrells in New Thundersley provides out patient services as part of Southend Hospital NHS Trust. These centres mitigate the need for some trips to the hospital, which is over 30 minutes away by public transport for most parts of the Borough.

3.34 A single large development, amounting to 76 completions within the 2004/05 year was located just over 400m from the nearest bus route and therefore is not considered to be served by such services. However, this development is within 1km of a GP surgery, two primary schools and a major health clinic. It is also with 1.5km of two secondary schools an employment area and the town centre. This is therefore a relatively sustainable development location despite the lack of public transport provision.

National Core Output Indicator 4 - Local Services:

3.35 Local policies regarding local service provision in Castle Point are mainly included in Chapters 6 and 8 of the Adopted Local Plan 1998. All policies within the plan are saved until at least September 2007. The relevant policies and progressed made towards achieving them are listed in figure 3.13:

Figure 3.13: Local Service Policies in the Local Plan

Policy	Coverage	Implementation
S1	Location of Retail Development	All new retail developments were located within the town centre during the year.
S2	Shopping facilities at the Rayleigh Weir	There have been no new retail developments at the Rayleigh Weir during the year. Therefore this centre has not detracted from the vitality or viability of the town centres.
S3	Primary Shopping Frontage	Primary shopping frontages that were 55% or more A1 uses before adoption of the Local Plan have been maintained at this level.
S4	Non-retail development	A number of sites within Hadleigh Town Centre have received planning consent for flat developments contrary to this policy. These are mainly on marginal sites and

		have the effect of making the town centre more compact. A Hadleigh Town Centre Plan SPD will be prepared as a medium priority to ensure that the Town Centres viability and vitality is maintained and enhanced.
S6	Long Road Car Park	Planning permission has been given to redevelop this site for affordable housing provision, as the car park was never fully developed and remained untidy and underused. This policy will therefore not be saved beyond September 2007.
S7	Environmental Improvements	No actions have been taken in this regard. This matter will be considered as part of the Core Strategy and in more detail within the Town Centre Plans. Improvements are necessary to improve the viability of town centres for investors.
S8	Vehicle and Plant Hire and Sales	No new vehicle sales have been approved in the year and several existing vehicle sales premises have received permission to be converted to flats or mixed-use schemes. This is enhancing the quality of the Town Centres.
S9	Local Shopping Parades	One development contrary to this policy has occurred. The local retailer was unable to attract a new retailer to the premises. As a low priority, an assessment of the vitality of Local Parades will be carried out to identify their future role in the Borough's economy.
S10	Supermarket and Retail Warehouse Development	An extension to the existing Supermarket at Rayleigh Weir has been approved. No new supermarkets or retail warehouse developments have been applied for.
S11	Food Superstore and Retail Warehouse Development (Northwick Road)	To date approximately half of the site capacity has been used. Morrisons currently have extant planning consent to increase the size of the existing supermarket.
RE1,	Development for recreation purposes	A new indoor skate park and youth centre has been constructed in the Borough. This was an aim of the Community Strategy.
RE2, RE3, RE4, RE5, RE6, RE7, RE8,	Provision of various types of open space and recreation facilities.	No existing open space has been lost to alternative forms of development; however, the quality of these open spaces is poor. Currently an Open Space Appraisal is being prepared, the results of which will inform the Core Strategy and a Green Scene Strategy for the Borough. The Green

RE9, RE10		Grid Strategy will also be drawn upon.
RE11	Stables	This policy is applied when assessing such applications.
RE14	Planning Agreements and Recreational Development	No such agreements have been made in the past year. This matter will be considered as part of the Core Strategy and Developer Contributions SPD.
RE15, RE16	Noisy sports and floodlighting	These policies are applied when assessing such applications.
RE17	Football Ground and Ancillary Leisure Facilities	This site has yet to be developed for leisure purposes. The use of this land will be considered as part of the Canvey Plan.
EC39	Seafront Entertainment Area	The Council defends this policy in applications affecting the allocated area. It has not proven to be successful on appeal however.

- 3.36 (a) The amount of retail, office and leisure development that has occurred within the Borough during the period 1st April 2004 to the 31st March 2005 is outlined in figure 3.14. For the purposes of this report the Town and Country Planning (Use Classes) Order 1987 as amended in 1995 applies.

Figure 3.14: Completed Local Service Floorspace 2004/05

Local Service	Floorspace (m ²)
A1 – Shops	9
A2 – Financial and Professional Services	132
A3 – Takeaways	552
D2 – Assembly and Leisure	367
Total	1060

- 3.37 (b) Of the local services completed in the period specified above, the majority were within the town centres. The percentage of each type of development within the town centres is indicated in figure 3.15.

Figure 3.15: Percentage of Completed Local Service Floorspace in Town Centres

Local Service	Percentage of new floorspace in Town Centres
A1 – Shops	100%
A2 – Financial and Professional Services	100%
A3 – Takeaways	100%
D2 – Assembly and Leisure	0
Total	65%

- 3.38 (c) No open spaces within the Borough are managed to Green Flag Award Standard. At present the Council is preparing an Open Space Appraisal. This document will inform both the Core Strategy and a Green Space Strategy for the Council. The overall aim of the Green Space Strategy will be to deliver Green Flag award standard open spaces. The Core Strategy will support this.

National Core Output Indicator 5 - Flood Protection and Water Quality:

- 3.39 The Council has no existing policies relating to flood risk or water quality. This matter will be addressed within the Core Strategy. The Thames Gateway South Essex SFRA will inform policies regarding this matter. There are however two policies related to water management in the existing Local Plan.

Figure 3.16: Water Resource Policies in the Local Plan

Policy	Coverage	Implementation
CF14	Surface Water Disposal	This policy has been implemented for larger sites in South West Canvey.
C15	Water supply	The water companies are consulted on significant applications, however, responses are not always forthcoming.

- 3.40 During the period 1st April 2004 to the 31st March 2005 no applications were approved contrary to Environment Agency advice regarding flood risk or water quality.

National Core Output Indicator 8 - Biodiversity:

- 3.41 Local policies regarding biodiversity are included in Chapter three of the Adopted Local Plan 1998. All policies within the plan are saved until at least September 2007. The relevant policies and progressed made towards achieving them are listed in figure 3.17.

Figure 3.17: Biodiversity Local Plan Policies

Policy	Coverage	Implementation
EC4	Pollution	No polluting developments that would have a significant adverse effect on the natural environment have been approved in the past year.
EC7	Natural and Semi Natural Features in Urban Areas	The predominant semi natural feature of urban areas in Castle Point is gardens. Increasingly larger gardens are being redeveloped for accommodation. Wildlife value may be being lost as a result of this activity.
EC8	The Green Lung	This area has not been the subject of development proposals that would contravene the policy.
EC9, EC10, EC11	Agricultural land and development	No development proposals have been received that would contravene these policies.

EC12	SSSIs	No new developments have occurred within or adjacent to SSSIs in the past year. During this time a new SSSI has been designated.
EC13	Protection of Wildlife and their habitats	No identified wildlife sites have been the subject of development in the past year. Applications for sites where there may be wildlife interests have been required to be accompanied by a Wildlife Survey.
EC14	Creation of New Wildlife Habitats	New newt ponds have been created to the south of Northwick Road to rehouse newts displaced from the EEDA site in advance of its redevelopment.
EC15, EC20	Control of Permitted Development in Sensitive Areas, Landscape Improvement Area	No Article 4 directions have been sought. Implementation of these policies may be of benefit to wildlife in the Great Burches area.
EC16, EC17, EC18, EC19	Landscape	No developments that would adversely impact on protected landscapes have been approved.
EC21, EC22, EC23	Trees	No tree preservation orders have been made in the period, however existing orders have been upheld and landscaping has been required on larger development schemes.
EC24	Coastal Protection Belt	This allocation overlaps with other allocations and is not used separately.

3.42 A Habitat Survey and Wildlife Site Review was carried out on behalf of the Council in 2002. The following Priority Habitats, as identified nationally and in the Essex Biodiversity Action Plan were found in the Borough:

- 1) Ancient and species rich hedgerows and green lanes;
- 2) Ancient woodland;
- 3) Cereal field margins;
- 4) Coastal grazing marsh;
- 5) Lowland heathland;
- 6) Old orchards;
- 7) Reedbeds;
- 8) Saline lagoons;
- 9) Urban habitats – plotlands, and
- 10) Lowland Meadows.

3.43 Additionally, the following Priority Species, as identified nationally or in the Essex Biodiversity Action Plan were found in the Borough:

- 1) Brown Hare;

- 2) Dormouse;
- 3) Pipistrelle Bats;
- 4) Water Voles;
- 5) Skylarks;
- 6) Great Crested Newts;
- 7) Heath Fritillary Butterfly;
- 8) Shrill Carder Bee;
- 9) Native Black Poplar;
- 10) Digger Wasp, and
- 11) Bumblebee.

3.44 i) There have been no development related changes to the size or type of Priority Habitats and Priority Species. The following locational and quality related changes have however been observed:

- As part of the application to redevelop the EEDA site, off of Northwick Road, Great Crested Newts have been relocated to newly built Newt ponds elsewhere on the site.
- North Benfleet Hall Wood and West Wood have been placed under the management of Castle Point Wildlife Trust. Damage caused to these ancient woodlands by users has been mitigated. As a result populations of non-priority species such as slow worms, nesting sparrow hawks and black caps have been seen to increase.
- Canvey Heights Country Park is home to a successful Skylark population. A master planning exercise is currently underway to secure the successful future of this park as an important wildlife habitat and visitor destination.

3.45 Unfortunately damage to some priority habitats and potentially priority species has occurred within the Borough through land clearance. This damage has been caused by private landowners and is beyond the control of the Local Authority. The area under the most pressure in this respect is the Great Burches area.

3.46 The Great Burches area comprises of a number of small wildlife sites that form a complex mosaic of semi-natural habitats in a plotland environment. Priority habitats and species at risk from land clearance in this area include:

- Ancient and species rich hedgerows and green lanes;
- Lowland meadows;
- Song Thrush, and
- Pipistrelle Bat.

3.47 As there has been no development requiring planning consent in this area, as it is allocated Green Belt, the Council has not been in receipt of wildlife survey data and thus the true extent of damage caused by land clearance in the area is not known.

3.48 ii) In 2005 the land to the South of Northwick Road, known as Canvey Wick was designated as a SSSI. Previously 113.2 ha of land in this area was designated as a Local Wildlife Site. 93.19 ha is now allocated as a SSSI. The remaining portion is allocated as employment land and is subject to planning approval, hence the

relocation of Great Crested Newts in this area. The site has however yet to be developed and thus the wildlife interest remains intact.

National Core Output Indicator 9 - Renewable Energy:

- 3.49 There are no policies on renewable energy contained within the existing Local Plan. There is however a policy on energy efficiency. Policy EC6 is not generally referred to when considering planning applications. This matter will be addressed in the Core Strategy.
- 3.50 The Authority has not seen the installation of and has not received any applications that involved the installation of renewable energy sources during 2004/2005. There is currently no policy in the Adopted Local Plan requiring developments to install renewable energy sources, accounting for the lack of applications received. If the Council is to assist in achieving the national target of 10% of energy to be provided from renewable sources by 2010 it will be necessary to provide a policy framework for delivery of such technology in new developments.

Regional Output Indicators

- 3.51 The Government Office for the East of England has specifically requested Local Authorities within the region to provide monitoring information in their Annual Monitoring Reports on the provision of accommodation for Gypsies and Travellers.
- 3.52 Local policy on the provision of accommodation for Gypsies is contained within chapter 4 of the adopted Local Plan:

Figure 3.17: Gypsy Site Policies in the Local Plan

Policy	Coverage	Implementation
H15	Gypsy Sites	No applications for new gypsy sites have been received within the past year. An Essex wide assessment of Gypsy and Traveller Accommodation Needs will be completed early 2006 and will inform the Core Strategy.

- 3.53 There are no authorised gypsy or traveller sites in the Borough. There is one unauthorised development site in the Borough. The site is adjacent to the ESSO Petrol Station on the A127, close to the junction with the A130. This site is occupied by one caravan, which houses a single family. The site is located in the Green Belt and an application to change the use of the site for occupation by a gypsy caravan was refused in November 2002. This refusal was in accordance with policy H15 of the Adopted Local Plan 1998.

Local output indicators

- 3.54 There are a number of Local Plan policies not linked to National Core Output Indicators, particularly regarding the provision of Community Facilities, design issues and street scene, and the landscape.

3.18: Other Policies in the Local Plan

Policy	Coverage	Implementation
EC1	Environmental Assessment	No developments of sufficient environmental impact have been received in the period.
EC2, EC3, H17	Design, Residential Amenity, Housing Development Design and Layout	Referred to throughout planning application reports.
EC5	Crime Prevention	Consultation with the Police generally mitigates the need to use this policy.
EC25 - EC27, EC29 - EC31	Development in the Conservation Areas	These policies are applied in accessing Conservation Area Applications.
EC28	Restriction on Permitted Development (Conservation Area)	No article 4 directions have been issued. This matter will be pursued following a Conservation Area Appraisal to be completed by January 2006.
EC32 - EC35	Listed Buildings	These policies are applied in accessing Listed Building Applications
EC36	Grant Aid	This policy is not applied because grant aid funding is not available.
EC37	Local List of Buildings	This policy is applied when accessing applications affecting a local list building.
EC38	Archaeological Sites & Monuments	This policy is applied when accessing applications affecting archaeological materials.
H12, ED5	Piecemeal Development	These policies are applied when assessing planning applications.
H16	Winter Gardens	Segregated pedestrian and vehicle access to properties has been maintained.
S12 - S15	Advertisement	These policies are applied when considering advertisement applications.
CF1	Social and physical infrastructure and new developments	Contributions are regularly received from developers for highways and drainage improvements. Due to the small scale of many developments in the Borough contributions to social infrastructure is rarely achieved. This matter will be addressed in the Core Strategy.
CF2	Education Facilities	Applications are often received to improve educational facilities in the Borough. However, the Council has yet to become involved in the negotiation of Community Use Agreements. This matter will be considered as part of the Core Strategy and Developer Contributions SPD.
CF3	Pre-School Child Care Facilities	No new facilities have arisen in the year. Previous years have seen a growth in this type of facility however.

CF4	Workplace Nurseries	This policy has not been applied in the case of either supermarket extension, although it is conceivable that in both instances it would apply. This issue will be considered in preparing the Core Strategy.
CF5	Library Provision	No new libraries have been provided in the Borough. The quality of the provision has not been monitored. This matter will be investigated and if necessary addressed as part of the Developer Contributions SPD.
CF6	Places of Worship and Community Centres	Improvements to some places of worship have occurred over the past year. Additionally, the largest community centre in the Borough "The Paddocks" is currently subject to a master planning exercise.
CF7, CF8	Health Facilities	No applications for Health Facilities were received during the 2004/05 year. However, a PCT Centre is proposed at the Paddocks Site and a more recent outline application for this was approved in the 2005/06 year.
CF9, H11	Access and Non-Domestic Development, Accessible and Wheelchair Housing	This is not monitored at present. A system is being put in place from the 1 st January 2006 to monitor decisions made in respect of the Access Officers comments.
C10	Fire Station	The Council is minded to approve a new fire station in the Green Belt. This matter has been called in the Secretary of State.
CF11	Cemetery Provision (Northwick Road)	This has been provided and will not therefore be reported on in future.
CF12	Powerlines and cables	This policy is rarely implemented because the majority of new developments are in urban areas and small enough to rely on existing provision.
CF13	Phasing of Development	No developments sufficiently large enough in size to require phasing have been implemented and thus this policy has not been implemented.
CF16	Telecommunications	This policy is used to assess such applications.
Cf17	Waste Recycling	The implementation of this policy has not been actively pursued. This matter will be addressed is part of the Core Strategy.

3.55 As yet the Council has not developed a full list of local output indicators, however, suggested options include:

3.56 **Employment:**

- The age of the existing stock in employment areas
- The level of private sector investment occurring in the employment areas.

- 3.57 The environmental quality of the existing employment areas and the quality of the existing building stock is important in encouraging inward investment, economic growth and employment generation within the Borough. It is important that quality issues are therefore monitored. By monitoring private investment it will be possible to see if environmental enhancements are successful in achieving this.
- 3.58 **Housing:**
- A breakdown of dwellings completed by number of bedrooms
 - No. of new dwellings completed that catered for sheltered or supported living.
 - No. of bed spaces created in residential institutions for older people.
 - A breakdown of new affordable housing provision by tenure type.
- 3.59 These indicators would help the Council identify whether provision is in line with need identified in the Housing Needs Study and the Housing Needs Study Update.
- 3.60 **Transport:**
- Access to the proposed PCT Centre on Canvey by public transport, extending on national output indicator 3b.
 - Average journey times for key routes within the Borough.
- 3.61 The purpose of monitoring access to the PCT Centre is to ensure that as many people as possible have access to a greater range of medical and healthcare services. This is in line with the Community Strategies objective of “becoming healthier”.
- 3.62 The purpose of monitoring average journey times within the Borough is to assess the effect future developments have on the transport infrastructure of the Borough.
- 3.63 **Local Services:**
- The mix of existing services available in the town centres.
 - Open Space quality indicators that arise from the Open Space Appraisal.
- 3.64 The purpose of monitoring the mix of uses is to ensure that the town centres become or maintain attractiveness to a range of users.
- 3.65 The purpose of monitoring the quality of open spaces in the Borough would be to ensure that policies for their enhancement are effective.
- 3.66 **Flooding:** Further indicators related to this matter will arise upon completion of the SFRA.
- 3.67 **Renewable Energy:**
- The number of new dwellings installed with renewable energy/energy saving technologies.
 - The number of new dwellings installed with water efficiency technologies.
- 3.68 The purpose of monitoring renewable energy and energy saving technologies in smaller development is to ensure that all works contribute to the delivery of sustainability. It is unlikely that there will be a need to monitor these indicators until new planning policies are in place to require such development.

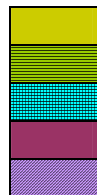
- 3.69 The purpose of monitoring the number of new dwellings installed with water efficiency technologies is important in ensuring that water supplies in the East of England are capable of meeting needs into the future. Again, it is unlikely that there will be a need to monitor these indicators until new planning policies are in place to require such development.
- 3.70 Upon preparing the Core Strategy and Generic Development Control Policies DPD monitoring needs will be considered and identified. At that stage a more precise and detailed list will be devised and monitoring will occur. Due to resourcing issues monitoring beyond that currently occurring will not commence until April 2006. From that date new monitoring requirements will be introduced according to priority, to make the best use of resources available. Where information is available from Essex County Council, this will be used to monitor delivery of the LDF. This will be particularly important for monitoring transport issues and library and education provision.
- 3.71 In addition to monitoring the delivery of the Plan itself, the LDF documents will be subject to Sustainability Appraisal and Strategic Environmental Assessment. These will generate their own indicators against which the Sustainability Impacts of the Plan will be monitored. These indicators will also be included in latter Annual Monitoring Reports.

Appendix 1: LDS Timetable

	2004			2005												2006												2007												
	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
LDS																																								
STATEMENT OF COMMUNITY INVOLVEMENT																																								
CORE STRATEGY & GENERIC DC POLICIES																																								
ALLOCATIONS DOCUMENT																																								
AREA ACTION PLAN - SOUTH & WEST CANVEY																																								
DEVELOPER CONTRIBUTIONS SPD																																								
CANVEY TOWN CENTRE PLAN (SPD)																																								
HADLEIGH TOWN CENTRE PLAN (SPD)																																								
SOUTH BENFLEET TOWN CENTRE PLAN (SPD)																																								
TARPOTS TOWN CENTRE PLAN (SPD)																																								

KEY:

- Preparation – issues and options (including reg. 25 consultation for DPDs)
- Public participation on preferred options (reg. 26 for DPDs and reg. 17 for SPDs)
- Consider public comments and prepare final document
- Submission to the Secretary of State (reg. 28 for DPDs and reg. 19 for SPDs)
- 6 week post submission consultation (regs. 29-33 for DPDs)



- Pre-examination meeting
- Examination
- Inspectors binding report
- Adoption of the Development Plan Document (reg. 36 for DPDs)

