



LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT 2005-2006

SUBMITTED DECEMBER 2006

CASTLE POINT BOROUGH COUNCIL
LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT
2005-2006

SUBMITTED DECEMBER 2006

I.P. Burchill
Corporate Director (Environment)
Castle Point Borough Council
Council Offices
Kiln Road
Thundersley
Benfleet
Essex
SS7 1TF
Tel: 01268 882200
Email: planning@castlepoint.gov.uk

© Copyright Castle Point Borough Council

The text in this document may be reproduced free of charge in any format or medium provided that it is reproduced accurately and not used in a misleading context. The copyright must be acknowledged and the title of the document specified.

Content

1.	Introduction	page 4
2.	Monitoring Local Development Framework Preparation	page 5
3.	Monitoring Output Indicators	page 10
4.	Appendices	page 36

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 output indicators the period covered by the report will be 1st April 2005 to the 31st March 2006 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 2006 as required by the Act. It will also cover the period to the 30th September 2006, 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 2006.

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.
- 2.2 The original Local Development Scheme was adopted in March 2005. An amended version of the scheme was adopted in May 2006.
- 2.3 The Act requires that the Council monitors its progress in delivering the Local Development Framework against the milestones set out in this programme.
- 2.4 The programme set out in the Local Development Scheme is included as Appendix 1. The amended programme is included as Appendix 2. These two documents indicate between them that work on six different documents was programmed for the period 1st April 2005 and the 30th September 2006. The progress on each of the documents is discussed below.

Statement of Community Involvement

- 2.5 Following public consultation on the SCI during March and April 2005, the Statement of Community Involvement was approved for submission to the Secretary of State on the 14th June 2005. It was formally submitted on the 24th June 2005. This met the milestone for submission set out in the LDS of March 2005.
- 2.6 The SCI was subject to post submission consultation during the period 24th June 2005 and the 5th August 2005 inclusive. The number of representations received was limited and the matter was dealt with under written representations.
- 2.7 Due to delays at the Planning Inspectorate, the Inspectors Binding Report on the SCI was not received until 5th January 2006. This date was after the date for adoption published in the original LDS. The Amended LDS (May 2006) therefore indicates a date for adoption in March 2006. The SCI was formally adopted by the Councils Planning Committee on the 7th March 2006.

Core Strategy and Generic Development Control Policies Development Plan Document

- 2.8 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.
- 2.9 The original 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.
 - A Strategic Flood Risk Assessment has been prepared for the Thames Gateway South Essex (TGSE) Partners.

- An Open Space Appraisal has been prepared for the Borough.
- A Canvey Island Sustainable Regeneration Report has been prepared under the auspices of the Castle Point Regeneration Steering Group.
- Conservation Area Appraisals and Management Plans have been prepared for South Benfleet and Florence Gardens Conservation Areas.
- An Assessment of Gypsy and Travellers Needs has been prepared for Essex under the auspices of the Essex Planning Officers Association.
- An Employment Study has been completed.
- 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.

2.10 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 was included in technical reports presented to the Local Development Framework Working Party (LDF Working Party).

2.11 Following considerable member involvement, the preparation stage for the Core Strategy was extended to facilitate further work. A Core Strategy Issues and Options Report was made available for consultation in February and March 2006, resulting in the identification of a Spatial Strategy for the Borough. The Issues and Options Report was accompanied by the Sustainability Appraisal Scoping Report.

2.12 Due to the extension of the preparation stage of the Core Strategy, it was not possible to meet the milestone for public participation on the preferred options, as set out in the original LDS. The amended LDS reflects this and set a new milestone for this consultation in September 2006. The Core Strategy and Generic Development Control Policies DPD was published for consultation on the 30th September 2006. The Preferred Options Report was accompanied by the Draft Sustainability Appraisal.

2.13 As a result of this consultation, it was decided that further technical work on housing delivery and the role of town centres was necessary. It is anticipated that this work will be carried out in early 2007. As a result the Core Strategy is expected to be submitted to the planning inspectorate in the autumn of 2007 rather than February 2007 as set out in the amended LDS.

The Allocations Document (Benfleet, Hadleigh and Thundersley Plan)

2.14 The original LDS shows that work was due to commence on the preparation of an Allocations Document in February 2006. As set out in the Annual Monitoring Report 2004/05, the Council intended to rename this document the Benfleet, Hadleigh and Thundersley Plan in order to identify its coverage in relation to the Canvey Area Action Plan.

- 2.15 As a result of resourcing issues, which the Council has been working to resolve over the past 12 months, it was also necessary to delay production of the Benfleet, Hadleigh and Thundersley Plan. The revised programme is set out in the amended LDS. Preparation was programmed to commence in August 2006.
- 2.16 Since August 2006 work has been underway to prepare the evidence base for the document. A review of the UCS is being carried out in order to inform housing allocations. The Council is also awaiting the completion of an employment study for the Borough.
- 2.17 At this time, the Council does not have the resources in place to progress with the preparation of the Core Strategy, the Canvey Island Area Action Plan and the Benfleet, Hadleigh and Thundersley Plan concurrently to full effect. It is envisaged that there is therefore the need to provide additional time for the preparation of the Benfleet, Hadleigh and Thundersley Plan in order that key milestones can be achieved. The LDS will be amended in this regard.

The Canvey Island Area Action Plan Development Plan Document

- 2.18 In the original LDS, work on the Canvey Island Area Action Plan was not due to commence until October 2006. However, funding from EEDA has enabled work on the preparation of this plan to commence earlier. As a result the amended LDS shows a revised timetable for the preparation of the Canvey Island Area Action Plan.
- 2.19 The revised timetable shows that the Council should have consulted on Preferred Options for the Canvey Island Area Action Plan in July and August 2006. However, due to the following two factors work has been significantly delayed on this Development Plan Document:
- 1) A planning application was received for the expansion of the hazardous installation on the Calor Gas Site, Canvey Island. This application had the potential to have significant implications for the future development of Canvey Island and it was therefore considered prudent to wait for the application to be determined before progressing work on the Canvey Island Area Action Plan. The application was refused in September 2006.
 - 2) The Essex County Council Schools Service has announced that it intends to review and develop a plan for renewed education provision on Canvey Island in the Autumn/Winter of 2006. This has implications for the future development of Canvey Island and the Council therefore considers it prudent to wait until the outcomes of the review are known in January 2007.
- 2.20 The Council is therefore preparing to carry out Issues and Options Consultation on the Canvey Island Area Action Plan in mid 2007, followed by Preferred Options Public Participation in November and December 2007 concurrently with the Benfleet, Hadleigh and Thundersley Plan. Due to the significant delay in achieving this milestone, the Council will be amending the LDS accordingly.
- 2.21 It is now anticipated that the Canvey Island Area Action Plan will be submitted to the Secretary of State for examination in April 2008.

The Paddocks Masterplan (SPD)

- 2.22 As part of the work to prepare a Canvey Island Sustainable Regeneration Report, the appointed consultants were also requested to prepare a Masterplan for the Paddocks Site on Canvey. This site is an important community site and is likely to be developed in phases, as and when funding opportunities become available. Funding has already been received

under the Governments LIFT initiative to provide a Primary Healthcare Centre on the site and a detailed planning application is imminent.

- 2.23 The Paddocks Masterplan was not initially included in the original LDS. However, due to the funding for masterplanning work and the LIFT project it was considered appropriate to include a programme for its preparation in the amended version. This will ensure that the sites relationship with the wider regeneration of Canvey Island is recognised.
- 2.24 As with the Canvey Island Area Action Plan, consultation on the draft document was programmed to occur in July and August 2006. However, the review and planned renewal of education provision on the Island is likely to have significant implications for the masterplan and the proposed uses of the Paddocks Site. As a result this will now be delayed until after January.
- 2.25 Whilst it would not normally be a requirement for supplementary planning documents, the Council will be having an issues and options consultation and a further consultation on the preferred option for the Paddocks Masterplan. This is as a result of three potential options arising for the site. It is therefore expected that the preferred options consultation will not now occur until November and December 2007. The LDS will therefore be revised in order to account for this significant delay.
- 2.26 It is now anticipated that the Paddocks Masterplan will be adopted in April 2008.

The Canvey Town Centre Plan (SPD)

- 2.27 Again, background work for the Canvey Town Centre Plan (SPD) has arisen from the Canvey Island Sustainable Regeneration Report. However, this plan has the potential to be substantially influenced by the education provision review, particularly in how it affects Furtherwick Park School.
- 2.28 The programme for the preparation of the document, as set out in the amended LDS, has therefore been delayed. It is unlikely that the full implications for the town centre from the review will be immediately clear, and as a result the preparation of this document will be delayed until 2008. The revised timetable will be set out in an amendment to the LDS.

Amendments to the programme in the Local Development Scheme

- 2.29 In light of progress made to date in preparing the Local Development Framework, several amendments to the programme in the Local Development Scheme are required. These amendments are in respect of the Amended Local Development Scheme adopted in May 2006.

Amendment 1: The submission date for the Core Strategy will be amended to be September 2007. This will ensure that technical work on housing delivery and the role of town centres can be incorporated into the document.

Amendment 2: Preferred Options Public Participation (Regulation 26) on the Benfleet, Hadleigh and Thundersley Plan will be delayed until November/December 2007. This is to account for the availability of resources.

Amendment 3: Preferred Options Public Participation (Regulation 26) on the Canvey Island Area Action Plan will be delayed until November/December

2007. This is to account for the review of education provision on the Island.

Amendment 4: Consultation on the draft Paddocks Masterplan (Regulation 17) will be delayed until November/December 2007. This is to account for the review of education provision on the Island.

Amendment 5: Preparation of the Canvey Town Centre Plan (SPD) will not commence until 2008. This is to allow for the longer-term effects of the review of education provision on the Island, particularly in relation to Furtherwick Park School, to be understood.

Amendment 6: Introduce a new Supplementary Planning Document entitled "Guidance for Developers on Flood Risk Assessments". The need for this guidance arises from PPS25, the Strategic Flood Risk Assessment and the unique flood risk characteristics of the Borough. This document will be prepared in association with the Environment Agency during 2007.

Amendment 7: Interest in the regeneration of Hadleigh Town Centre is high amongst the development industry and the Council is keen to encourage private investment in this Town Centre. To this end the Council will be working to prepare a Master Plan for the Town Centre during 2007/2008. At present the current timetable for the Hadleigh Town Centre Plan will remain unchanged.

Amendment 8: The Core Strategy introduces several new design concepts regarding sustainability and accessibility that are not addressed by current SPG. The Council will therefore bring forward the preparation of the Urban Design Standards SPD to 2008.

Amendment 9: There is local concern about the criteria used to assess applications for extensions and rebuilds in the Green Belt. Further to this there is a need to ensure that such properties are sustainable, accessible and respectful of nature conservation. To this end the Council will bring forward the preparation of the Green Belt Design Standards SPD to 2008.

Amendment 10: Due to the need to make the most effective use of resources, the preparation of a South Benfleet Town Centre Plan and a Tarpots Town Centre Plan will be scheduled for 2009.

2.30 The programme for the LDS, taking into account the proposed amendments is shown as Appendix 3. These amendments will be submitted to the Secretary of State for approval in February 2007.

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 regularly used within the plan are saved until at least September 2007, those policies which are not currently being utilised will not be saved to any extended period. 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	An outline application to develop this site has been approved by the Council and detailed matters relating to road layout and landscaping have been agreed. The owners, EEDA, are now evaluating the potential of the site to deliver high economy employment opportunities on the site with a view to attracting investors. In order to secure the provision of high quality employment opportunities on the site, policy ED1 will be saved until the Canvey Plan DPD is adopted in order to ensure certainty for potential investors.
ED2	Long Term Employment Needs (South of Charfleets)	There has been no progress since the annual monitoring report of 2004 / 2005. Transport infrastructure is needed to facilitate the development of this area. This policy will be saved as a necessary measure to ensure provision for infrastructure may be sort. This matter will be addressed accordingly in the Canvey Plan DPD.
ED3	Protection of employment areas.	All applications during the monitoring period have provided employment opportunities, however this has sometimes been through the provision of retail in the area. This policy is actively working and is applied where necessary, as such it will be saved until the Core Strategy is adopted.
ED4	Office and Business Park Developments	One application has been approved contrary this policy. CPT/211/05/FUL for mixed use development providing 5 no. industrial / warehouse units and four office buildings at the unit East of Albon Engineering, Claydons Lane. However the policy is actively applied to the majority of applications concerning office and business development. This policy will be saved until adoption of the Core Strategy.
ED7	Environmental Improvements (Employment Areas)	No action has been taken to improve the environmental quality of employment areas.

		This is affecting inward investment. This matter has now been addressed in the draft Core Strategy in policy CPT/CS/DC19 – improving employment areas. However, until such time as this policy is adopted as part of the Core Strategy it is appropriate to save policy ED7 and encourage its use more widely.
ED8	Small Business Development	In the period, no applications have been approved outside of the employment area which is in accordance with this policy. This policy will be saved until adoption of the Core Strategy.
ED9	Hazardous Installations	No intensification or expansion of existing facilities has occurred. One application was refused in accordance with this policy CPT/4/06/FUL concerning the redevelopment of the Calor Gas site on Canvey Island. The application was found to be contrary to policy ED9 and refused. An appeal is now expected. This policy will be saved until adoption of the Core Strategy in order to ensure effective policy coverage regarding this matter.
H14	Living over the shop	This policy is used regularly and applied where premises above shops cannot provide commercial usage. This policy will be saved until adoption of the Core Strategy.

3.6 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. One application for employment purposes has been approved in the Green Belt during the monitoring period. Application CPT/632/04/FUL concerned the development of a fire station and car dealership, this application was refused by the Council but later approved on appeal. However, this policy is usually successfully applied to applications.

3.7 (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	0	0
B2 – General Industry	1125	35
B8 – Storage and Distribution	693	14
Sui Generis	219	7
Total	2037	56

3.8 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.

- 3.9 (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	0	0	0
B2	1125	0	0
B8	693	0	0
Sui Generis	0	0	219
Total	1818	0	219

- 3.10 The majority of business development occurred within areas allocated for employment in the Local Plan. One development occurred outside the employment areas and concerned the use of a site for the processing of scrap vehicles. The site is located in the allocated green lung; however it was previously part of a larger site used for commercial purposes.

- 3.11 (c) In order to achieve sustainable development it is important to make the best use of previously developed land. During the period 1st April 2005 to the 31st March 2006 100% of all business development in Castle Point occurred on previously developed land.

- 3.12 (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.

- 3.13 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

- 3.14 (e) In the monitoring period, all development completed in the employment areas has been for employment uses.

3.15 (f) No land allocated for employment purposes in Castle Point has been lost to residential development within the period 1st April 2005 to the 31st March 2006.

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 regularly used within the plan are saved until at least September 2007. Those policies which are not currently being utilised will not be saved to any extended period. The relevant policies and progressed made towards achieving them are listed in figure 3.5.

Figure 3.5: Housing Policies in the Local Plan

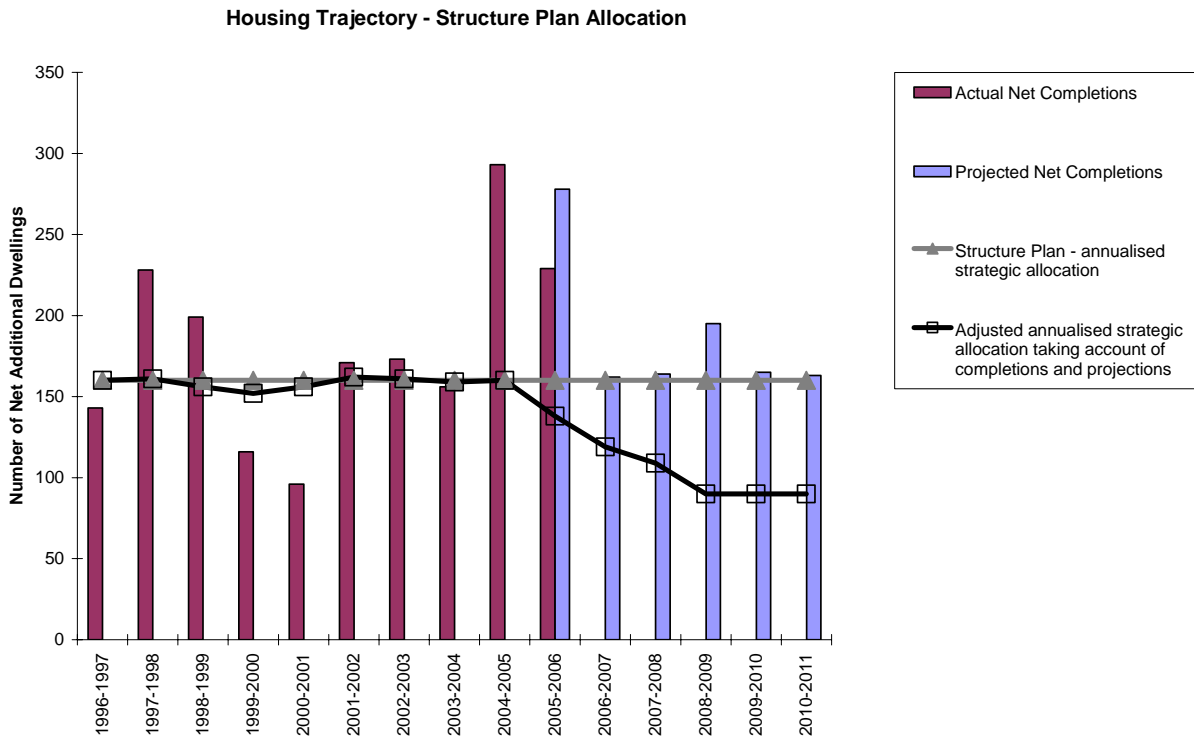
Policy	Coverage	Implementation
H1	Residential Development	Refers to original Structure plan target. This target has been superseded. New residential development requirements have been set out in the Draft Core Strategy. This policy will not be saved in anticipation of adoption of the Core Strategy as land allocated for residential purposes is sufficiently controlled by policy H2.
H2	Residential Land	No large sites allocated for residential use have been lost to other uses in the year. This policy is required in order to control the type of development occurring in residential areas. Therefore it will be saved until adoption of the Core Strategy.
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. It is not appropriate to abandon this policy until such time that an investigation of the site has been undertaken. This policy will be saved pending adoption of the Canvey Plan.
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. A further 54 mobile homes have been provided in the monitoring year, 147 potential sites remain available. Early indications suggest that at least part of Thorney Bay will be redeveloped in a similar manner. As previously indicated, It has been confirmed by the ODPM that these dwellings can be counted towards the Boroughs residential allocations, and therefore no further action is required in the medium to long-term. However, the safeguarding of this site for residential purposes is necessary and as such, this policy will be saved pending adoption of the Canvey Plan which will investigate the matter further.
H5	Safeguarding of Land for Long-Term	An application for this site has been received

	Housing Needs (Land South of The Chase and East of Wensley Road)	by the Council, however a decision has yet to be made as information regarding Wildlife Issues and Developer Contributions has yet to be received by the Council. If the information received is acceptable to the Council the application will be referred to Go-East as a departure from the Local Plan and a decision will be made following the advice received from them. This policy will be saved pending adoption of the Benfleet, Hadleigh and Thundersley Plan in order to preserve the area for long term housing.
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. This policy is necessary in order to control the development of this site, and therefore it will be saved pending adoption of the Benfleet, Hadleigh and Thundersley Plan.
H7	Affordable Housing	Affordable housing requirements have now been clarified in the Draft Core Strategy in Draft Policy CPT/CS/TP6 – Meeting Housing Needs. Further guidance will be provided following the Developer Contributions SPD. This policy is has not been effectively used to date, however it's wording is adequate to require a provision to be made. The policy itself will therefore be saved until the adoption of the core strategy, although thresholds set out in the supporting text will be disregarded in favour of more recent national guidance.
H8	Hostel Accommodation	No applications for hostels have been received in the monitoring period. The control of such development can be sufficiently achieved through the application of other policies relating to residential development. This policy will not be saved in anticipation of the adoption of the Core Strategy.
H9	New Housing Densities	Housing densities have been addressed in the Draft Core Strategy. Draft Policy CPT/CS/TP13 – Optimising Land Use advises on the appropriate densities to be sought in the development of residential sites. This policy is actively used in the determination of relevant applications and it will be saved until adoption of the Core Strategy.
H10	Mix of Development	This matter has now been evaluated as part of the Draft Core Strategy. Draft policies CPT/CS/TP13 – Optimising Land Use and CPT/CS/TP6 – Meeting Housing Needs provide guidance on the mix of development that should be sought. This policy will be saved until adoption 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. This policy will not be saved in anticipation of adoption of the Core Strategy.
------	----------------------------------	---

- 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 The trajectories indicate that the number of actual completions in the 2005 - 2006 year is lower than that expected when housing trajectories were prepared in the Autumn of 2005. A number of sites that were expected to be completed in that year were not complete by the end of March 2006. This is not however a cause for concern as the number of completions still exceeded 200 new dwellings (annualised requirement of the East of England Plan), which in association with completions in previous years has resulted in 1022 new dwellings being provided during the East of England Plan period to date. As a result, Castle Point is on target to deliver 4,000 new homes during the period 2001 to 2021
- 3.20 Projections indicate that the rate of delivery will slow over the next five years. The market has slowed somewhat in the last 12 months and sites appear to be taking longer to develop. In addition to this land assembly issues will prevent larger sites that have recently been identified as part of the Canvey Island Sustainable Regeneration Report from coming forward until around 2011. After 2011, the rate of delivery is therefore expected to increase as site allocation opportunities begin to be realised.

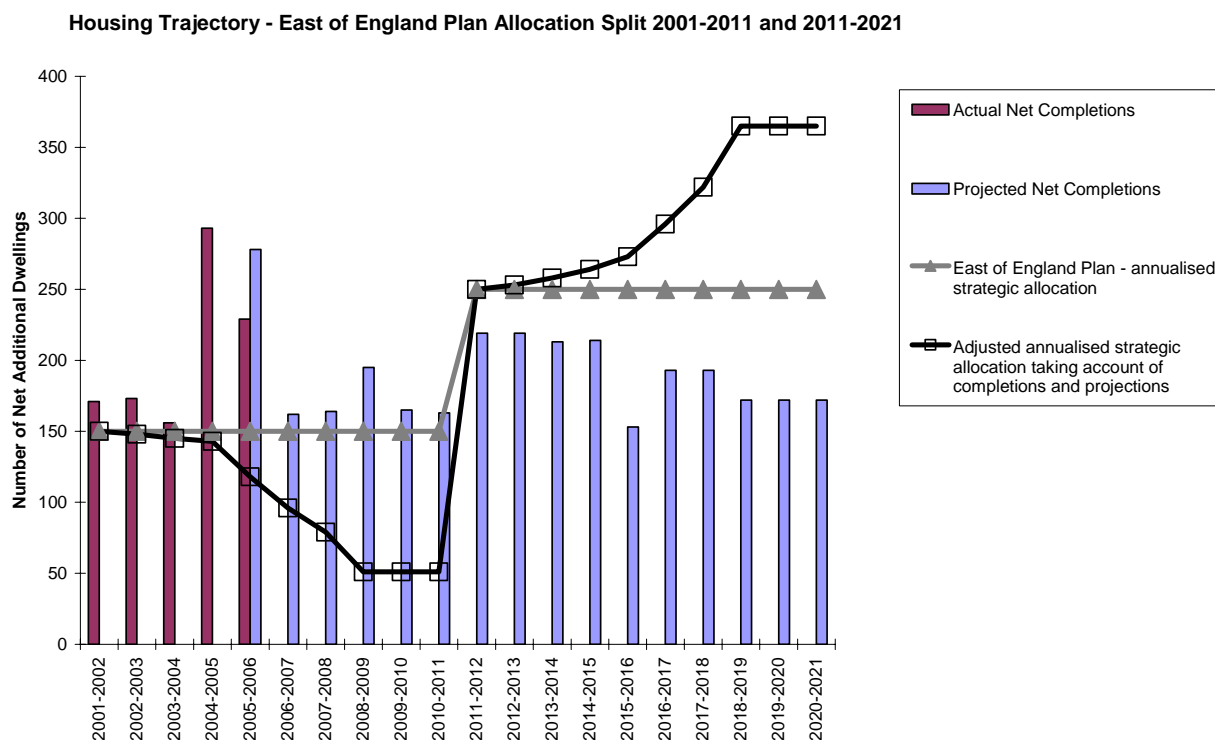
Figure 3.6: Housing Trajectory – Structure Plan Allocation



3.21 The delivery of new housing against the requirements of the Structure Plan is illustrated in figure 3.6. 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 1804 dwellings completed between 1996 and 2006, 1080 were newly built dwellings whilst 724 were new mobile homes on Kings Park, accounting for 40% of all new dwellings.

3.22 The delivery of a further 147 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 2653 new dwellings being delivered during the Structure Plan period 1996-2011. If achieved this would exceed the Structure Plan requirement by 253 dwellings.

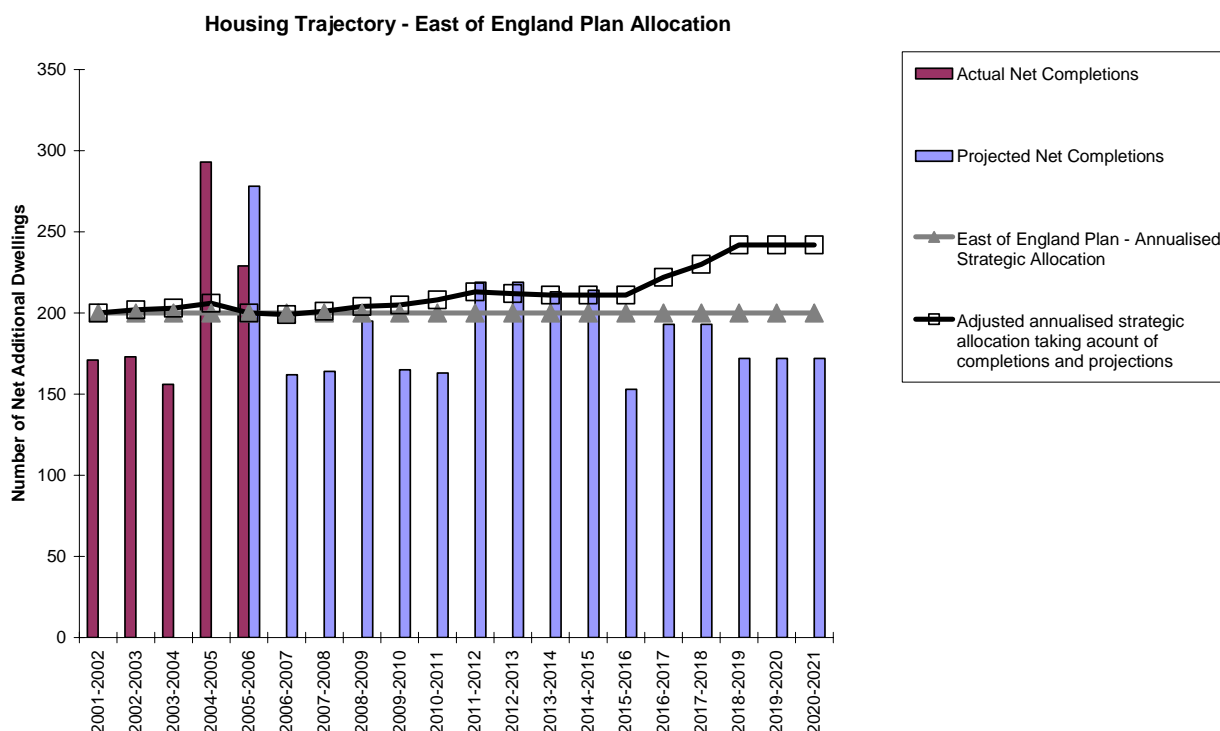
Figure 3.7: Housing Trajectory – East of England Plan Allocation with Split



3.23 The delivery of new housing against the requirements of the draft East of England Plan, when split into specified time periods is illustrated in figure 3.7. Relatively high levels of delivery during 2001-2006 have been achieved, whilst projections indicate that delivery will continue to be around 150 dwelling units per annum up to 2011. If achieved this would result in the East of England Plan allocation for this period being exceeded by 371 new dwellings. In the previous monitoring period, higher levels of delivery have been brought about by the redevelopment of Kings Park for mobile homes, which is expected to contribute a further 147 new dwellings during the period 2006-2011. It is also envisaged that during this period delivery will be realised through the development of several larger sites for flat/sheltered accommodation in the existing urban areas, including Hadleigh Town Centre.

3.24 It is expected that regeneration of brownfield opportunity sites, most notably on Canvey will start to occur from 2011. This is set out in the Canvey Island Sustainable Regeneration Report. As a result, the level of delivery is expected to increase during the period 2011-2016. This increase also takes account of the Kiln Road Greenfield Site being developed. However, beyond 2016 the rate of development is expected to drop again to below 200 dwellings per annum. As a result, it is currently projected that only 1920 new dwellings will be delivered during the period 2011-2021. This is 580 units below the split target of 2500 for this period.

Figure 3.8: Housing Trajectory – East of England Plan Annualised



3.25 The delivery of new housing against the requirements of the draft East of England Plan, when averaged across the entire time period is illustrated in figure 3.8. 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 2005-2006 this annual requirement was exceeded. As with the previous graph, the level of deliver is expected to drop during the period 2006-2011 due to a slow down in the market. However, as with previously, the realisation of regeneration opportunities and existing Greenfield sites will see a growth in delivery during the period 2011-2016. As with the previous graph delivery is then projected to slow again after 2016. The outcome of this pattern of delivery is projected to be the delivery of a total of 3791 new dwellings during the plan period. This is slightly below the 4000 dwelling target set out in the East of England Plan and as a result, it may be necessary to consider the Greenfield sites later on during the plan period to address this under provision.

3.26 The data described above may be viewed in the various housing trajectory tables in appendices 4 – 6 of this report.

3.27 (b) Of the 229 net completions within the year 2005/2006, only 1 was on a Greenfield site. Application CPT/125/03/FUL concerned a four bedroom house which was located on the edged of an existing residential development at Thames Road, Canvey Island. As a result delivery on brownfield land during 2005-2006 was over 99%.

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 and in the 2005-2006 year almost three quarters of new

development (on sites over 0.1ha in size) was at a density of over 50 dwellings per hectare. This is illustrated in figure 3.9.

Figure 3.9: 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
2005/2006	2.3	25.1	72.6

3.29 (d) No new affordable homes were delivered during the period 1st April 2005 and the 31st March 2006. As a result the total number of affordable homes delivered in the Borough since 2001 stands at just 29. The draft Regional Spatial Strategy anticipates that the delivery of affordable housing should stand at 30% of new homes delivered. To date affordable homes amount to just 2.8%. This is reduction on the 2004-2005 year. The Council is seeking to address this issue through the Core Strategy and a Developer Contributions SPD.

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. Those policies which are not currently being utilised will not be saved to any extended period. The relevant policies and progress made towards achieving them are listed below:

Figure 3.10: 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. This policy will be saved until adoption of the Core Strategy to encourage this sustainable practice to continue.
H18, ED6, S5, T8	Car Parking	Guidance provided by Essex County Council is used in order to determine the required number of car parking spaces required for a particular development. The policies relating to car parking provision are therefore not used in the determination of applications. Policy T8 is necessary in order to enable provision for car parking to be sort on sites, and as such will be saved until the Core Strategy is adopted where provision is found in Draft Policy CPT/CS/TP5. However policies H18, ED6 and S5 will not be saved.
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. Provision will be sort as part of developer contributions. This policy will not be saved in anticipation of adoption of the Core Strategy.
T2, T3, T4	Intensification of Access, Local Distributor Roads and Large Scale Development	The Planning Authority works with the Highways Authority in these instances. Guidance provided by the Highway Authority through consultation is used to help determine applications and therefore policies T3 and T4 are not relied upon to determine applications. The Draft Core Strategy has now addressed this issue in Draft Policy CPT/CS/TP5 – Improving Transport and Accessibility. Policies T3 and T4 will not be saved, however policy T2 will be saved until adoption of the Core Strategy. It provides an appropriate mechanism for the refusal of applications that provide insufficient parking and is regularly used in this way.
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. This policy will be saved pending adoption of the Canvey Plan.
T7	Unmade Roads	No applications requiring the improvement of unmade roads were received during the period. However, the policy has been utilised in the past to determine relevant applications and as such will be saved until adoption of the Core Strategy.
T9	Short Stay Car Parks	No allocated short stay car park was developed for alternative uses during the period. Application CPT/568/05/FUL has been approved to allow development of 24 self-contained flats on a site currently providing car parking. The loss of Lubbins Car Park through this application was contrary to both policy T9 and S6. These policies have not in recent years been utilised to determine applications. Therefore, these policies will not be saved in anticipation of adoption of the Core Strategy.
T10, T11	Cycleways	No cycleways have been proposed or constructed in the Borough in the year. Draft policy CPT/CS/TP5 – Improving Transport and Accessibility has provided further guidance in the Draft Core Strategy. This policy will be saved until adoption of the Core Strategy, as an important consideration for transport infrastructure.
T12	Bus Services	This matter has now been considered as part of the development of the Draft Core Strategy and is addressed in Draft Policy CPT/CS/TP5 –

		Improving Transport and Accessibility. This policy will be saved until adoption of the Core Strategy.
T13	Traffic Management	The Authority supports the Highway Authority in the preparation of the Local Transport Plan. This policy will be saved until adoption of the Core Strategy.
T14	Civil Aviation Authority	One application has required consultation with the civil aviation authority in the monitoring period. CPT/4/06/FUL for further storage facilities at the Calor Gas site required consultation with them as the application included a structure 40m high. The procedural nature of this policy is subsumed within national regulations and therefore this policy will not be saved.
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. This policy will not therefore be saved, although consideration to water-borne freight will be given during the preparation of the Canvey Plan if and where appropriate.
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 indicates that those that exist are poorly signposted and do not form a coherent network. This matter has now been addressed as part of the development of the Draft Core Strategy and is found in Draft Policy CPT/CS/TP5 – Improving Transport and Accessibility. This policy will be saved until adoption of the Core Strategy.

3.31 (a) During the period 1st April 2005 to the 31st March 2006 8 new non-residential developments were registered as completed. 100% 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 2005/06 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 3.11.

Figure 3.11: New homes within 30 minutes public transport of Services.

Service	New homes within 30 minutes public transport time	
	Number (Gross)	Percentage
GP Surgery	306	93%
Hospital	113	34%
Primary School	306	93%

Secondary School	306	93%
Employment Area (employment)	306	93%
Town Centre (employment)	306	93%
Major Health Centre (Canvey and Tyrells)	306	93%

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.

National Core Output Indicator 4 - Local Services:

3.34 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. Those policies which are not currently being utilised will not be saved to any extended period. The relevant policies and progressed made towards achieving them are listed in figure 3.12:

Figure 3.12: Local Service Policies in the Local Plan

Policy	Coverage	Implementation
S1	Location of Retail Development	One retail development was located outside of the town centre areas contrary to this policy. This was an appeal decision, CPT/632/04/FUL approved in January 2006 and allowed development of a car dealership on land at Stadium Way, Rayleigh Weir Industrial Estate. This policy is usually applied successfully in the determination of relevant applications and therefore will be saved until adoption of the Core Strategy.
S2	Shopping facilities at the Rayleigh Weir	All applications relating to retail in this area during the monitoring period have concerned the alteration and extension of existing retail development. These applications have been determined in accordance with this policy. This policy will be saved until adoption of the Benfleet, Hadleigh and Thundersley Plan.
S3	Primary Shopping Frontage	All applications to reduce the A1 percentage of primary shopping frontages have been refused in the monitoring period. The policy will be saved until adoption of the Core Strategy.
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. The extent of Hadleigh Town Centre will be reviewed as part of the Benfleet, Hadleigh and Thundersley Plan. This policy will be saved to ensure that the retail element of the town centres is not lost until the Core Strategy is adopted. However, consideration will be given to emerging site specific DPDs, when they become available, in considering the extent of

		this policy.
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 not be saved in anticipation of adoption of the Core Strategy.
S7	Environmental Improvements	This matter has now been addressed in the Draft Core Strategy and Draft Policy CPT/CS/TP10 – Enhancing the Built Environment seeks to improve the environment. Further guidance will be provided following development of the Town Centre Plans. This policy will be saved until adoption of the Core Strategy.
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. This policy will not be saved in anticipation of adoption of the Core Strategy.
S9	Local Shopping Parades	This policy is applied regularly to relevant applications and applications have been refused in the monitoring period when they have been found to be contrary to this policy. This policy will be saved until adoption of the Core Strategy.
S10	Supermarket and Retail Warehouse Development	In the monitoring period, one new supermarket has been received consent in the Tarpots Town Centre, CPT/377/05/FUL for a Tesco Express. Two other supermarkets have also been permitted to extend, Sainsburys at Rayleigh Weir, Benfleet and Morrisons at Northwick Road, Canvey Island. These applications were determined in accordance with this policy. This policy will be saved until adoption of the Core Strategy.
S11	Food Superstore and Retail Warehouse Development (Northwick Road)	To date approximately half of the site capacity has been used. Planning permission CPT/56/96/OUT/VAR/C has extended the time for submission of the reserved matters until September 2009 and removed the outline permission for the rest of the site. This policy is no longer required due to the progress made towards the development of this site; therefore it will not be saved in anticipation of adoption of the Core Strategy and the matter will be addressed in the Canvey Area Plan SPD.
RE1,	Development for recreation purposes	In the monitoring period a skateboard park has been completed in the Waterside Farm Leisure Centre. This policy will be saved until adoption of the Core Strategy.
RE2,	Provision of various types of open	No existing open space has been lost to

RE3, RE4, RE5, RE6, RE7, RE8, RE9, RE10	space and recreation facilities.	alternative forms of development; however, the quality of these open spaces is poor. An Open Space Appraisal has been prepared and has assisted in the development of the Draft Core Strategy. The Open Space Appraisal will also assist in the development of the Green Space Strategy which is currently being prepared. Where policies identify particular sites of open space, these will in future be addressed in the Area Plans. These policies will be saved until adoption of the Core Strategy.
RE11	Stables	This policy addresses generic issues contained within other policies such as EC2 and EC3. This policy will not therefore be saved.
RE14	Planning Agreements and Recreational Development	No such agreements have been made in the past year. This matter has now been addressed in the Draft Core Strategy and Draft Policy CPT/CS/SP3 – Implementation, Delivery and Monitoring details agreements will be sort in order to enhance public open space, sports and recreation facilities. This policy will be saved until adoption of the Core Strategy.
RE15, RE16	Noisy sports and floodlighting	These policies address generic issues contained within other policies such as EC2 and EC3. They will not therefore be saved.
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. It is likely that a more desirable location for a football ground will be sort in the preparation of the Canvey Plan DPD. This policy will not be saved in anticipation of 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. It is necessary for the policy to be updated accordingly and this matter has been addressed in the Draft Core Strategy Draft Policy CPT/CS/TP9 – Improving the Relationship with the Thames. While this policy has not always proven successful on appeal, it is still desirable to protect the seafront entertainment area; therefore, this policy will be saved until adoption of the Core Strategy.

3.35 (a) The amount of retail, office and leisure development that has occurred within the Borough during the period 1st April 2005 to the 31st March 2006 is outlined in figure 3.13. For the purposes of this report the Town and Country Planning (Use Classes) Order 1987 as amended in 1995 applies.

Figure 3.13: Completed Local Service Floorspace 2005/06

Local Service	Floorspace (m ²)
A1 – Shops	144
A2 – Financial and Professional Services	0
A3 – Takeaways	0
D2 – Assembly and Leisure	0
Total	144

3.36 (b) Of the local services completed in the period specified above, all were within town centre areas. The percentage of each type of development within the town centres is indicated in figure 3.14.

Figure 3.14: 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	0
A3 – Takeaways	0
D2 – Assembly and Leisure	0

3.37 (c) No open spaces within the Borough are managed to Green Flag Award Standard. The Open Space Appraisal indicates that there is some way to go in achieving this for many sites, although several of the natural sites have the potential to achieve Green Flag Status with some work. The Council is currently preparing a Green Spaces Strategy with the overall aim of delivering at least one Green Flag Award Standard Open Space by 2011. The Core Strategy will support this.

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

3.38 The Council has no existing policies relating to flood risk or water quality. This matter has now been addressed in the Draft Core Strategy and Draft Policies CPT/CS/TP9 – Improving the Relationship with the Thames and CPT/CS/TP10 – Managing Flood Risk. There are however two policies related to water management in the existing Local Plan.

Figure 3.15: 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. This policy will be saved until adoption of the Core Strategy.
C15	Water supply	The water companies are consulted on significant applications; however, responses are not always forthcoming. This policy will be saved until adoption of the Core Strategy.

3.39 During the period 1st April 2005 to the 31st March 2006 no applications were approved contrary to Environment Agency advice regarding flood risk or water quality.

National Core Output Indicator 8 - Biodiversity:

3.40 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. Those policies which are not currently being utilised will not be saved to any extended period. The relevant policies and progressed made towards achieving them are listed in figure 3.16.

Figure 3.16: 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. This policy will be saved until adoption of the Core Strategy.
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. This policy will be saved until adoption of the Core Strategy.
EC8	The Green Lung	This area of privately owned land is within the Cordon Sanitaire for the Calor Gas Installation and is therefore unsuitable for development. It is not therefore necessary to save this policy beyond the 27 th September. It will however be considered as part of the Canvey Plan document.
EC9, EC10, EC11	Agricultural land and development	No development proposals have been received that would contravene these policies. Policies EC9 and EC10 protect commercial and high quality farmland from inappropriate development. These will be saved until the Core Strategy is adopted. Policy EC11 considers the layout and design of agricultural development. This repeats other generic policies and will not be saved.
EC12	SSSIs	No new developments which would adversely effect these designated areas, have occurred within or adjacent to SSSIs in the past year. The policy repeats national legislation and policy. It will not therefore be saved beyond the plan period.
EC13	Protection of Wildlife and their habitats	No identified wildlife sites have been the subject of development which would have adverse effects on the area. Applications for large development in areas where there may be wildlife interests have been required to be accompanied by a Wildlife Survey in the past. Throughout the

		monitoring period, English Nature and Essex Wildlife Trust have been consulted on any applications on or near to an identified wildlife site. They have specified whether an ecological survey should be required. This policy will be retained until the core strategy is adopted.
EC14	Creation of New Wildlife Habitats	No new wildlife habitats have been created in the last year. This policy will be saved until adoption of the Core Strategy in order to allow for such provision to be made in the interim should the opportunity arise.
EC15, EC20	Control of Permitted Development in Sensitive Areas, Landscape Improvement Area	These policies permit the use of article 4 directions within the Borough on the grounds of landscape or nature conservation interest. Whilst no such directions have been sought the principle of the policies is useful and therefore they will be saved until the core strategy is adopted.
EC16, EC17, EC18, EC19	Landscape	No developments that would adversely impact on protected landscapes have been approved. These policies will be saved until adoption of the Core Strategy.
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. These policies will be saved until adoption of the Core Strategy.
EC24	Coastal Protection Belt	This allocation overlaps with other allocations and is not used separately. This policy will not be saved in anticipation of adoption of the Core Strategy.

3.41 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.

3.42 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) Shril Carder Bee;
- 9) Native Black Poplar;
- 10) Digger Wasp, and
- 11) Bumblebee.

3.43 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.

3.44 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.

3.45 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.

3.46 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. A review of the Habitat Survey and Wildlife Sites is currently being undertaken by Essex Ecological Services. The results are expected in June 2007.

3.47 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 recently been cleared (autumn 2006) and any wildlife interest on the site has been removed.

National Core Output Indicator 9 - Renewable Energy:

- 3.48 There are no policies on renewable energy contained within the existing Local Plan. There is however a policy on energy efficiency. Policy EC6 is rarely referred to when considering planning applications. This policy will not be saved prior to the adoption of the Core Strategy as it provides little control of development in terms of energy conservation. The Draft Core Strategy has now addressed this matter and provides clarification on the appropriate measures that can in future be utilised.
- 3.49 The Authority has not seen the installation of and has not received any applications that involved the installation of renewable energy sources during 2005/2006. 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.
- 3.50 Draft Policy CPT/CS/DC7 – Renewable Energy within development and Draft Policy CPT/CS/DC8 – Renewable Energy Developments have now been developed. Following adoption of the Core Strategy these policies will provide guidance throughout the application process on appropriate measures for energy conservation and renewable energy.

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. The Assessment of Gypsy and Traveller Accommodation Needs has now been completed and the Draft Core Strategy addresses this matter, detailing that the needs of travellers entering the Borough should be addressed like the needs of any other ethnic group. This policy will not be saved in anticipation of adoption of the Core Strategy as other policies can address any relevant applications sufficiently.

- 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 two caravans, which houses a family group. 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	One application was received in the monitoring period which would have a significant environmental effect. CPT/4/06/FUL for the redevelopment of the Calor Gas site on Canvey Island, to provide a combined liquefied natural gas liquefied petroleum gas importation facility and associated works, was refused in accordance with policy EC1. This policy does however repeat national legislation and will not therefore be saved beyond the plan period.
EC2, EC3, H17	Design, Residential Amenity, Housing Development Design and Layout	Referred to throughout planning application reports. These policies will be saved until adoption of the Core Strategy.
EC5	Crime Prevention	Consultation with the Police and Community Anti-Social Behaviour Officer generally mitigates the need to use this policy. However, due to the importance of community safety within the Borough, and as a Council priority, this policy will be saved until the core strategy is adopted.
EC25 - EC27, EC29 - EC31	Development in the Conservation Areas	These policies are applied in accessing Conservation Area Applications. These policies will be saved until adoption of the Core Strategy.
EC28	Restriction on Permitted Development (Conservation Area)	Article 4 Directions restrict development in both conservation areas. As both conservation areas are protected by such directions there is no need for this policy to be saved.
EC32 - EC35	Listed Buildings	These policies are applied in accessing Listed Building Applications. These policies will be saved until adoption of the Core Strategy.
EC36	Grant Aid	This policy is not applied because grant aid funding is not available. It will not be saved in anticipation of adoption of the Core Strategy.
EC37	Local List of Buildings	This policy is applied when assessing applications affecting a local list building. This policy will be saved until adoption of the Core Strategy.
EC38	Archaeological Sites & Monuments	This policy is applied when accessing applications affecting archaeological materials. This policy will be saved until adoption of the Core Strategy.
H12, ED5	Piecemeal Development	These policies are applied when assessing planning applications. These policies will be saved until adoption of the Core Strategy.
H16	Winter Gardens	Segregated pedestrian and vehicle access to

		properties has been maintained. This policy will be saved until adoption of the Core Strategy and will be addressed in the Canvey Area Plan.
S12 - S15	Advertisement	These polices are applied when considering advertisement applications. This policy will be saved until adoption of the Core Strategy.
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 has now been addressed in the Draft Core Strategy and Draft Policies CPT/CS/SP3 – Implementation, Delivery and Monitoring and CPT/CS/TP2 – Meeting Community Needs have been developed accordingly. This policy will be saved until adoption of 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. It is envisaged that these may be sort in the future through implementation of Draft Policy CPT/CS/TP2 – Meeting Community Needs. This policy will be saved until implementation of the Core Strategy.
CF3	Pre-School Child Care Facilities	One application of relevance was received in the monitoring period. CPT/96/06/FUL was approved in March 2006 and permitted the use of a temporary classroom as a day nursery. This matter has now been addressed in the Draft Core Strategy and Draft Policy CPT/CS/SP3 – Implementation, Delivery and Monitoring concerns provision for child care facilities. This policy does however refer to generic matters covered by policies such as EC2 and EC3. It is not therefore necessary to save this policy beyond September 2007.
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 has now been addressed in the Draft Core Strategy and Draft Policy CPT/CS/SP3 – Implementation, Delivery and Monitoring concerns the use of planning obligations to ensure provision for such facilities. This policy will be saved until adoption of 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. The

		Draft Core Strategy has addressed this issue and Draft Policy CPT/CS/SP3 – Implementation, Delivery and Monitoring allows provision through planning obligations. This policy will be saved until the Core Strategy is adopted.
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. This policy will be saved until adoption of the Core Strategy.
CF7, CF8	Health Facilities	A PCT Centre is proposed at the Paddocks Site and an outline application, CPT/476/05/OUT for this was approved in the monitoring period. These policies will be saved until adoption of the Core Strategy.
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 April 2007 to monitor decisions made in respect of the Access Officers comments.
C10	Fire Station	One application for a fire station has been approved in the monitoring year. CPT/632/04/FUL was approved in January 2006. This policy will be saved until adoption of the Core Strategy.
CF11	Cemetery Provision (Northwick Road)	This has been provided and will not therefore be reported on in future. This policy is therefore no longer required and will not be saved pending adoption of the Core Strategy.
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. This policy will be saved until adoption of the Core Strategy in order to inform larger development proposals that may come forward such as the Kiln Road Reserved Matters.
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. This policy will be saved until adoption of the Core Strategy in order to inform larger development proposals such as the Kiln Road development.
CF16	Telecommunications	This policy is used to assess such applications; it will be saved until adoption of the Core Strategy.
CF17	Waste Recycling	The implementation of this policy has been actively pursued through consultation with the Councils Recycling Officer. This policy has now been addressed in the Draft Core Strategy in Draft Policies CPT/CS/DC3 – Construction Methods and CPT/CS/DC13 – On-site Waste

	Management.
3.55	As yet the Council has not developed a full list of local output indicators for the Local Development Framework. The inference is that monitoring should take place upon adoption and implementation of each DPD. At this stage it is therefore only possible to identify a suggested list of indicators that the Council will be looking to develop. These include:
3.56	Employment: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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 publication of the SFRA and the development of an FRA Guidance document for developers.
3.67	Renewable Energy: <ul style="list-style-type: none"> - 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: Original LDS Timetable (March 2005)

	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	Preparation	Preparation	Preparation	Public participation	Public participation	Public participation	Consider comments	Consider comments	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	Submission	
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)

Appendix 3: Proposed Amendment to the LDS Timetable

LOCAL DEVELOPMENT DOCUMENTS	2006				2007				2008				2009																											
	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							
CORE STRATEGY AND GENERIC DC POLICIES																																								
CANVEY ISLAND AREA ACTION PLAN																																								
BENFLEET, HADLEIGH, THUNDERSLEY PLAN																																								
PADDOCKS MASTERPLAN																																								
DEVELOPER CONTRIBUTIONS GUIDE																																								
FLOOD RISK ASSESSMENT GUIDE																																								
CANVEY TOWN CENTRE PLAN																																								
HADLEIGH TOWN CENTRE PLAN																																								
URBAN DESIGN STANDARDS GUIDANCE																																								
GREEN BELT DESIGN STANDARDS GUIDANCE																																								
SOUTH BENFLEET TOWN CENTRE PLAN																																								
TARPOTS TOWN CENTRE PLAN																																								
SCI REVIEW																																								

KEY:

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

- Pre-examination Meeting 
- Commence Examination 
- Inspectors binding report 
- Adoption of the Development Plan Document (reg. 36 for DPD) 

Appendix 4: Housing Trajectory Totals Summary

	Completions	Projected Completions	Annualised SP	Annualised RSS with Split	Annualised RSS	Adjusted SP	Adjusted RSS with split	Adjusted RSS
1996-1997	143		160			160		
1997-1998	228		160			161		
1998-1999	199		160			156		
1999-2000	116		160			152		
2000-2001	96		160			156		
2001-2002	171		160	150	200	162	150	200
2002-2003	173		160	150	200	161	148	202
2003-2004	156		160	150	200	159	145	203
2004-2005	293		160	150	200	160	143	206
2005-2006	229	278	160	150	200	138	118	200
2006-2007		162	160	150	200	119	96	199
2007-2008		164	160	150	200	109	79	201
2008-2009		195	160	150	200	90	51	204
2009-2010		165	160	150	200	90	51	205
2010-2011		163	160	150	200	90	51	208
2011-2012		219		250	200		250	213
2012-2013		219		250	200		253	212
2013-2014		213		250	200		258	211
2014-2015		214		250	200		264	211
2015-2016		153		250	200		273	211
2016-2017		193		250	200		296	222
2017-2018		193		250	200		322	230
2018-2019		172		250	200		365	242
2019-2020		172		250	200		365	242
2020-2021		172		250	200		365	242

Appendix 5: Housing Trajectory Breakdown

Year	Extant Permissions			Allocations			Other Identified Areas		Contingent Sites	Allocations - Greenfield			Unidentified		TOTAL
	Hadleigh Town Centre	Other Large Sites	Small Brownfield	Kings Park	Canvey Supply (Benfleet)	Canvey Supply (Canvey)	Canvey Town Centre	Hadleigh Town Centre	Thorney Bay	Kiln Road	Scrub Lane	Other Large Sites	Small Brownfield		
2006-07	10	34	31	49				12				26		162	
2007-08	10	34	31	49				13				27		164	
2008-09	10	34	31	49				13				27		195	
2009-10	9	34	31					13		20	31	27		165	
2010-11	9	33	31					13		50		27		163	
2011-12			6				33	15	35	60		50	20	219	
2012-13			6				33	15	35	60		50	20	219	
2013-14							33	15	35	60		50	20	213	
2014-15							33	16	35	60		50	20	214	
2015-16							32	16	35			50	20	153	
2016-17					22	33	32		35			50	21	193	
2017-18					21	32	32		35			51	22	193	
2018-19						32	32		35			51	22	172	
2019-20						32	32		35			51	22	172	
2020-21						32	32		35			51	22	172	
	48	169	167	147	43	161	324	141	350	310	62	638	209	2769	
				This is based on the remaining 147 units being delivered over a 3 year period from 2006-2009.	In response to the UCS (2004) the owner indicated that the site would become available within 10 years. The start of the housing delivery is therefore programmed for after 2014.	The number of houses that can be provided on this site is based on the Canvey Island Sustainable Regeneration Report. In response to the UCS (2004) the owner indicated that the site would become available within 10 years. The start of the housing delivery is therefore programmed for around 2014.	The number of dwellings that can be provided in the town centre is based on a density of 60du/ha. This is lower than the density set out in the Canvey Island Sustainable Regeneration Report. The report indicates that land assembly issues will result in no dwellings being delivered before 2011.	The prominence of the car sales industry in Hadleigh Town Centre in the past has resulted in a large number of under used sites arising. Several of which have already been redeveloped. It is anticipated that such sites will continue to come forward for development over the next 10 years providing between 200 and 300 additional units in total.	The number of dwellings that can be provided on this site is based on the Canvey Island Sustainable Regeneration Report. The report indicates that this development would take 10 years to complete and would commence in approximately 2011. Depending on the preferred option selected for the Canvey Area Action Plan, the delivery of this site may be dependent on the extension of Roscommon Way. This may delay delivery.	This is based on the current outline planning application for 310 dwellings on the site. Due to land assembly and preparation requirements it is not expected that houses will be delivered until 2010.	The number of dwellings to be provided on this site is based on 30du/ha. Due to the suburban nature of the surrounding area this density is reasonable for the purposes of the trajectory. The site is owned by Essex County Council who have recently commenced pre-application discussions with the Council.	This figure is based on the number of currently known large sites in the Borough that have yet to be delivered but that are expected to be delivered in the next 5 years. A total of 359 units are expected to arise from these sites by 2011.	This is based on the average number of completions per year on small sites between 2001 and 2006. The rate is discounted by 30% to take account of changes in the market etc.		

Appendix 6: Housing Trajectory Known Other Large Sites

Year	Address	Number of Completions	Current Status
2006/07	190-204 High Road, Benfleet	7	Complete Sep 06
	56-68 Vicarage Hill, Benfleet	8	Under construction Sep 06
	Land between Tabora Ave and Link Road, Canvey	11	Under construction Sep 06
	97-99 London Road, Benfleet	12	Under construction Sep 06
	Progress House, Castle Lane, Hadleigh	16	Complete Sep 06
	320 London Road, Hadleigh	12	Phase 1 Complete Sep 06
	186 Rayleigh Road, Benfleet	15	Under construction Sep 06
	Total	81	
	Total (not in Hadleigh Town Centre)	53	
2007/08	Land Adjacent to the Windjammer, Eastern Esplanade, Canvey	18	Recent interest in implementing permission
	Waagon and Horses, London Road, Hadleigh	31	Flats being sold prior to commencement
	21 High Street, South Benfleet	12	Under Construction Sep 06
	Adjacent to 21 High Street, South Benfleet	12	Same developers as above. Permission being sought
	Site off Hall Farm Road and Brook Road, Benfleet	18	Has permission
	Lubbins Car Park, Eastern Esplanade, Canvey	24	Approved but not signed S106 to date
	350-356 London Road, Hadleigh	15	Has permission
	120 Long Road, Canvey Island	24	Previous Application refused. New application in in Sep 06 for less units.
	Total	154	
Total (not in Hadleigh Town Centre)	108		
2008/09	Social Services Site, Kiln Road, Benfleet	16	No application. Number based on rough calculations.
	Park Chase, Hadleigh	29	Application delayed due to dispute over delivery of affordable housing.
	18-32 High Road, South Benfleet	15	Previous application refused. New application in Sep 06. Need to demolish existing building before construction.

CASTLE POINT BOROUGH COUNCIL ANNUAL MONITORING REPORT 2005-2006

	1-3 Eastern Esplanade, Canvey	40	Outline application approved on appeal. Reserved matters need a FRA
	100 Scrub Lane, Hadleigh	13	Previous applications refused due to density. New application at lower density in in Sep 06.
	35 Long Road, Canvey	52	This site has permission, however its implementation may be dependent on plans for the Paddocks Site.
	Total	165	
	Total (not in Hadleigh Town Centre)	165	
2009/10	16 & 18 The Crescent, Hadleigh	13	Application for site received Sep 06. Site needs to be cleared before construction can commence.
	Land Adjacent to 40 Long Road, Canvey	20	Application awaited
2012/13	Hadleigh Junior School, The Avenue, Canvey	20	This site has permission, however it is necessary to rebuild the School on the nearby Infant School Site before these can be provided.
2014/15	Canvey Supply, London Road, Benfleet	62	The future of this site is linked to the future of the Point Industrial Area.