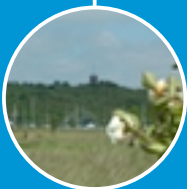
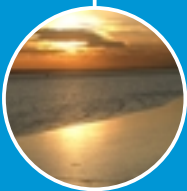


annual monitoring report 2006/07

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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; and
2. The progress achieved in delivering sustainable development, assessed against national, regional and local output indicators.

1.2 With regard to progress in preparing the Local Development Framework, the report will cover the period from the 1st April 2006 until the 30th September 2007. By covering a period of 18 months it is possible to identify where actions need to be taken to ensure that the programme of delivery is on course.

1.3 The output indicators will be measured for the period 1st April 2006 until 31st March 2007 unless otherwise indicated. Where it is not possible to deliver monitoring information for the period stipulated, the report will indicate how the monitoring process will be adapted to provide information in future years.

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 Secretary of State by the 31st December 2007.



2 local development framework preparation

2 Local Development Framework Preparation

2.1 The Local Development Framework is in effect a folder of Local Development Documents that cover different themes and/or spatial areas. The Local Development framework will replace the existing local plan as Local Development Documents are adopted.

2.2 Local Development Documents will be prepared in accordance with the Town and Country Planning (Local Development)(England) Regulations 2004 and national policy set out in PPS12. In preparing these documents the Council will also have regard to the swath of best practice emerging from the experiences of other local authorities who are taking the new planning system forward.

The Local Development Scheme

2.3 The Local Development Scheme establishes the programme for the Local Development Framework. It sets out what development plan documents will be prepared and when. Initially the Council was encouraged to have an ambitious and challenging programme for preparing the Local Development Framework. However, on-going work and best practice emerging from elsewhere has shown that this is not realistic, given the resources available for planning policy at Castle Point. As a result the Government Office have advised Castle Point to amend the Local Development Scheme to make it more realistic and deliverable.

2.4 The following table shows the programme set out by the Local Development Scheme dated May 2006, progress in achieving that programme and amendments made in the most recent Local Development Scheme in response to progress made and the advice of Go-East. Risks associated with the delivery of the revised LDS programme have also been identified in order that they can be monitored effectively over the coming year.

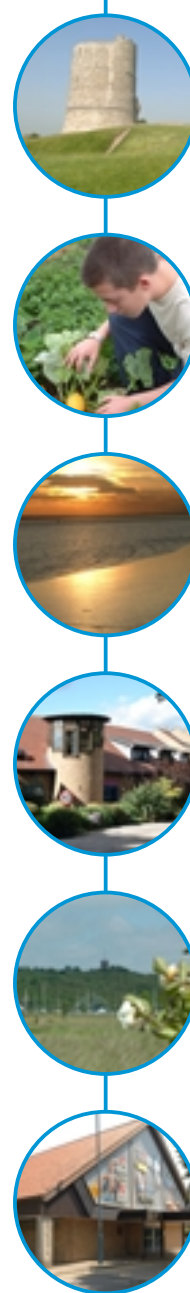
2.5 The LDS Revision 2007 will be used to monitor progress in preparing the Local Development Framework over the coming year (2007/08).

2 local development framework preparation

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Table 2.1 Local Development Scheme Progress Table

LDS May 2006 Target	Progress to Date	LDS Revision 2007	Risks Associated with delivering the programme in the LDS 2007 Revision
Submit Core Strategy by February 2007	The Core Strategy is not due to be submitted until January 2008 because the Council felt it prudent to carry out two further rounds of consultation following the negative outcomes of Core Strategy Examinations elsewhere.	Core Strategy submission date revised to January 2008.	Appropriate Assessment under the habitats directive held work on Southend's Core Strategy up. This has been built into the project timetable for the Core Strategy.
Submit Canvey Plan by February 2007	Due to the additional work on the Core Strategy resources were not available to deliver the Canvey Plan. A further reduction in resources due to a staff vacancy prevented work being completed on this during 2007.	Canvey Plan Preferred Options Consultation revised to	Continued resourcing of the planning policy team is required to ensure delivery of this project on time. Political changes/differences may slow delivery of this plan.
Commence work on the Benfleet, Hadleigh and Thundersley Plan in August 2006	It was an ambitious target to have three development plan documents under preparation at one time and given resources it was not possible to achieve this target.	Benfleet, Hadleigh and Thundersley Preferred Options Consultation revised to	Continued resourcing of the planning policy team is required to ensure delivery of this project on time.
Consultation on the draft Paddocks Masterplan in June 2006.	This was prevented by consultation on changes in the school provision on Canvey Island.	The Paddocks Masterplan has been removed from the LDS as the content can be effectively contained within the Canvey Area Action Plan.	There are no risks associated with this action.
Consultation on the draft Canvey Town Centre Plan in June 2006.	This was prevented by consultation on changes in the school provision on Canvey Island.	The Canvey Town Centre Plan has been removed from the LDS as the content can be effectively contained within the Canvey Area Action Plan.	There are no risks associated with this action.
Consultation on the draft Developer Contributions Guidance in July 2007.	Draft consultation on this document was due in the summer of 2007. Due to a staff vacancy it was not possible to achieve this whilst carrying out additional work on the Core Strategy.	Draft Consultation on the Developer Contributions SPD has been revised to November 2007.	There is limited risk as the work is already substantially complete.
Commence work on the Hadleigh Town Centre Plan in January 2008.	The resources are not available for this.	The Hadleigh Town Centre Plan has been removed from the LDS as the content can be effectively contained within the Benfleet, Hadleigh and Thundersley Plan.	There are no risks associated with this action.
Commence work on the South Benfleet Town Centre Plan in January 2008.	The resources are not available for this	The Hadleigh Town Centre Plan has been removed from the LDS as the content can be effectively contained within the Benfleet, Hadleigh and Thundersley Plan.	There are no risks associated with this action.



2 local development framework preparation

LDS May 2006 Target	Progress to Date	LDS Revision 2007	Risks Associated with delivering the programme in the LDS 2007 Revision
Commence work on the Tarpots Town Centre Plan in January 2008.	The resources are not available for this	The Tarpots Town Centre Plan has been removed from the LDS as the content can be effectively contained within the Benfleet, Hadleigh and Thundersley Plan.	There are no risks associated with this action.
Not in LDS May 2006	N/A	Draft Consultation on the Flood Risk Assessment SPD in November 2007.	There is limited risk as the work is already substantially complete.
Not in LDS May 2006	N/A	Draft Consultation on the Urban Place Supplement/Adoption Statement in November 2007.	There is limited risk as the work is already substantially complete.
Not in LDS May 2006	N/A	Commence work on Residential Design Standards Guidance in the summer of 2008.	This is reliant on seconding resources. As a result there is a risk of delivery associated with resourcing.
Not in LDS May 2006	N/A	Commence work on Green Belt Design Standards in the spring of 2010.	Continued resourcing of the planning policy team is required to ensure delivery of this project on time.

2 local development framework preparation

Core Strategy Development Plan Document

2.6 Work on the Core Strategy has been underway for some time. At the start of the 2006/2007 year, consultation had just closed on the Issues and Options Report (15th February - 29th March 2006). The results of this consultation were analysed during the spring and summer of 2006 and the outcomes reported to the Planning Committee.

2.7 Preferred Options consultation on the Core Strategy then took place from the 29th September until the 10th November 2006. During this period the outcomes of the Litchfield and Stafford Core Strategy Examinations were announced along with a plethora of emerging best practice. Following discussions with the Government Office for the East of England and Essex County Council it was decided that additional work on the Castle Point Core Strategy was required if it were to meet the tests of soundness at examination. As a result, the outcomes of the consultation were reported to the planning committee, with the recommendation that both Issues and Options Consultation and Preferred Options Consultation were repeated during 2007.

2.8 Following careful reconsideration of both the structure and options available for the Core Strategy and the policies within it, a revised Issues and Options Report was prepared. Under new committee arrangements this report was taken to Policy and Resources Committee in March 2007. The report was approved and as a result was made available for public consultation from 26th March until the 8th May 2007. Work on the Core Strategy Issues and Options Report and the subsequent consultation occurred together with preparation and consultation on the Draft Sustainable Community Strategy. The Core Strategy contains a detailed spatial vision that builds on the broader vision of the Community Strategy.

2.9 The responses on the Issues and Options Report were analysed during the late Spring of 2007. This identified that additional clarity to be provided regarding a number of key topics. As a result, a suite of topic papers were prepared that set out the evidence base for the decision making process on these issues. These topic papers, along with the consultation responses fed into the production of the Core Strategy Preferred Options Report 2007-2021.

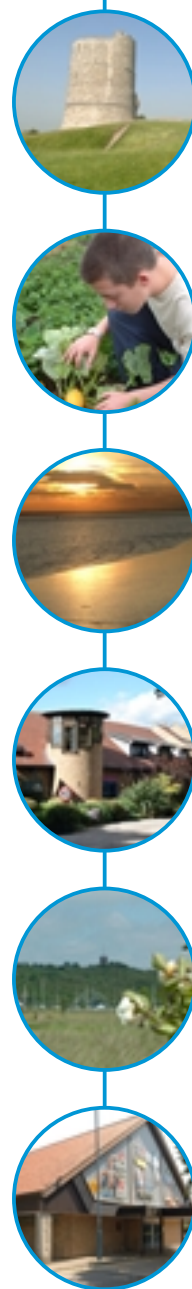
2.10 The Core Strategy Preferred Options Report 2007-2021 was reported to the Policy and Resources Committee in July 2007. Following approval by the Committee the Report was published for consultation on the 13th August 2007 until 24th September 2007. New software - Limehouse - was used to provide opportunities for online interactive consultation, additional to traditional forms of consultation that had been used previously. Consultation on the Preferred Options Report 2007-2021 had just closed on production of this report. Initial analysis of consultation responses indicated that the Council would be able to proceed to submission of the Core Strategy in January 2008, as set out in the revised Local Development Scheme.

Canvey Area Action Plan

2.11 Work on the Issues and Options Report for the Canvey Area Action Plan commenced whilst the Core Strategy was out for consultation in April 2007. However, at that time a vacancy arose within the planning policy team and work on the Canvey Area Action Plan had to be put on hold in order to prioritise the Core Strategy work. This vacancy has now been filled and it is anticipated that work will recommence on the Canvey Area Action Plan in January 2008. The Local Development Framework has been amended to reflect this change in the delivery timetable.

Benfleet, Hadleigh and Thundersley Plan

2.12 As a result of emerging best practice and limited resources it became apparent during 2006/07 that work on the Benfleet, Hadleigh and Thundersley Plan would not be able to occur due to the priority given to revising the Core Strategy. As a result, preparation of the Benfleet, Hadleigh and Thundersley Plan has not started, and has now been revised to commence in 2009 when resources are more readily available.



2 local development framework preparation

Developer Contributions Guidance

2.13 Work on this guidance commenced in the spring of 2007. The Guidance is being produced for the Council in association with the Planning Advisory Service, who part funded consultancy support for the project. The draft guidance is close to completion and will be subject to consultation in November 2007 alongside the Flood Risk Assessment Guidance and the Urban Place Supplement Adoption Statement.

2.14 Additional work is now required to put the procedural mechanisms in place to ensure that the Council can effectively deal with developer contributions received as a result of the effective implementation of the guidance in 2008, when it is due to be adopted.

Flood Risk Assessment Guidance

2.15 The need for Flood Risk Assessment Guidance for Castle Point was triggered by the introduction of PPS25: Development and Flood Risk towards the end of 2006. This national planning policy statement placed additional requirements on developers and increased the importance of ensuring that flood risk was adequately assessed as part of planning applications. The local topography, and the nature of the local building industry requires specific guidance for Castle Point and in particular Canvey Island to be put in place to ensure that there is a clear understanding between local developers, planners and the Environment Agency.

2.16 Work on the Flood Risk Assessment Guidance commenced in March 2007. The Environment Agency have been consulted regularly throughout the preparation period and the final draft is now ready for consultation. This will be presented to the Policy and Resources Committee in November after which, subject to the Committees approval, it will be made available for public consultation in conjunction with the Developer Contributions Guidance and the Urban Place Supplement Adoption Statement.

2.17 This document is on track to be completed in early 2008. At this time however there are no policies within the Local Plan on to which it can be attached. It will therefore only be a material planning consideration rather than a full SPD until such time as the Core Strategy is adopted.

Urban Place Supplement

2.18 Within the Local Development Scheme - May 2006, it was proposed that the Council prepared a Urban Design Standards Guidance Document. Since this time the Essex Design Initiative have completed work on, consulted on and published the Urban Place Supplement to the Essex Design Guide. Initial consideration of the Urban Place Supplement suggests that elements of the document may be applicable to developments in Castle Point. As a result, and following advice from the Government Office, the Council has decided to review the Urban Place Supplement and prepare an adoption statement outlining the elements of the Urban Place Supplement that will be adopted as part of the Castle Point Local Development Framework as a Supplementary Planning Document.

2.19 Work on this adoption statement commenced in early September 2007 and is due to be completed in time to report to the Policy and Resources Committee in November. Subject to approval the adoption statement will be made available for public consultation in November 2007, with the aim of it being adopted early in 2008.

Evidence Base Work

2.20 In order that Local Development Plan Documents prepared for the Local Development Framework are found to be sound at examination or, in the case of Supplementary Planning Documents, at appeal, it is necessary that they have a robust evidence base. This section of the report therefore sets out evidence base work that has been carried out during the previous year, or is currently underway.

2 local development framework preparation

Employment Study

2.21 The Council commissioned Roger Tym and Partners to prepare an Employment Study for the Borough in the Spring of 2006. This was completed and the final version received by the Council in December 2006. This document has been used to inform the Council's work on the Core Strategy.

Wildlife Site Review

2.22 The consultancy arm of the Essex Wildlife Trust - EECOS were commissioned to carry out a review of the Wildlife Sites in the Borough in May 2006. Following reassessment of all Wildlife Sites at their most biologically diverse time, a completed Wildlife Site Review was received by the Council at the beginning of July 2007. This work has been used to inform the preparation of the Core Strategy. It will also inform work on the Canvey Area Action Plan and the Benfleet, Hadleigh and Thundersley Plan.

Retail Needs Assessment

2.23 Work on the Retail Needs Assessment commenced in May 2007. The work is being carried out by GVA Grimley and is due to be completed by early October 2007. Initial work has already influenced the Core Strategy and will have a greater influence on the Canvey Area Action Plan and the Benfleet, Hadleigh and Thundersley Plan.

Hadleigh Town Centre Masterplan

2.24 This work triggered in partnership with the property experts Dedmans commenced in the Spring of 2007. It is being carried out by Atkins Global and is seeking to appraise the town centre in Hadleigh and identify options for regenerating the town centre and introducing a better retail and leisure environment. The work is advancing with an initial report due in the Autumn of 2007. This work will have an important role to play in the evidence base for the Benfleet, Hadleigh and Thundersley Plan.

Northwick Road Demands and Needs Analysis and Options Appraisal

2.25 This work was commissioned by the Castle Point Regeneration Partnership and was completed in the Spring of 2007 by consultancy firm Tribal. The report identified 4 options for the development of this important employment location and the analysis that supported this has been used to inform the Core Strategy. The Core Strategy now has a role to play in helping to promote the preferred option for the site which focuses on exemplifying environmentally sensitive development.

Charfleets Industrial Estate Feasibility Assessment

2.26 This work was commissioned by the Castle Point Regeneration Partnership and was completed in the Spring of 2007 by consultancy firm Tribal. The work analyses the potential for regeneration and business development at Charfleets Industrial Estate, and appraisal information emerging from this has been used to inform the Core Strategy. The Core Strategy now has a role to play in contributing towards the regeneration of this important employment area.

Strategic Land Availability Assessment

2.27 Work on this piece of evidence is being progressed in house by the planning policy team. A considerable amount of data about potential development sites in the Borough has been collected during 2007. This is now being tested through a process of consultation with landowners. Initial work on Land Availability has fed into the preparation of the Core Strategy.



2 local development framework preparation

Strategic Housing Market Assessment

2.28 The Thames Gateway South Essex Partnership have recently commissioned GVA Grimley to produce this piece of work. This should be completed by the end of 2007.



3 monitoring output indicators

13

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 Local Development Framework and related strategies and plans 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 follows.

3.3 National Output Indicators are not specific to the more detailed issues of regions and local areas. Therefore, Regional Assemblies and Local Planning 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. Indicators identified by the Regional Assembly and draft indicators prepared for the Castle Point Core Strategy are set out later in this section of the report.

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 in the following section of the report.

Indicator 1 - Business Development

3.5 Planning policies regarding business development are currently set out in Chapter 5 of the Adopted Local Plan 1998. These policies will be replaced by draft policies SS1 (Spatial Strategy), CP3 (Creating Employment Opportunities) and DC12 (Managing Employment Uses) of the Core Strategy.

Section A

3.6 National Output Indicator 1: Business Development seeks to identify three pieces of information regarding economic and employment growth in Local Authority areas. The first piece of information required is the amount of land developed for employment by type during the period 1st April 2006 and 31st March 2007.

Table 3.1 New Employment Developments

Employment Type	Floorspace (m ²)	Number of Workspaces
B1 - Business	1900	100
B2 - General Industry	1575	46
B8 - Storage and Distribution	0	0
Relevant <i>Sui Generis</i> uses	0	0
Total	3475	146

3.7 Provision of employment floorspace at this level has implications for the Borough in terms of delivering 2,000 jobs between 2001 and 2021. It is anticipated that approximately 3,000m² of commercial floorspace is required annually to meet the requirement set out in the draft Regional Spatial Strategy. The level of commercial floorspace delivered during 2006/07 exceeds this and potentially delivers around 146 jobs



3 monitoring output indicators

when based on *Employment Densities: A Full Guide 2001* prepared for English Partnerships by Arup Economic+Planning.

Section B

3.8 It is important that new business development is directed towards existing employment areas and town centres where possible in order to encourage regeneration and renewal. As a result, the second piece of information required is the amount of new employment land developed in areas allocated for employment purposes during the period 1st April 2006 and the 31st March 2007.

Table 3.2 New Employment Developments in Employment Areas

Employment Type	Floorspace (m ²)		
	Employment Areas	Town Centres	Other
B1 - Business	1900	0	0
B2 - General Industry	1575	0	0
B8 - Storage and Distribution	0	0	0
Relevant <i>Sui Generis</i> uses	0	0	0
Total	3475	0	0

3.9 All business development occurred within existing employment areas demonstrating a focus on regeneration and renewal. These developments occurred across the three developed employment areas of the Borough showing that there is some limited investment potential in all three areas at this time. Town centres were more the focus of retail developments. This form of development will be considered later in the annual monitoring report.

Section C

3.10 Regeneration and renewal is focused on making the best use of existing urban space and reusing derelict and vacant land. Therefore the third piece of information required for the Business Development indicator is the proportion of new employment development located on previously developed land in the period 1st April 2006 and the 31st March 2007. During this period 100% of the new employment development delivered was on previously developed land.

Section D

3.11 Whilst regeneration and renewal of employment areas should be the focus of employment development, it is important that there is sufficient space available to stimulate business growth, development and investment within the local area. The fourth piece of information therefore required with regard to business development is the total area of land allocated for employment purposes in Castle Point and how this is split between different use classes.

3.12 There are 60.9 ha (gross) of land allocated for employment purposes in Castle Point. This area of land comprises four separate employment areas, three of which are developed and one of which remains vacant. The EEDA Site on Northwick Road is undeveloped and comprises of 9.6ha of land allocated for a mix of B1, B2 and B8 uses. The landowners are currently in the process of marketing the site following demands and need analysis work.

3.13 The three developed employment areas provide a mix of different types of employment.

3 monitoring output indicators

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Table 3.3 Types of Employment Uses within Employment Areas (2005/6)

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 The table above presents the findings of a survey carried out during the 2005/06 year. This will be reviewed during the 2007/08 year. The findings of the survey highlight the following issues that need to be addressed in order to encourage improved economic growth and employment levels:

- The employment areas are occupied by a significant number of *sui generis* dirty industrial processes that reduce their environmental quality;
- Storage and distribution currently has a limited role to play in the local economy; and
- Land use in the employment areas is inefficient with less than 50% of the available land actually occupied by employment uses.

Section E

3.15 Where employment areas are allocated it is important that the uses permitted within those areas fulfil an employment function. The fifth piece of information required with regard to business development is the amount of developments completed within employment areas that are for employment purposes. During the period 1st April 2006 to the 31st March 2007 there was one development completed within an employment area that was not an employment related development. 106m² of a vacant industrial unit at Charfleets Industrial Estate was converted to retail floorspace for the sale of spas manufactured in the adjacent building.

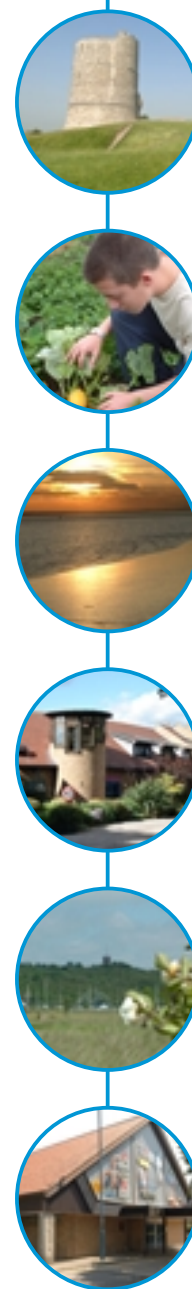
Section F

3.16 Residential land values are notably higher than land values for employment land. As a result, there is continued pressure from landowners and the development industry to relinquish employment land for residential purposes. However, sustainable communities need a balanced mix of homes and jobs that meet the needs of local people. As a result, the final piece of information required with regard to business development is the amount of land allocated for employment purposes that has been lost to residential development during the monitoring period.

3.17 During the period 1st April 2006 and the 31st March 2007 no land allocated for employment purposes was developed for residential purposes in Castle Point.

Indicator 2 - Housing

3.18 Planning policies regarding housing are currently set out in Chapter 4 of the Adopted Local Plan 1998. These policies will be replaced by draft policies SS1 (Spatial Strategy), CP5 (Meeting Housing Needs) and the relevant development control policies applicable to residential developments.



3 monitoring output indicators

3.19 National Indicator 2 - Housing seeks to identify whether local policies are sufficient to meet government targets regarding housing provision.

Section A

3.20 The indicator comprises of four information requirements. The first piece of information required is a housing trajectory that compares actual levels of housing delivery to predicted levels of provision. At this time there are two different strategic plan allocations affecting Castle Point.

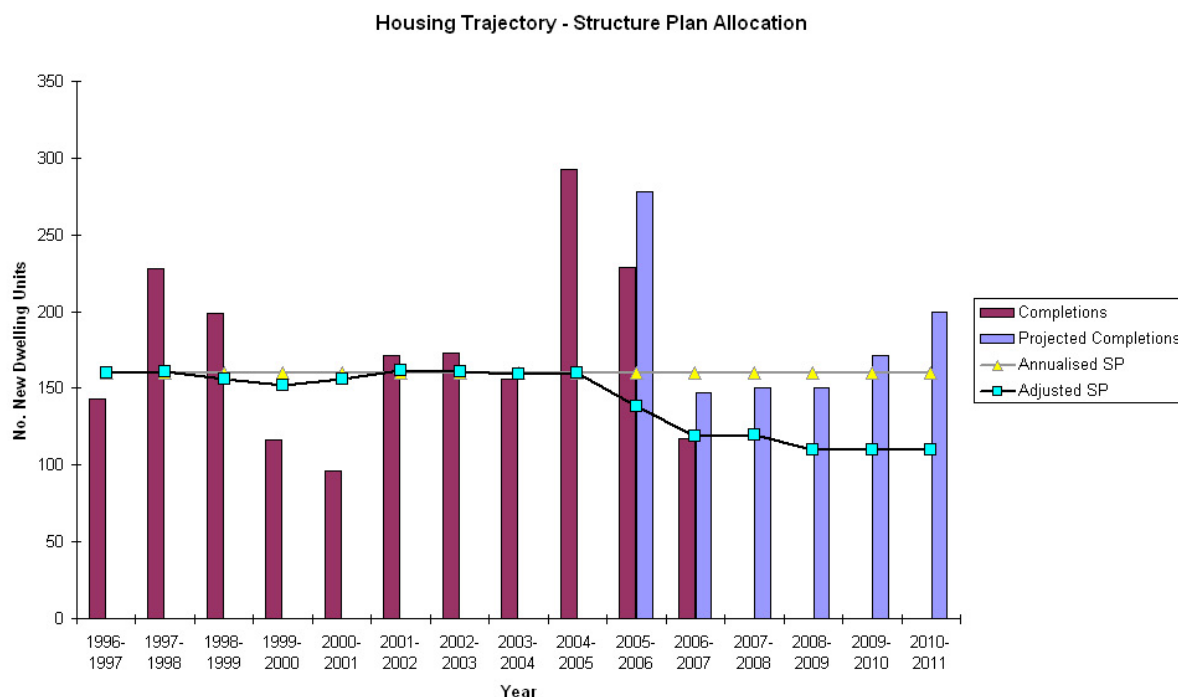
- i. The Essex and Southend-on-Sea Structure Plan: 2,400 new dwellings between 1996 and 2011.
- ii. The draft East of England Plan: 4,000 new dwellings between 2001 and 2021.

3.21 Upon adoption of the East of England Plan, the allocation set out in the Essex and Southend-on-Sea Structure Plan will be superceded and as a result will only be reported in the Annual Monitoring Report until such time as it has been superceded.

3.22 During the period 2006/07 the housing trajectory for Castle Point has been revisited as part of the work on the Core Strategy Preferred Options Report. This was to ensure that the evidence base for the Core Strategy was robust. This report will compare actual levels of provision against the revised housing trajectory in order to identify where deficiencies in supply may occur. This has already been done to inform the Core Strategy and will help to plan for future housing provision in the Borough when allocations are made as part of the Canvey Area Action Plan and Benfleet, Hadleigh and Thundersley Plan.

3.23 The first trajectory prepared shows delivery against the Essex and Southend-on-Sea Structure Plan allocation, based solely on continued delivery within the urban area.

Figure 3.1 Housing Trajectory - Structure Plan Allocation



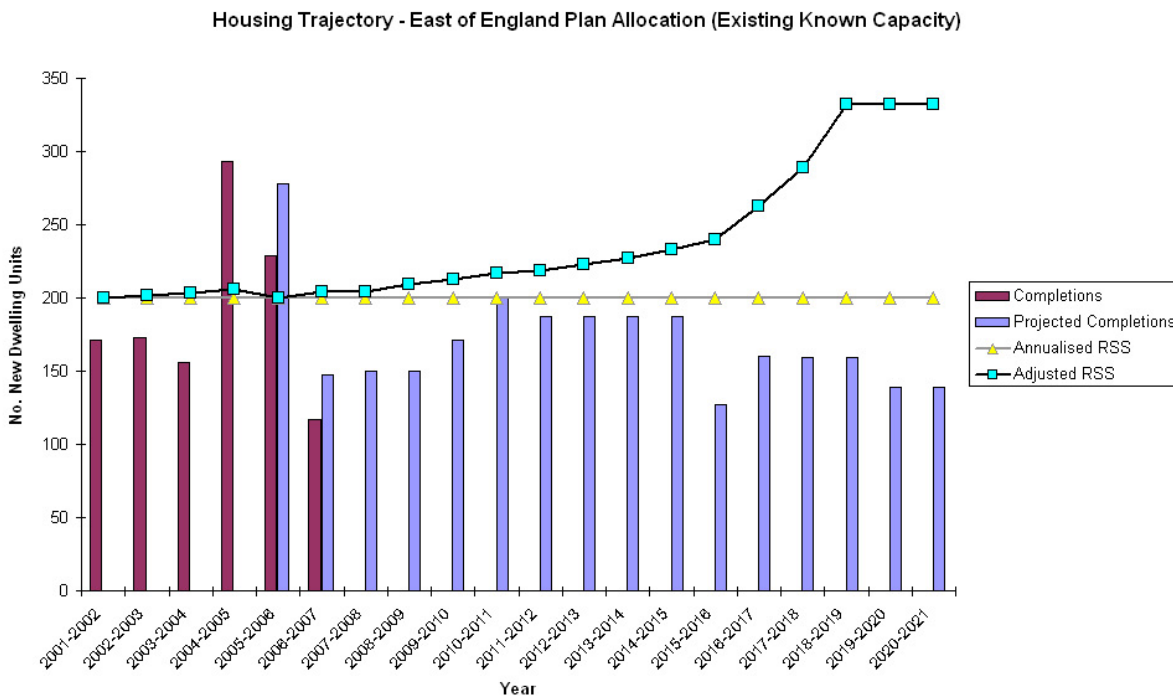
3 monitoring output indicators

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3.24 The trajectory clearly demonstrates that the allocation set out in the structure plan can be met using existing capacity in the urban area, despite a shortfall in delivery during the 2006/07 year (117 units net).

3.25 The second trajectory prepared shows delivery against the East of England Plan allocation, based solely on known existing capacity within the urban area and on pre-identified greenfield sites at Kiln Road and Scrub Lane.

Figure 3.2 Housing Trajectory - East of England Plan Allocation (Existing Capacity)

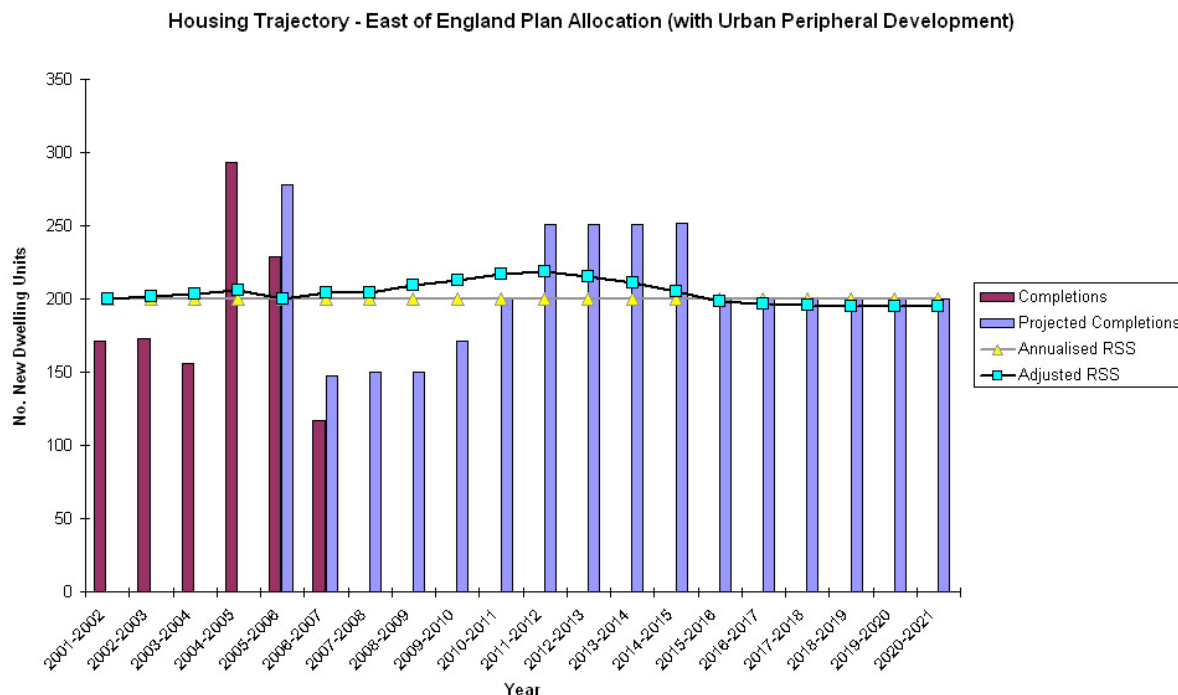


3.26 The trajectory indicates that based on existing known capacity only there will be a significant under provision of housing in Castle Point during the East of England Plan period of approximately 600 dwellings. This predicted under-provision, which was not reported in previous Annual Monitoring Reports can be attributed to the removal of Thorney Bay Caravan Site from the potential supply as a result of uncertainties surrounding the future of the Calor Gas Installation on Canvey Island. There is an application for the substantial redevelopment and storage of LPG at the site which is currently being appealed following refusal by the Council. In addition to this the Health and Safety Executive have recently consulted on potential changes to the Consultation and Sensitivity Zones around such hazardous installations. Combined, these factors currently restrict redevelopment of the caravan site for permanent residential accommodation.

3.27 In order to overcome this under-provision the Council has recognised through the Core Strategy Preferred Options Report that a limited amount of development on the urban periphery may be required. In order that such housing is delivered in a planned and sustainable manner, the Council has allowed a period of under-provision to exist within the trajectory up until 2012. This will allow the Canvey Area Action Plan and Benfleet, Hadleigh and Thundersley Plan to be prepared, identifying the most sustainable urban peripheral sites for such development. The resultant Housing Trajectory follows.

3 monitoring output indicators

Figure 3.3 Housing Trajectory - East of England Plan Allocation (with urban peripheral development)



3.28 This trajectory demonstrates that through careful and timely release of urban peripheral sites where necessary, beyond 2012, Castle Point can achieve its housing target set out in the East of England Plan in a sustainable manner.

3.29 A more detailed breakdown of the figures that make up the housing trajectories shown above can be found in the 'Housing Trajectory Breakdown' in the appendices.

Section B

3.30 The second piece of information required under National indicator 2 is the amount of new homes delivered on previously developed land. PPS3 establishes a national target for this at 60%. The East of England Plan repeats this target for the East of England, recognising that in some Local Authority areas this may be easier to achieve than in others. Having considered delivery to date and the likely need for greenfield sites during the remainder of the plan period, the Core Strategy Preferred Options Report sets out a slightly higher target for new housing in the Borough at 75%. This target recognises the capacity of the urban area for regeneration and intensification.

3.31 During the period 1st April 2006 through to the 31st March 2007 100% of the housing completions were on previously developed land. This is consistent with the level of completions on previously developed land during the plan period to date.

Section C

3.32 Making effective use of land is a mechanism by which the amount of greenfield land required for housing development can be minimised. As a result, the third piece of information required under national indicator 2 is the density of new residential developments. PPS3 clearly states that all new residential developments should be at a density of 30 dwelling units per hectare or greater.

3 monitoring output indicators

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3.33 Since 2001 the density of residential development in Castle Point has gradually increased and in the 2006/07 year over three quarters of new development (on sites over 0.1ha in size) were at densities over 50 dwellings units per hectare. This is illustrated in the following table.

Table 3.4 Density of New Residential Developments (Sites 0.1ha+ in size)

Year 1st April - 31st March	Percentage of New Homes built at: Dwellings Density per Hectare (Ha)		
	<30	30-50	>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
2006 - 2007	6.9	15.5	77.6

3.34 The table does however highlight an increase in the number of units completed at below 30 dwelling units per hectare in the 2006/07 year. This is the result of the low number of completions in 2006/07 on sites over 0.1ha in size combined with an approval for a low density development made earlier in the plan period when less consideration was given to issues of sustainability.

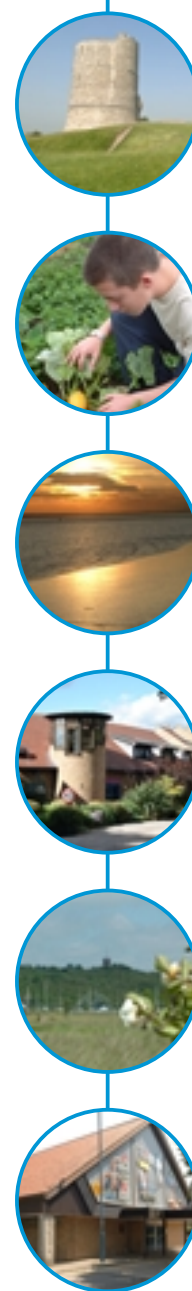
Section D

3.35 Due to differences between local earnings and the earnings of those who commute out of the Borough, there is a significant problem with the affordability of market housing in Castle Point, particularly for first time buyers. This is coupled with a relatively small amount of housing available for social rent. The result of this is a high proportion of young people and extended families living with parents and other relatives. This issue also has the potential to see young people move out of the Borough in search of more affordable places to live, affecting local levels of economic activity.

3.36 As a result it is necessary to secure a supply of affordable housing in Castle Point. However, until recently this need has not been fully recognised by the Council. In addition to this, the mechanisms have not been in place to secure affordable housing on smaller sites until recently. The Council is now focused on securing more delivery of Affordable Housing in Castle Point.

- Regeneration and homes is a Council Priority;
- There is better working with other Housing Authorities in the Thames Gateway South Essex to secure more Housing Corporation Grant;
- The Core Strategy Preferred Options Report contains strong policies on the delivery of Affordable Housing;
- The Council is preparing a Developer Contributions Guidance Document; and
- The Council is preparing an Affordable Housing Strategy.

3.37 Despite this work, no new affordable homes were delivered in Castle Point during the period 1st April 2006 and 31st March 2007. However, the increased emphasis on affordable housing has put the building blocks in place for future provision:



3 monitoring output indicators

Table 3.5 Affordable Housing Progress

Completed	Under Construction	Outstanding Planning Consent	Planning Application Stage
29 at Starling Close, Thundersley (March 2005)	14 at Little Gypps, Canvey Island	6 at Lubbins Carpark, Eastern Esplanade	6 at Park Chase, Hadleigh
			20 at Heron Close/Long Road, Canvey Island
			62 at Land at Kiln Road, Thundersley
29	14	6	88

3.38 The supply of affordable homes is therefore expected to increase in the future. This will not help to address the under provision experienced during the early part of the plan period. As a result the Council will fail to meet the East of England Plan target of 35% (1400) of new homes in Castle Point between 2001 and 2021. However, the Core Strategy does aim to achieve provision of 750 affordable homes during the remainder of the plan period. This equates to 54 units per year between 2007/08 and 2020/21.

Indicator 3 - Transport

3.39 Transport policies are currently set out in chapter seven of the Adopted Local Plan. This will be replaced in due course by draft policies SP3 (Transport Infrastructure) and DC4 (Parking and Access) of the Core Strategy.

3.40 Transport policies in the Core Strategy have been prepared to conform with national planning policy regarding transport set out in PPS13. Additionally, the Core Strategy has been developed having regard to the Essex Local Transport Plan and the Regional Transport Strategy included within the East of England Plan.

3.41 National transport policy seeks to ensure that new developments are both sustainable and accessible. As a result, national indicator 3 seeks to measure accessibility to services and accessibility to public transport provision. Two pieces of information are required to support this indicator.

Section A

3.42 The first piece of information required is the level of car parking provided as part of non-residential developments. Suitable levels of car parking are determined in Castle Point by apply the Essex Planning Officers Association Vehicle Parking Standards. The Core Strategy will continue to apply these standards until such time as they are revised.

3.43 This set of vehicle parking standards establishes maximum levels of car parking that should be provided as part of a development. This is aimed at reducing the dominance of car parking on sites and encourage the use of alternative forms of transport. Therefore, levels of car parking that exceed the maximum standard are out of compliance with the Vehicle Parking Standards that apply in Castle Point.

Table 3.6 Car Parking Levels of Non-residential Developments Completed 2006/07

Type of Non-Residential Development	Applicable Car Parking Standard	No. of Developments Completed 2006/07	No. of Developments <u>not</u> exceeding applicable car parking standard	No. of Developments exceeding applicable car parking standard
A1(except supermarkets)	1 space per 20m ²	4	3	1
A1 (supermarkets)	1 space per 14m ²	1	1	0

3 monitoring output indicators

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Type of Non-Residential Development	Applicable Car Parking Standard	No. of Developments Completed 2006/07	No. of Developments not exceeding applicable car parking standard	No. of Developments exceeding applicable car parking standard
B1	1 space per 30m ²	2	1	1
B2	1 space per 50m ²	2	1	1
Total		9 (100%)	6 (67%)	3 (33%)

3.44 During the 2006-2007 period a third of non-residential developments failed to comply with the vehicle parking standards. There is therefore a need to increase the emphasis on sustainable transport within the Borough when assessing planning applications in order to reduce this. The introduction of the Core Strategy policies should help to achieve this.

Section B

3.45 The second piece of information required relates to residential development and its proximity to public transport services that serve key local services. By ensuring that new homes are in close proximity to public transport provision, reliance on the private vehicle may be reduced.

3.46 The percentage of new residential properties completed during 2005/06 year, within 30 minutes public transport time to certain types of services is indicated in the following table. These calculations 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.

3.47 Where a development is located within Castle Point and has access to public transport provision it will have access to a GP surgery, a primary school, a secondary school, an area of employment and a town centre. This is due the distribution of such provision throughout the borough and the routes that bus services in the Borough follow.

3.48 Access to a hospital by public transport is more restricted. Only developments with access to bus service number 21 have public transport access to the hospital. In addition to this journey times are such that only developments on this service route within Hadleigh are within 30 minutes of the hospital. As a result, very few new developments in Castle Point will be able to achieve 30 minutes access time to hospital by public transport now or in the future. In order to overcome this, Southend Hospital NHS Trust provide some outpatient services at health centres in the Borough. Therefore, the Council has also monitored public transport accessibility to these centres.

Table 3.7 30 Minutes Public Transport Access to Services from New Residential Development (2006/07)

Service	New homes within 30 minutes public transport time	
	Number (Gross)	Percentage
GP Surgery	136	93%
Hospital	35	24%
Primary School	136	93%
Secondary School	136	93%
Employment Area (employment)	136	93%
Town Centre (services and employment)	136	93%
Major Health Centre (Canvey and Tyrells)	136	93%

3 monitoring output indicators

Indicator 4 - Local Services

3.49 The term local services refers to retail, office and leisure type developments, or in technical terms those developments falling within uses classes B1(a), A1, A2 and D2 of the use classes order. Such uses are currently controlled by policies in chapter 6 and chapter 8 of the Adopted Local Plan. These will be replaced in due course by policies in the Core Strategy, in particular policy SP1, CP4, DC8 and DC13.

3.50 Indicator 4 - Local Services seeks to identify the level of delivery of local services in each local authority area in terms of meeting local needs and reducing the need to travel. The indicator therefore comprises of three separate information requirements.

Section A

3.51 The first piece of information required is the amount of completed retail, office and leisure development. The table below sets out delivery of these local services during the 2006-07 period.

Table 3.8 Local Service Completions 2006-2007

Local Service Type	Internal Floorspace (m2)	Percentage (of total Floorspace delivered)
B1(a) - Office	1150	19%
A1 - Retail	4828	81%
A2 - Professional Services	0	0%
D2 - Leisure	0	0%
Total	5978	100%

3.52 There was a good level of local service provision during 2006-07. This additional floorspace for local service provision is important for enabling businesses to deliver a wider range of goods and services to meet local needs. It also helps to deliver more local jobs. The B1(a) floorspace has already been considered as part of the Business Development Indicator in terms of employment provision. It is however important to recognise the role retail jobs play in improving the economy of Castle Point.

3.53 Retail is identified as a potential growth sector for the Borough, and based on employment densities published by English Partnerships the delivery in 2006-2007 potentially resulted in 240 new retail jobs being created.

Section B

3.54 The second piece of information required is the location of new local service provision. It is important that new local services are provided in locations that are accessible to people using a range of transport methods including public transport and walking. There is therefore a focus on town centre development and the indicator seeks to identify the percentage of new retail, office and leisure development located in town centres.

Table 3.9 Local Service Completions 2006-2007 in Town Centres

Local Service Type	Internal Floorspace (m2)	Percentage (of total floorspace delivered)
B1(a) - Office	0	0%
A1 - Retail	296	5%
A2 - Professional Services	0	0%
D2 - Leisure	0	0%

3 monitoring output indicators

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Local Service Type	Internal Floorspace (m2)	Percentage (of total floorspace delivered)
Total	296	5%

3.55 The majority of the Local Service provision occurred away from the town centres, with most of this being located at the Rayleigh Weir shopping area. This reflects the changing and growing nature of shopping and employment provision in this location, adjacent to the A127. It is necessary that if growth continues to occur here it is not to the detriment of the town centres. It is also important that this site continues to be well served by local public transport services to ensure accessibility.

Section C

3.56 The term local services includes leisure. Previous pieces of information required have focused on formal opportunities for leisure. However, informal leisure provision is also an important consideration as it contributes towards the quality of people lives. The final piece of information required under the local services indicator therefore seeks to identify the quality of open spaces in each local authority area by monitoring the number of green flag awards that the Borough has been awarded. The greater the number of green flags the greater the number of high quality open spaces in any given local authority area.

3.57 Unfortunately, no open spaces in Castle Point have been awarded Green Flag status. The Council is preparing a Playground Renewal Programme and Open Spaces Strategy in order to help overcome this deficiency.

Indicator 5 - Flood Protection and Water Quality

3.58 The Adopted Local Plan does not contain policies related to flood risk or water quality. As a result, the Council relies on national planning policy set out in PPS25 when assessing applications for development in Flood Zone 3a in Castle Point.

3.59 The Local Development Framework will address this lack of policy coverage with draft policy DC5 addressing Flood Risk matters. This policy will be supported by the Council's Flood Risk Assessment Guidance Supplementary Planning Document upon adoption of the Core Strategy.

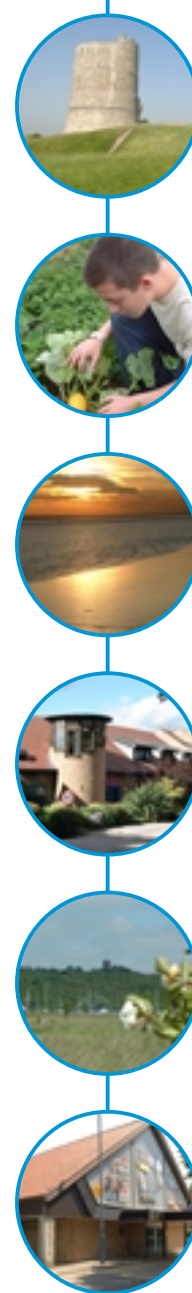
3.60 National Output Indicator 5 seeks to identify where the Council has heeded the advice of the Environment Agency with regard to flood risk issues when making decisions with regard to development in Flood Risk Zone 3. During the period 1st April 2006 to the 31st March 2007 no applications for development in the flood risk zone were approved where the Environment Agency sustained an objection on flood risk grounds.

Indicator 8 - Biodiversity

3.61 The protection of wildlife, biodiversity and habitats from inappropriate development is currently achieved through the application of policies contained within chapter 3 of the Adopted Local Plan. Upon adoption of the Core Strategy these will be replaced by draft policies SP2 (Green Infrastructure) and DC7 (Landscape and Natural Features).

3.62 Indicator 8 - Biodiversity requires change to "Biodiversity Priority Habitats" to be considered in terms of completed development, management programmes and planning agreements. This will help to monitor the effectiveness of existing policies and emerging policies in promoting ecological conservation and enhancement.

3.63 Biodiversity Priority Habitats are habitats identified in a Biodiversity Action Plan, or habitats that support a species identified in the Biodiversity Action Plan. There is a UK wide Biodiversity Action Plan, this is underpinned in Essex by the Essex Biodiversity Action Plan.



3 monitoring output indicators

3.64 In 2006/07 the Council appointed EECOS, the consulting arm of Essex Wildlife Trust to prepare a review of Local Wildlife Sites in the borough. The criteria uses to identify such sites build on the UK and Essex Biodiversity Action Plans. As a result, changes to Local Wildlife Sites (LoWS) are reflective of changes to Biodiversity Priority Habitats in Castle Point. The Findings of this review are therefore reported below.

Table 3.10 Local Wildlife Sites Review and Change 2002 - 2007

Site	Condition in 2007	Area in 2002 (ha)	Area in 2007 (ha)
CP2 Montgomery School Meadow	Scrub encroachment is continuing, but is not yet a serious issue, with limited scattered scrub adding to the wildlife value of the site.	3.7	3.8
CP3 Rushbottom Lane Flood Pound	Stable	3.1	3.1
CP4 West Canvey Marshes	Good. Extensive grazing continues across most of the site. Some relatively newly re-sown areas of grassland are included here. This recognises the role of extensive grassland for wintering wildfowl and waders, not just ancient sward areas.	293.4	293.4
CP5 Canvey Village Marsh	Stable. This site has been slightly enlarged, adding in a section along the northern boundary. There has been a slight encroachment/expansion of the two stable areas to the south.	39.8	41.0
CP6 Benfleet Sewage Works	Stable. Scrub encroachment seems to be progressing very slowly here, but may be an issue in need of attention in future years.	6.8	6.5
CP7 North Benfleet Hall Wood	Improving, with the resumption of coppicing.	3.8	3.6
CP8 Fane Road Meadows	The remaining grassland appears in satisfactory condition, but the eastern end of the former site has been lost on account of its conversion to part of a garden.	2.4	2.1
CP9 Kents Hill Wood	Stable, but the extent of Laurel invasion should be monitored.	0.6	0.6
CP10 Coombe Wood	Largely stable, but under pressure at its boundaries.	11.8	11.8
CP11 Mount Road Wood	Slow decline. The canopy is becoming increasingly tall and uniform, with the ground vegetation prone to trampling as well as dense shading.	4.2	3.8
CP12 Vicarage Hill	Significant decline in the face of scrub encroachment and lack of some grassland management.	16.6	16.7
CP13 Reeds Hill Pasture	Stable	1.5	1.6
CP14 Thundersley Glen	Very slow decline as tall, uniform canopy takes over. need to maintain open grassland.	13.9	13.7
CP15 Jervis Wood Lane	Stable, but suffering from variable amounts of trampling pressure.	1.5	1.1
CP16 The Chase Paddocks	Stable, although prone to over-grazing	5.2	5.2
CP17 Shipwrights Meadow	Moderate - summer cutting is a negative impact on invertebrates.	1.2	1.1
CP18 Shipwrights Wood	Very slow decline. Canopy structure is becoming rather uniform and tall.	12.7	12.4
CP19 The Lake, Canvey	Inevitably slowly declining due to natural processes of siltation and succession.	7.6	4.4
CP20 Coopers Wood	Stable to improving, with recent thinning of the tree canopy.	1.4	1.3

3 monitoring output indicators

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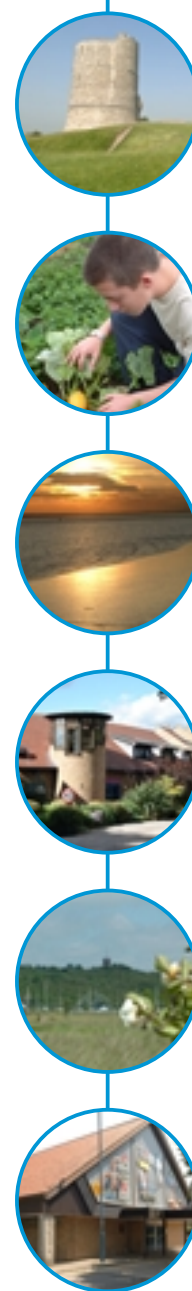
Site	Condition in 2007	Area in 2002 (ha)	Area in 2007 (ha)
CP21 Thundersley Great Common Wood	Declined over the last few decades.	5.1	5.0
CP22 Wall Wood/Nine Acre Wood	Moderate: stable or slow decline.	5.9	6.0
CP23 Thundersley Plotlands	Variable. Periodic clearance of some areas to create pasture reverses succession to woodland but garden conversion has a potential negative impact.	20.3	22.4
CP24 West Wood	Improving, with recent resumption of coppicing.	33.5	33.1
CP25 Castle Farm/Hadleigh Castle Grasslands	Good, stable	76.2	73.4
CP26 Cottage Plantation and Rag Wood	Good, but prone to decline if coppicing is not maintained.	7.0	6.7
CP27 Hadleigh Marsh Borrow Dyke and Sea Wall	No longer a Local Wildlife Site due to a significant decline in flora.	14.5	0
CP28 Little Haven Complex/Tile Wood	Moderate to good. there is a need to continue current coppicing within the woodland to maintain habitat diversity. A more varied grassland management regime, other than extensive cropping may benefit invertebrate populations.	49.9	48.6
CP29 Two Tree Island Lagoon	Good	3.7	3.0
CP30 Coxall Wood	Stable. no current access to the site.	0.8	0.8
CP31 Pound Wood	Good, improving with maintenance of coppice regime.	22.6	22.5
CP32 Eastwood Old Road	No longer a Local Wildlife Site due to a significant decline in flora.	1.2	0
CP33 Oakwood Reservoirs	Moderate to good. Previous problems with the mowing regime around the reservoir banks has impacted upon the quality of the sward in places.	3.3	5.8
CP34 Belfairs Park Wood	Moderate to poor	15.9	15.8
CP35 Thorneycreek Fleet	Good	0	1.4
Total		691.3	671.7
Change		loss of 19.6ha	

3.65 As a result of poor management and incursions by human activity there has been an overall loss of 19.6ha of Biodiversity Priority Habitat at Castle Point between 2002 and 2007. Improved management is required to prevent further loss in the future.

3.66 Habitats lost during this period include Coastal Grassland at Hadleigh Marsh Borrow Dyke and Sea wall. This supported Reeds, Sea club-rush, Grey Club-rush and lesser Reedmace. Nationally restricted plant species were lost in this location including Bithynian Vetch, Sea Clover, Tuberous Pea, sea Barley and Narrow-leaved Bird's-foot trefoil.

3.67 A green lane was also lost at Eastwood Old Road. This loss resulted in the loss of ancient woodland flora associated with hedgerows.

3.68 In addition to Local Wildlife Sites there are six Sites of Special Scientific Interest (SSSIs) in Castle Point. These sites have been unaffected by development in the period 2006-2007. However, the quality



3 monitoring output indicators

of their management regime and human activities means that they are not all in the best condition. English Heritage produce condition surveys for each SSSI annually. Only 50% of the SSSIs in Castle Point are in a good or improving condition. Of particular significance in this regard is the declining condition of Benfleet and Southend Marshes, as this SSSI is also protected under EU legislation as a Special Protection Area and International Agreement as a Ramsar Site for migratory birds. As a result, further work is required to improve the management regime at this site.

Indicator 9 - Renewable Energy

3.69 Indicator nine seeks to measure the contribution made by each local authority in terms of reducing CO₂ emissions by increasing the amount of energy generated from renewable resources. However, the Council does not have a policy in its Adopted Local Plan to require the installation of such technology as part of new developments. As a result, the Council has been unable to secure on-site renewable energy generation as part of new developments during the period 1st April 2006 - 31st March 2007. Further to this, the Council has not received any applications to install such equipment on existing properties, or for renewable energy generation facilities during this period.

3.70 The Council recognises that there is a need to address this issue and as a result the Core Strategy includes a draft policy on "Development Considerations" (DC2) that requires a 25% reduction in CO₂ emissions from all new residential developments. The Council is also working towards adoption of the Urban Place Supplement (Essex Design Initiative) as a supplementary planning document. This provides further detailed guidance on energy efficiency and renewable energy technologies. This will assist the Council in contributing towards a reduction in CO₂ emissions and an increase in renewable energy generation in the future.

Regional Output Indicators

3.71 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.

3.72 Local policy on the provision of accommodation for Gypsies and Travellers is currently contained in policy H15 of the Adopted Local Plan. This will in time be replaced by policy CP5 of the Core Strategy.

3.73 With regard to Gypsy and Traveller accommodation, there are no authorised gypsy and traveller sites in Castle Point. There is one unauthorised site in the Borough. This site is located adjacent to the ESSO Petrol Station on the A127 close to the junction with the A130. This site is occupied by three caravans, which house a family group. The site is located in an unsustainable location in the Green Belt. It's primary access is from a fast moving road close to a busy junction. The site is removed from healthcare and education services. The use of the site for occupation by a gypsy caravan was refused in November 2002. This refusal was in accordance with policy H15.

3.74 During the period April 2006 to March 2007 the Council did not receive any applications for Gypsy and Traveller Accommodation.

Local Output Indicators

3.75 Local Output Indicators help to monitor the effectiveness of planning policies in order to assess their effectiveness in achieving targets and objectives established in local planning policy. The Local Plan did not have a monitoring framework, and as a result the Annual Monitoring Report is not able to report on the effectiveness of the Local Plan in meeting its objectives and targets. However, the Core Strategy will be supported by a monitoring framework, a draft of which has recently been developed for the submission version of the document. The indicators in the monitoring framework will be monitored in future Annual Monitoring Reports, as data from identified sources becomes available. Given the range of data

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sources, and the data collection patterns that different agencies and organisations use, it will not be possible to report new data annually in some cases.



3 monitoring output indicators

Draft Monitoring Framework for the Core Strategy

3.76 The Draft Monitoring Framework for the Core Strategy introduces the following local indicators that do not repeat national or regional indicators.

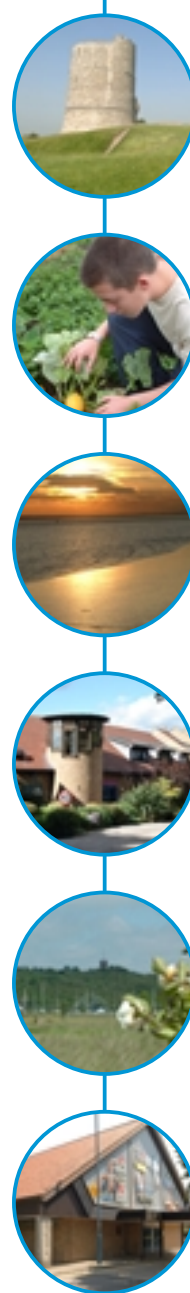
Table 3.11 Monitoring Indicators for the Core Strategy

Monitoring Indicator	Data Source	Target	2007 Score	Monitoring Action
Number of net new homes delivered in town centres	Building Completion Records	Net increase	36	Repeat annually
Total number of net new jobs created.	Annual Business Inquiry	100 new jobs per annum	18,612 jobs in Castle Point (Baseline 2004)	Review ABI to establish change since 2004.
Skills and Qualifications Score	Local Knowledge composite score.	Increase to 102 by 2021	87.43	Repeat annually
Average life expectancy at birth	South Essex PCT	Increase to 80.3 years by 2021	79.45 years	Repeat when PCT refresh data.
% population participating in 30 minutes of sport, 3 times per week.	Sport Essex	24% by 2021	18.3%	Repeat when Sport Essex refresh data.
Number of people who feel safe	Essex County Council Tracker Survey	70.5% by 2021	60.5%	Repeat when Tracker Survey is refreshed.
% of SSSIs in a favourable or improving condition.	English Nature Condition Surveys	95% by 2010	50%	Repeat annually
% of Local Wildlife Sites in a stable to good condition	Wildlife Site Review (EECOS)	95% by 2021	62.5%	Repeat every 5 years
Number of Open Spaces with a Green Flag Award	Internal data	At least 1 by 2012	0	Repeat annually
Number of children's playspaces independently assessed as being of a good quality.	Open Space Appraisal Review	100% by 2012	3 (13%) (2006)	Repeat every 5 years
% of people travelling to work by public transport	Census	Net increase	18.8%	Refresh every 10 years
% of people travelling to work by foot or bicycle	Census	Net Increase	7.17% (2001)	Refresh every 10 years
Car Travel CO2 emissions per head of population	Essex LAA Monitoring	Reduce to 1490 by 2009		Establish baseline during 2007/08 and report in next Annual Monitoring Report

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Monitoring Indicator	Data Source	Target	2007 Score	Monitoring Action
Journey Time Reliability Index	Essex LAA Monitoring	95% by 2009		Establish baseline during 2007/08 and report in next Annual Monitoring Report
Environmental Sustainability Score	Local Knowledge composite score.	104.3 by 2021	92.67 (2006)	Repeat when data is refreshed
Index of Multiple Deprivation Score	Indices of Deprivation (CLG)	Reduction in deprivation in each ward, with larger reductions on Canvey Island.	Highest level of deprivation was in Central Ward at 21.13 (2004)	Repeat when data is refreshed
Workplace earnings.	Annual Business Enquiry	Net increase.	£282.20p per week (2006)	Repeat on refresh of ABI
Number of professional and managerial jobs.	Census	Net increase	4,722 (21.8%) (2001)	Repeat every 10 years
Economic Competitiveness Score	Local Knowledge composite score	88.91 by 2021	57.92 (2006)	Repeat when data is refreshed
Number of people living in each town centre	Voting registration data	Net increase		Establish baseline during 2007/08 and report in next Annual Monitoring Report
Amount of retail floorspace in Castle Point	Local knowledge	Net increase	116,000m ²	Repeat annually
Rateable Value of Retail Floorspace in Castle Point	National Valuation Office	Net Increase	£10.5 million	Repeat on data refresh
Number of net new 1 and 2 bedroom homes completed	Building Regulation Records	1,000 by 2021 (50 per annum)	68	Repeat annually
Number of net new sheltered homes for older people completed.	Building Regulation Records	1,000 by 2021 (50 per annum)	7	Repeat annually
Socially Rented Units completed	Building Regulation Records	375 by 2021 (27 per annum)	0	Repeat annually
Intermediate Units completed	Building Regulation Records	375 by 2021 (27 per annum)	0	Repeat annually
Lifetime homes completed	Building Regulation Records	3% of new homes (6 per annum)	0	Repeat annually
Number of new developments assessed as good against the Building for Life Criteria (CABE)	Internal assessment	Net Increase		Establish baseline during 2007/08 and report in next Annual Monitoring Report
% of Conservation Areas with Conservation Area Management Plans	Internal records	Maintain at 100%	100%	Repeat annually



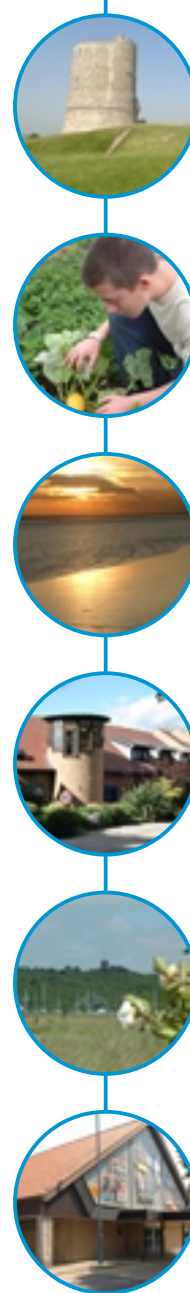
3 monitoring output indicators

Monitoring Indicator	Data Source	Target	2007 Score	Monitoring Action
Funding secured for open space, street furniture and public art.	Internal records	Increase		Establish baseline during 2007/08 and report in next Annual Monitoring Report
Number of applications granted consent within the Hazardous Installation Consultation Zone	Planning application records	Minimise		Establish baseline during 2007/08 and report in next Annual Monitoring Report
Number of Design and Access Statements including "designing out crime" techniques	Planning application records	Increase		Establish baseline during 2007/08 and report in next Annual Monitoring Report
Number of substantiated complaints received by Environmental Health regarding new developments (5 yrs or less)	Environmental Health records mapped against planning application records	Decrease		Establish baseline during 2007/08 and report in next Annual Monitoring Report
Number of new homes constructed to at least level 4 of the Code for Sustainable Homes	Building Regulation Records	Increase	0%	Repeat annually
% of applications for 50+ dwellings accompanied by a Health Impact Assessment	Planning application records	100% of all applicable applications	Not measurable in 2006/07 as no applicable applications	Repeat annually
% of applications incorporating water efficiency savings to below 125 l/p/d	Planning application records	Increase to 100% by 2014 and maintain	0%	Repeat annually
% of applications incorporating SUDS technology	Planning application records	Increase to 100% by 2014 and maintain	0%	Repeat annually
% of residential applications reducing CO2 emissions by at least 25%	Planning application records	Increase to 100% by 2014 and maintain	0%	Repeat annually
% of non-residential applications over 1000m ² reducing CO2 emissions by 10%	Planning application records	Increase to 100% by 2014 and maintain	0%	Repeat annually
% of applications approved that meet EPOA vehicle parking standards.	Planning application records	By 2016 no new development should exceed maximum vehicle parking standards		Establish baseline during 2007/08 and report in next Annual Monitoring Report
% of applications approved that meet EPOA disabled persons vehicle parking standards.	Planning application records	Increase to 100% by 2016		Establish baseline during 2007/08 and report in next Annual Monitoring Report

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Monitoring Indicator	Data Source	Target	2007 Score	Monitoring Action
% of applications approved that meet EPOA bicycle parking standards.	Planning application records	Increase to 100% by 2016		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
% applications submitted with a travel plan.	Planning application records	Increase		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
Area of contaminated land remediated for development.	Planning application records and building control records	Increase		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
Number of applications approved in or adjacent to SSSIs	Planning application records	Minimise		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
Number of applications approved in or adjacent to Local Wildlife Sites or areas of Ancient Landscape	Planning application records	Minimise		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
Number of design and access statements including features for "integrating biodiversity". (see guidance)	Planning application records	Increase	0%	Repeat annually
Area of open space lost to other forms of development	Planning application records	Minimise	0m2	Repeat annually
Area of new open space provided as part of new developments	Planning application records	Increase	0m2	Repeat annually
Amount of developer contributions received towards open space provision.	Financial records	Increase	£0	Repeat annually
Number of applications for extensions and redevelopment in the green belt approved.	Planning application records	Minimise impacts on the openness of the Green Belt		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
Number of applications for new development in the Green Belt approved.	Planning application records	Minimise development in the Green Belt		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
Assessed quality of Conservation areas	Conservation Area Appraisals	Improve quality of conservation areas by 2021	Need for improvements (2005)	Five year review of Conservation Area Appraisals (next due in 2010)



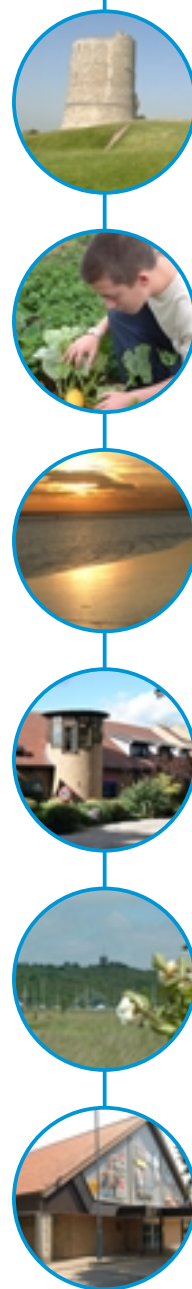
3 monitoring output indicators

Monitoring Indicator	Data Source	Target	2007 Score	Monitoring Action
Number of listed buildings on the historic buildings at risk register.	Annual Historic Buildings at Risk Register produced by Essex County Council.	To ensure there are no listed buildings in Castle Point on the Historic Buildings at Risk Register.	0	Repeat annually
Area of ancient woodland	Wildlife Site Review	Maintain area of ancient woodland in Castle Point		Establish baseline during 2007/08 and report in next Annual Monitoring Report
Number of archaeological investigations carried out as a percentage of requests for such works as part of planning application consultation.	Planning application records	100% of justified requests allowed.		Establish baseline during 2007/08 and report in next Annual Monitoring Report
% of applicable planning applications accompanied by a Site Waste Management Plan.	Planning application records	100% of applicable applications by 2016.	0%	Repeat annually
Number of applications falling outside B class allowed in employment areas	Planning application records	Minimise		Establish baseline during 2007/08 and report in next Annual Monitoring Report
Number of applications requiring an Environment Agency Licence approved within Employment Areas.	Planning application records	Minimise		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
% of units used for A3 uses in each employment area.	Biannual employment area surveys.	Kept under 5%.		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
% of ground floor units within each town centre comprising A Class uses.	Biannual town centre surveys	Maintain/ increase number of A class uses in town centres		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
% of ground floor units within each town centre comprising D Class uses.	Biannual town centre surveys	Maintain / increase number of D class uses in town centres		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
% of primary frontage within each town centre comprising A1 uses.	Biannual town centre surveys	Maintain and improve the offer of primary shopping frontages		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
% applications for the Display of Advertisements refused on the bases of DC14.	Planning application records	Improved quality of advertising		Establish baseline during 2007/08 and report in next Annual Monitoring Report.

3 monitoring output indicators

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Monitoring Indicator	Data Source	Target	2007 Score	Monitoring Action
% of telecommunication applications approved for the installation of equipment on new masts	Planning application records	Minimise by encouraging mast sharing		Establish baseline during 2007/08 and report in next Annual Monitoring Report.
Physical Contributions received via S106 Unilateral Undertakings or S106 Agreements	Internal Records	Increase the physical contributions received via S106		Establish baseline during 2007/08 and report in next Annual Monitoring Report
Financial Contributions received via S106 Unilateral Undertakings or S106 Agreements	Internal Records	Increase the financial contributions received via S106		Establish baseline during 2007/08 and report in next Annual Monitoring Report



3 monitoring output indicators

Local Area Agreement Objectives

3.77 The Local Area Agreement for Essex provides a framework for partnership working across Essex to achieve positive change and benefits for people who live in the County across a range of different services and issues. The Local Area Agreement provides guidance to the Local Strategic Partnerships across the County with regard to their work programme and targets. The relevant targets in the Local Area Agreement form part of the Castle Point Sustainable Community Strategy. Where these targets are relevant to the Local Development Framework, the relationship between the targets and the relevant Local Development Document will be set out in the Annual Monitoring Report, to indicate the contribution being made.

Table 3.12 Local Area Agreement Targets relevant to the Local Development Framework

LAA Target	Castle Point 2007
All Local Authorities will ensure that their Local Development Frameworks (or equivalent development plan document) contain a policy requiring Health Impact Assessments for relevant planning applications by 2009	The Core Strategy Preferred Options Report sets out the requirement for Health Impact Assessments in draft policy DC2. Subject to successful progression of the Core Strategy, this should be adopted in Spring 2009.
The number of new homes built to the Lifetime Homes Standard (LHS) in each borough/district will be a minimum of 3% of annual completions by 2009	The Core Strategy Preferred Options Report encourages the provision of lifetime homes in draft policy DC2. Subject to successful progression of the Core Strategy, this should be adopted in Spring 2009.
Improve reliability on journey times for car users	The Core Strategy Preferred Options Report sets out a policy entitled Transport Infrastructure (SP3). This supports the delivery of the Local Transport Plan in Castle Point. Subject to successful progression of the Core Strategy, this should be adopted in Spring 2009.
Increase the number of new businesses created, with a particular focus on innovative businesses (in the scientific and other knowledge-based sectors), by 15%	The land to the South of Northwick Road will be marketed for 18 months for an environmental technologies location as part of the Regeneration Partnerships work. The Core Strategy Preferred Options Report supports this use of the site.
To reduce the extent to which people think anti-social behaviour is a problem in their area (as measured by survey) from 21% in 2006/07 to 18% in 2008/09	The Core Strategy Preferred Options Report encourages the use of "Designing out Crime" techniques as part of draft policy DC1.
Reduce or limit the increase in size of Essex's ecological footprint	The Core Strategy Preferred Options Report sets out the requirement for reduced CO2 emissions from new developments in draft policy DC2. Subject to successful progression of the Core Strategy, this should be adopted in Spring 2009.
Improve local quality of life	As part of a wider package of measures taken by a whole spectrum of organisations, improved planning policies should help to create better places for people to live, work and enjoy. This will contribute towards improved quality of life.
Improve social cohesion	Policy CP2 of the Core Strategy Preferred Options Report focuses on actions that can be taken to support the creation of inclusive communities. Subject to successful progression of the Core Strategy, this should be adopted in Spring 2009.

Sustainable Community Strategy Objectives

3.78 It is identified in the Core Strategy that the planning service and delivery of the Core Strategy will support the achievement (in part) of various ambitions in the Sustainable Community Strategy. The table below therefore shows the indicators in the Sustainable Community Strategy that will be affected by the Core Strategy and the baseline data for each indicator.

3 monitoring output indicators

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3.79 As data is collected for these ambitions in the Community Strategy it will also be reported in the Annual Monitoring Report for the Local Development Framework, in order to see how planning is and can affect delivery of the ambitions.

Table 3.13 Community Strategy Ambitions

Ambition	Objective	2007 Baseline
Learning for All	Increase the skills and qualification score in Castle Point to 102 by 2021.	Current Score = 87.43
Making our Environment Greener and Cleaner	Increase Castle Point's environmental sustainability score to 104.3 by 2021.	Current Score = 92.67
Regenerating our local economy and places	Increase Castle Point's economic competitiveness score to 88.91 by 2021.	Current Score = 57.92
Having Fun	increase the percentage of the adult population participating in at least 30 minutes of sport or active recreation, three times a week to 24% by 2021.	Current level of participation = 18.3%
	Increase satisfaction with play areas in Castle Point for children and their carers by 2012.	Baseline to be established in 2007/08
Becoming Healthier	Increase the average life expectancy at birth, of all residents to 80.3 years by 2021.	Current life expectancy = 79.45 years
	Ensure that no ward in Castle Point is below the national average life expectancy of 78.4 years by 2021.	Baseline for each ward to be established in 2007/08
Feeling Safer	Reduce the extent to which anti-social behaviour issues are perceived to be a problem in Castle Point to 25% by 2012.	Current perception = 35.7%
	Increase the number of people who feel safe in Castle Point to 70.5% by 2012.	Current percentage = 60.5%
Getting around	Reduce traffic congestion in Castle Point by 2021.	Baseline to be established in 2007/08
Developing stronger communities	Increase the number of residents in Castle Point who feel able to influence decision making in their area to 25% by 2012.	Current percentage = 20%
Meeting housing needs	Increase housing satisfaction rates - (All Tenures) in the Borough by 2021.	Baseline to be established in 2007/08



4 the local plan

4 The Local Plan

4.1 The Local Plan Adopted in 1998 was saved until September 2007 under the Town and Country Planning Act 2004. The Adopted Local Plan is currently used to determine planning applications in the Borough. During the period 1st April 2006 to the 31st March 2007 729 planning applications were determined using the policies in the adopted local plan.

4.2 Of the planning applications decided during 2006/07 574 applications were approved and 155 were refused.

4.3 Planning applications were refused because they failed to accord with the following policies in the Local Plan.

- GB1: Control of Development
- GB4: Rebuilding of Existing Dwellings in the Green Belt
- EC2: Design
- EC3: Residential Amenity
- EC5: Crime Prevention
- EC12: Sites of Special Scientific Interest
- EC13: Protection of Wildlife and their Habitats
- EC16: Protection of Landscape
- EC21: Woodland Management and Tree Preservation Orders
- EC22: Retention of Trees, Woodland and Hedgerows
- EC33: Alterations to Listed Buildings
- EC34: Setting of Listed Buildings
- H2: Residential Land
- H9: New Housing Densities
- H13: Location of Development
- H17: Housing Development Design and Layout
- S3: Primary Shopping Frontages
- S5: Parking and Servicing
- S9: Local Shopping Parades
- S12: Design, Siting and Illumination of Advertisements
- S13: Proliferation of Advertisements
- S14: Advertisements and Public Safety
- T2: Intensification of Access Use
- T3: Local Distributor Roads
- T8: Car Parking Standards
- CF2: Education Facilities
- CF8: Non-residential Healthcare
- CF16: Telecommunications

4.4 When a planning application is refused the applicant has the right to appeal that decision. The Planning Inspectorate appoints an Inspector to assess the application and come to an independent view on the decision made. During the period 1st April 2006 to the 31st March 2007. The Planning Inspectorate made decisions on 24 appeals against planning decisions made by Castle Point Borough Council.

4.5 Of the appeal decisions made 20 appeals were dismissed. Only 4 appeals were allowed. This outcome is supportive of the continue relevance of the Adopted Local Plan Policies to both the local area and national policy.

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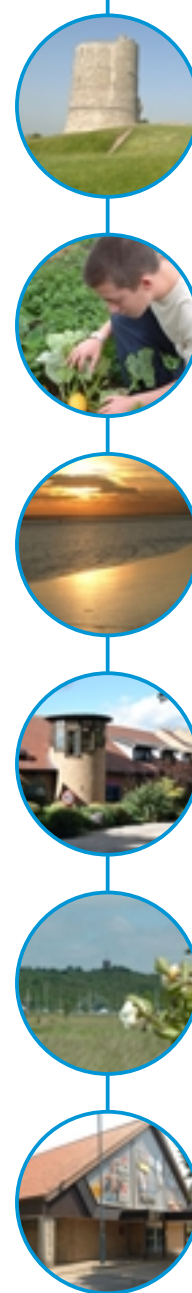
4.6 Where policies in the local plan are not reflective of national policy the Council has successfully refused applications on the bases of national policy. In particular, applications during 2006/07 were refused on the bases of PPS25, PPS3 and circular 6/98. The development of the Local Development Framework will help to overcome this reliance on national policy in dealing with matters of flood risk and affordable housing.

Saved Policies

4.7 The following policies are saved from the Adopted Local Plan 1998 until such time as they are superseded by the appropriate part of the Local Development Framework.

Table 4.1 Saved Policies from the Adopted Local Plan 1998

Policy No	Policy Title	Relevant LDF Document
GB2	Re-use of Buildings in the Green Belt	Core Strategy
GB3	Redevelopment or replacement of Industrial Development	Core Strategy
GB4	Re-building of existing dwellings in the Green Belt	Core Strategy
GB5	Extensions to Dwellings	Core Strategy
GB6	Garden Extensions	Core Strategy
EC2	Design	Core Strategy
EC3	Residential Amenity	Core Strategy
EC4	Pollution	Core Strategy
EC5	Crime Prevention	Core Strategy
EC7	Natural & Semi natural Features in Urban Area	Core Strategy
EC9	Development Affecting Commercial Farmland	Core Strategy
EC10	Protection of high Quality Agricultural Land	Core Strategy
EC15	Control of Permitted Development in Sensitive Areas	Core Strategy
EC16	Protection of Landscape	Core Strategy
EC17	Special Landscape Area	Core Strategy
EC18	Permitted Development in the Special Landscape Area	Core Strategy
EC19	Ancient Landscapes	Core Strategy
EC20	Landscape Improvement Area	Core Strategy
EC21	Woodland Management & Tree Preservation Orders	Core Strategy
EC22	Retention of Trees, Woodland & Hedgerows	Core Strategy
EC23	Tree & Shrub planting	Core Strategy
EC25	Principles of Control	Core Strategy
EC26	Design & Development	Core Strategy
EC27	Planning Applications	Core Strategy
EC28	Restrictions on Permitted Development	Core Strategy
EC29	Control of Demolition	Core Strategy



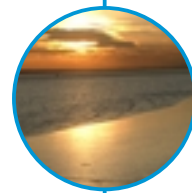
4 the local plan

Policy No	Policy Title	Relevant LDF Document
EC30	Shop front Design	Core Strategy
EC31	Advertisements	Core Strategy
EC32	Protection from Demolition	Core Strategy
EC33	Alterations to listed buildings	Core Strategy
EC34	Setting of Listed Buildings	Core Strategy
EC38	Archaeological Sites & Monuments	Core Strategy
EC39	Seafront Entertainment	Core Strategy
H2	Residential Land	Core Strategy
H3	New Development Sites	Hadleigh, Benfleet & Thundersley Plan or Canvey Area Action Plan
H4	Safeguarding of Land for Long-Term Housing Needs	Canvey Area Action Plan
H5	Safeguarding of Land for Long-term Housing Needs	Benfleet, Hadleigh & Thundersley Plan
H6	Safeguarding of Land for Long-Term Development Needs	Benfleet, Hadleigh & Thundersley Plan
H7	Affordable Housing	Core Strategy
H9	New Housing Densities	Core Strategy
H10	Mix of Development	Core Strategy
H11	Accessible & Wheelchair Housing	Core Strategy
H12	Piecemeal Development	Core Strategy
H13	Location of Development	Core Strategy
H14	Living over the Shop	Core Strategy
H15	Gypsy Sites	Core Strategy
H16	Winter Gardens	Canvey Area Action Plan
H17	Design & Layout	Core Strategy
ED1	Provision of Employment Land to the South of Northwick Road	Canvey Area Action Plan
ED3	Protection of Employment Areas	Benfleet, Hadleigh & Thundersley Plan or Canvey Area Action Plan
ED5	Piecemeal Development	Core Strategy
ED6	Parking & Servicing	Core Strategy
ED9	Hazardous Installations	Canvey Area Action Plan
S1	Location of Retail Development	Core Strategy
S2	Shopping Facilities at Rayleigh Weir	Benfleet, Hadleigh & Thundersley Plan
S3	Primary Shopping Frontages	Core Strategy
S4	Non-Retail Development	Core Strategy
S5	Parking & Servicing	Core Strategy
S7	Environmental Improvement	Core Strategy

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Policy No	Policy Title	Relevant LDF Document
S9	Local Shopping Parades	Core Strategy
S10	Supermarket & Retail Warehouse Development	Core Strategy
S12	Design, Sitting & Illumination of Advertisements	Core Strategy
S13	Proliferation of	Core Strategy
	Advertisements	Core Strategy
S14	Advertisements & Public Safety	Core Strategy
S15	Hoardings & Poster Panels	Core Strategy
T5	New Link Roads	Canvey Area Action Plan
T6	Access to Employment Land	Canvey Area Action Plan
T7	Unmade Roads	Core Strategy
T8	Car Parking Standards	Core Strategy
T12	Bus Services	Core Strategy
T15	Water-borne Freight	Canvey Area Action Plan
RE2	Golf Courses	Core Strategy
RE4	Provision of Children's Play space & Parks	Core Strategy
RE5	Public Open Space	Core Strategy
RE6	Allotments	Core Strategy
RE7	Romsey Road Allotments	Benfleet, Hedleigh & Thundersley Plan
RE8	Hadleigh Castle Country Park	Benfleet, Hedleigh & Thundersley Plan
RE9	Informal Recreation in the Countryside	Core Strategy
RE10	Water Recreation	Core Strategy
RE12	Public Rights of Way	Core Strategy
RE14	Planning Agreements & Recreational Development	Core Strategy
CF1	Social & Physical Infrastructure & New Developments	Core Strategy
CF2	Education Facilities	Core Strategy
CF4	Workplace Nurseries	Core Strategy
CF7	Health Facilities	Core Strategy
CF9	Access & Non-Domestic Development	Core Strategy
CF12	Power lines & Cables	Core Strategy
CF14	Surface Water Disposal	Core Strategy
CF15	Water Supply	Core Strategy
CF16	Telecommunications	Core Strategy
CF17	Waste Recycling	Core Strategy
Apdx 2	Development in the Green Belt	Core Strategy



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Policy No	Policy Title	Relevant LDF Document
Apdx 6	Sites of Importance for Nature Conservation	Core Strategy
Apdx 7	Restriction of Permitted Rights in Sensitive Areas	Core Strategy
Apdx 8	Ancient Woodlands	Core Strategy
Apdx 9	Restriction of Permitted Development Rights in the Conservation Area	Core Strategy
Apdx 10	List of Buildings of Special Architectural or Historic Interest	Core Strategy
Apdx 11	Local List of Buildings of Architectural or Historic Interest	Core Strategy
Apdx 12	Design & Layout Guidelines for Housing	Urban Design Standards SPD
Apdx 16	Shopping	Core Strategy

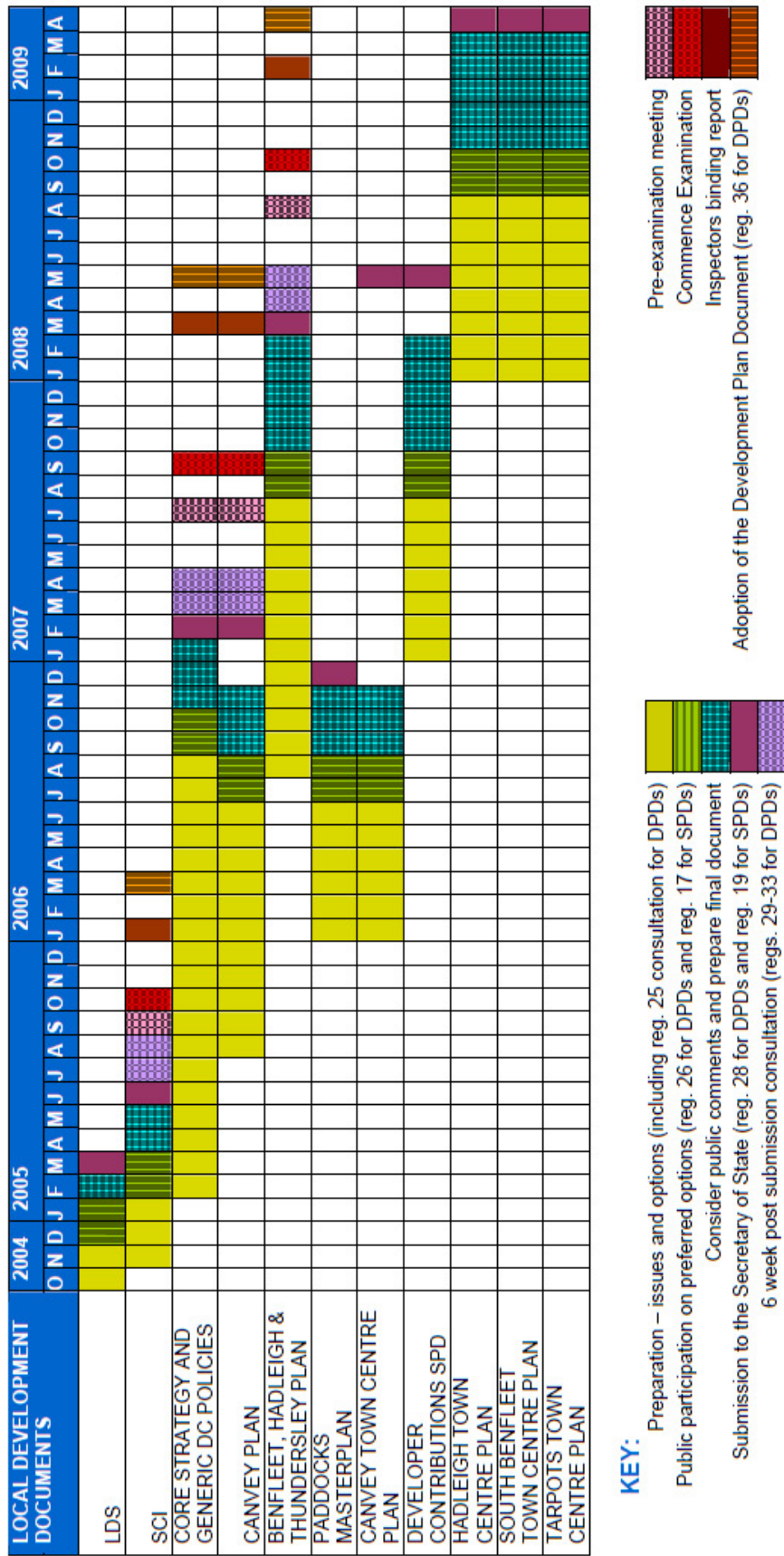
Appendices



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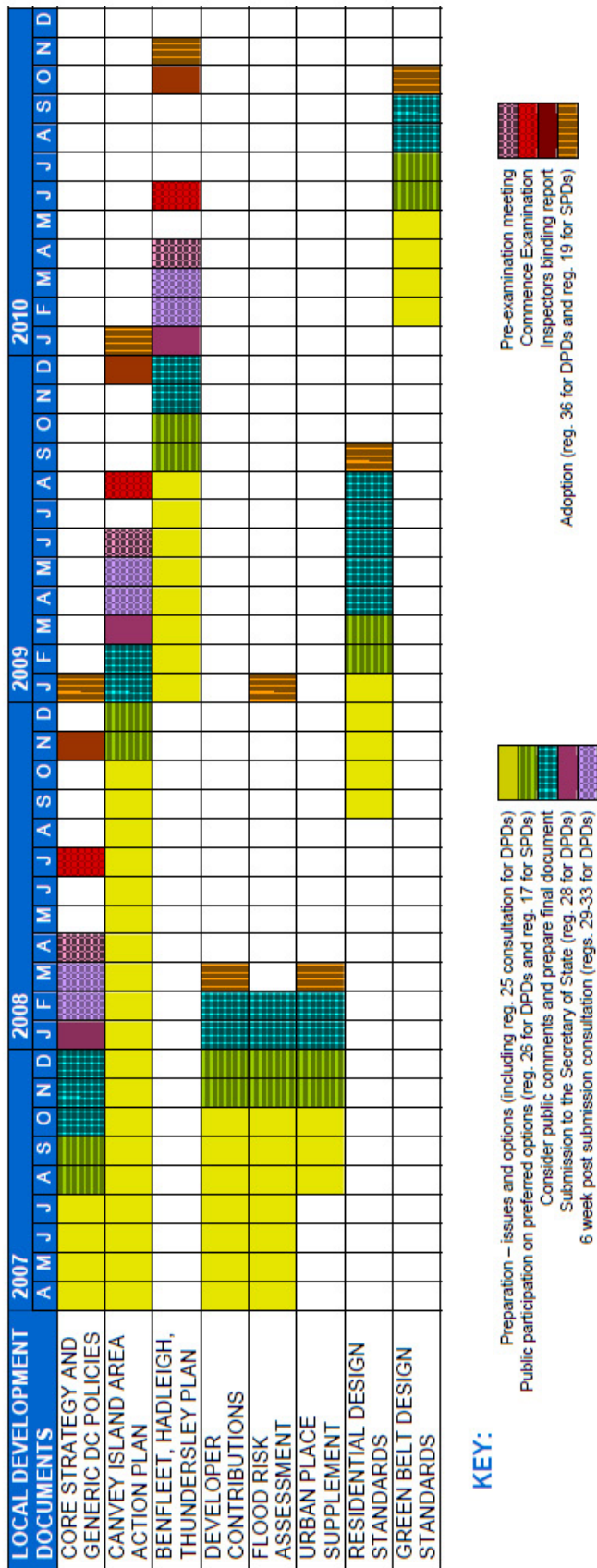
LDS Timetable May 2006

Figure 1 LDS Programme - May 2006



Revised LDS Timetable

Figure 2 LDS Programme - Revised 2007



appendices

Housing Trajectory Breakdown

Table 1 Housing Trajectory Breakdown

	Extant Permissions			Current PDL Allocations		Current Greenfield Allocations		Assessed PDL Capacity				Total	Annualised Requirement	Variance	Redistributed Variance
	Hadleigh TC	Other Large PDL	Small PDL	Canvey Supply	Kings Park	Klin Road	Scrub Lane	Hadleigh TC	Canvey TC	UCS - Large Sites	UCS - Small Sites				
2006/07	10	34	31		49							124	200	76	0
2007/08	10	34	31		49					26		150	200	50	0
2008/09	10	34	31		49					26		150	200	50	0
2009/10	9	34	31			20	31	20		26		171	200	29	0
2010/11	9	33	31			50	31	20		26		200	200	0	0
2011/12			6			60		20	50	26	25	187	200	13	64
2012/13			6			60		20	50	26	25	187	200	13	64
2013/14						60		20	50	26	31	187	200	13	64
2014/15						60		20	50	26	31	187	200	13	65
2015/16								20	50	26	31	127	200	73	73
2016/17				33				20	50	26	31	160	200	40	40
2017/18				32				20	50	26	31	159	200	41	41

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	Extant Permissions			Current PDL Allocations		Current Greenfield Allocations		Assessed PDL Capacity				Total	Annualised Requirement	Variance	Redistributed Variance
	Hadleigh TC	Other Large PDL	Small PDL	Canvey Supply	Kings Park	Kiln Road	Scrub Lane	Hadleigh TC	Canvey TC	UCS - Large Sites	UCS - Small Sites				
2018/19				32				20	50	26	31	159	200	41	41
2019/20				32					50	26	31	139	200	61	61
2020/21				32					50	26	31	139	200	61	61
Plan Period Total	48	169	167	161	147	310	62	200	500	364	298	2426	3000	574	574
2021/22										26	31	57	200	143	143
2022/23										26	31	57	200	143	143
2023/24										26	31	57	200	143	143
2024/25										26	31	57	200	143	143
2025/26										26	31	57	200	143	143
Plan Period Total	0	0	0	0	0	0	0	0	0	130	155	285	1000	715	715
TOTAL	48	169	167	161	147	310	62	200	500	494	453	2711	4000	1289	1289



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Housing Delivery Breakdown

Table 2 Housing Delivery Breakdown

	Delivery				Total	Annualised Requirement	Variance from Annualised Requirement	Variance from Trajectory
	Hadleigh Town Centre	Large PDL Sites	Small PDL Sites	Kings Park				
	28	30	22	35	115	200	-85	-9

