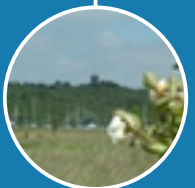
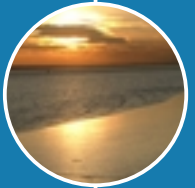


# annual monitoring report 2007/08 (dec 2008)

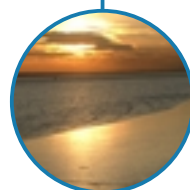
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# introduction

## Introduction

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.

With regard to progress in preparing the Local Development Framework, the report will cover the period from the 1<sup>st</sup> April 2007 until the 9th December 2008 <sup>(1)</sup>. It will also provide commentary on future work where this is already subject to detailed programming and fully resourced.

The output indicators will be measured for the period 1<sup>st</sup> April 2007 until 31<sup>st</sup> March 2008 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.

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 31<sup>st</sup> December 2008.

1 Date selected due to the implications of the Full Council Meeting regarding the Core Strategy Publication Document on the 8th December 2008.

# 1 local development framework

## 1 Local Development Framework

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 (LDF) will replace the existing Local Plan as Local Development Documents are adopted.

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 the new PPS12. In preparing these documents the Council will also have regard to best practice emerging from the experiences of other local authorities who are taking the new planning system forward.

### 1.1 The Local Development Scheme

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.

The following table shows the programme set out by the Local Development Scheme dated September 2007, progress in achieving that programme and proposed amendments to the Local Development Scheme to respond to progress made and the need to address pressing issues for the Authority as a whole surrounding leisure and housing issues.



# 1 local development framework

**Table 1 Progress Against Local Development Scheme September 2007**

LDS September 2007 Target	Progress to Date	Proposed Revision	Risks Associated with delivering programme in the LDS 2008 Revision
Submit Core Strategy by January 2008	The Core Strategy is not due to be submitted until July 2009 because the Council felt it prudent to carry out a further round of consultation to ensure soundness.	Core Strategy submission date revised to August 2009.	Staffing
Adopt Developer Contributions SPD	Adopted 1st October 2008 (7 months late)	N/A	N/A
Adopt Urban Place Supplement SPD	Adopted 1st August 2008 (5 months late)	N/A	N/A
Complete consultation on Draft Flood Risk Assessment SPD	Consultation complete 1st February 2008 (1 month late)	Adoption date extended to 31st March 2010 to enable requirements of Emergency Planners to be developed and built into the guidance.	Flood Risk
Commence work on Canvey Area Action Plan	Not Started	Commencement date amended to July 2009.	Staffing

# 1 local development framework

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## 1.2 Core Strategy Development Plan Document

Work on the Core Strategy has been underway for some time with two rounds of consultation having taken place during the 2006/2007 year.

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 26<sup>th</sup> March until the 8<sup>th</sup> 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.

The responses on the Issues and Options Report were analysed during the late Spring of 2007. This identified that additional clarity needed 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.

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 13<sup>th</sup> August 2007 until 24<sup>th</sup> 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.

As a result of the consultation on the Preferred Options Report 2007-2021, some further work was necessary to ensure the Core Strategy would be sound upon submission. The following additional work has been carried out:

- Prepare an Appropriate Assessment;
- Incorporate the findings of the Sustainability Appraisal into the Core Strategy;
- Prepare a Flood Risk Statement;
- Be more specific with regard to the broad locations for future development;
- Strengthen the policy on sustainable buildings in light of the Supplement to PPS1;
- Ensure that developers have been fully engaged in the Core Strategy process;
- Ensure that the views of local residents have been fully reflected in the Core Strategy;
- Prepare a Diversity Impact Assessment of the Core Strategy.

In light of these changes, the Council carried out a further round of consultation called the "Further Preferred Options" from June to August 2008. This increased local awareness in the Core Strategy and stimulated some changes to the preferred options as a result.





# 1 local development framework

A proposed publication draft of the Core Strategy was finalised using the information this consultation generated. This was reported to the Full Council on 8th December 2008. The Full Council considered it necessary to consult on the Core Strategy one final time before making a decision on whether to submit in June/July 2009, with submission expected before 31st August 2009.

## 1.3 Canvey Area Action Plan

Due to the resources required to ensure the Core Strategy is submitted and sound, commencement of the Canvey Area Action Plan has been delayed until the Core Strategy is published for submission.

## 1.4 Benfleet, Hadleigh and Thundersley Plan

Preparation of the Benfleet, Hadleigh and Thundersley Plan is due to commence in 2010. This has been delayed until after the Core Strategy examination is completed in order to ensure resources are focused on the Core Strategy as a priority.

## 1.5 Developer Contributions Guidance

Work on this guidance commenced in the spring of 2007. The Guidance was produced for the Council in association with the Planning Advisory Service, who part funded consultancy support for the project. The draft guidance was reported to the Policy and Resources Committee in November 2007 and subject to consultation from the 7th December 2007 to the 1st February 2008 alongside the Flood Risk Assessment Guidance and the Urban Place Supplement Adoption Statement.

Seventy-six representations were received with regard to this guidance from seven consultees. These representations were used to prepare the final Developer Contributions Guidance. This work took longer than expected, and as a result was not completed until the end of April 2008. The final document was agreed by the Cabinet in August 2008, with adoption taking place on the 1st October 2008.

## 1.6 Flood Risk Assessment Guidance

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.

Work on the Flood Risk Assessment Guidance commenced in March 2007. The Environment Agency were consulted regularly throughout the preparation period. The draft was presented to the Policy and Resources Committee in November 2007



# 1 local development framework

after which it will be made available for public consultation in conjunction with the Developer Contributions Guidance and the Urban Place Supplement Adoption Statement.

The draft Flood Risk Assessment Guidance attracted seventy representations from ten consultees. These have been used to revise the guidance as appropriate. However, at this time the Environment Agency and the Emergency Planners cannot agree a course of action for ensuring safe access, egress and emergency evacuation in the event of a flood. This is likely to result in additional criteria emerging, which will need to be incorporated into the guidance. As a result, it is not possible to complete the Guidance at this time.

It is anticipated that this situation could be resolved in 2009, enabling the adoption of the final FRA Guidance SPD by the end of March 2010. The Council will be able to adopt the guidance by attaching it to national policy in PPS25 under the revised regulations.

## 1.7 Urban Place Supplement

Work on the adoption statement for the Urban Place Supplement commenced in early September 2007. It was reported to the Policy and Resources Committee in November 2007 and made available for public consultation from the 7th December 2007 - 1st February 2008. During the consultation period ten representations were made by five consultees.

The final version of the Adoption Statement was prepared during early 2008, however due to election purdah, it was not possible to adopt the Urban Place Supplement in March 2008 as programmed. Adoption took place in August 2008.

## 1.8 Residential Design Standards

Having put in place design guidance for high density developments by adopting the Urban Place Supplement, it is necessary to prepare suitable updated guidance for developments within residential areas and new lower density developments also. It is important that these are also designed in a sustainable and attractive manner that contributes towards achieving the vision, aims and objectives of the Core Strategy, whilst also enhancing positive aspects of the built environment.

To this end the Council will commence preparation of a number of design standard documents in 2010/11. The Council will be seeking support from Essex County Council Design Team on this matter.

## 1.9 Evidence Base Work

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



# 1 local development framework

base. This section of the report therefore sets out evidence base work that has been carried out during the previous year, is currently underway, or is programmed for the 2008/09 year.

## 1.9.1 Hadleigh Town Centre Capacity Study

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 identify the capacity for redevelopment in Hadleigh Town Centre. The Capacity Study was completed at the end of 2008 and will be published alongside the Core Strategy in January 2009.

## 1.9.2 Strategic Land Availability Assessment

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 was collected during 2007. This was then tested through a process of consultation with landowners. The SHLAA was completed at the end of 2008 and will be published alongside the Core Strategy in January 2009.

## 1.9.3 Strategic Housing Market Assessment

The Thames Gateway South Essex Partnership commissioned GVA Grimley to produce this piece of work in 2007. The final report was published in December 2008.

## 1.9.4 Canvey Town Centre Masterplan

The Regeneration Partnership is currently in the process of seeking funding to prepare a Canvey Town Centre Masterplan. This is due to be completed by the Autumn of 2009. It will be used to inform the preparation of the Canvey Area Action Plan.

## 1.9.5 Canvey Vocational Centre Feasibility Study

Work on the Canvey Vocational Centre Feasibility Study commenced in the Spring of 2008 and will seek to identify the educational and spatial requirements of a Vocational Centre for Canvey Island. This work will be available to inform the Canvey Area Action Plan in early 2009.

## 1.9.6 Affordable Housing Economic Viability Assessment

An Affordable Housing Economic Viability Assessment has been undertaken by consultants Adams Integra, to help underpin work on the Core Strategy and work being undertaken by the housing and development control teams. Work commenced in November 2008, with good progress having been made by December 2008. The draft report is expected by the end of January 2009, with work completed by the end of March 2009.

## 2 monitoring output indicators

### 2 Monitoring Output Indicators

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.

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.

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 indicators proposed in the publication draft of the Core Strategy are set out later in this section of the report.

#### 2.1 National Output Indicators

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.

##### 2.1.1 Indicator 1 - Business Development

Planning policies regarding business development are currently set out in Chapter 5 of the Adopted Local Plan 1998. These policies will be replaced with a Spatial Strategy, CP6: Creating Employment Opportunities and DC18: Managing Employment Uses, of the Core Strategy.

#### Section A

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 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2008.



## 2 monitoring output indicators

**Table 2 New Employment Developments**

Employment Type	Floorspace (m)	Number of Workspaces
B1 - Business	0	0
B2 - General Industry	0	0
B8 - Storage and Distribution	0	0
Relevant Sui Generis uses	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

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 3,000m<sup>2</sup> of commercial floorspace is required annually to meet the requirement set out in the recent adopted Regional Spatial Strategy. The level of commercial floorspace delivered during 2007/08 is zero. This is primarily due to the down turn in the national economy. However, there is potential to deliver 43,474m of floorspace in the B1, B2 and B8 class uses if the Core Strategy is progressed, providing an estimated 1,087 workspaces.

### Section B

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 1<sup>st</sup> April 2007 and the 31<sup>st</sup> March 2008.

**Table 3 New Employment Developments in Employment Areas**

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

No business development has occurred across the three developed employment areas of the Borough showing that there is currently a limited investment potential in all three areas at this time. However, there is potential to deliver 43,474m of



## 2 monitoring output indicators

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floorspace in the B1, B2 and B8 class uses if the Core Strategy is progressed, providing an estimated 1,087 workspaces.. Town centres are largely the focus of retail developments. This form of development is considered later in the annual monitoring report.

### Section C

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 2007 and the 31st March 2008. No new development within these different use classes delivered across the borough as a whole.

### Section D

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.

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 8.6ha 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.

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



## 2 monitoring output indicators

**Table 4 Types of Employment Uses within Employment Areas (2007/8)**

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
<b>Total Existing</b>	<b>12.57</b>	<b>8.06</b>	<b>5.49</b>	<b>26.12</b>
<i>Proposed Core Strategy Allocation</i>	18	4	3	25
<b>Total</b>	<b>30.57</b>	<b>12.06</b>	<b>8.49</b>	<b>51.12</b>

The table above presents the findings of a survey carried out during the 2005/06 year. It also demonstrates the impact that the proposed employment provision set out in the Core Strategy Proposed Publication Document would have on overall provision. The findings of the survey as reported previously 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 existing employment areas is inefficient with less than 50% of the available land actually occupied by employment uses.

The proposed 25ha of employment land across the three main employment areas has the potential to address these issues by providing opportunity to diversify employment uses, improve the stock of employment buildings and encourage regeneration of undesirable areas.

### Section E

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 1<sup>st</sup> April 2007 to the 31<sup>st</sup> March 2008 no developments at all were completed within an employment area.



## 2 monitoring output indicators

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### Section F

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.

During the period 1<sup>st</sup> April 2007 and the 31<sup>st</sup> March 2008 no land allocated for employment purposes was developed for residential purposes in Castle Point.

### 2.1.2 Indicator 2 - Housing

The housing trajectory supports the Local Development Framework (LDF) process by comparing past performance on housing supply to future rates of expected housing supply within the Borough. The sites gathered in the recently prepared Strategic Housing Land Availability Assessment (SHLAA) identifies the Borough's future housing allocations and will inform/support the following three main Development Plan Documents (DPDs) that form the LDF and are as follows:

**Core Strategy** – this sets out the broad locations for future development in the Borough;

**Canvey Island Area Action Plan** – this sets out site specific regeneration and growth proposals for Canvey Island; and

**Benfleet, Hadleigh and Thundersley Plan** – this will set out site specific regeneration and growth proposals for Benfleet, Hadleigh and Thundersley.

### Section A

The housing trajectory supports the Local Development Framework (LDF) process by comparing past performance on housing supply to future rates of expected housing supply within the Borough. The information gathered in the recent prepared Strategic Housing Land Availability Assessment (SHLAA) has identified the Boroughs future housing allocations and will inform/support the following three main Development Plan Documents (DPDs) that form the LDF and are as follows:

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## 2 monitoring output indicators

### Net Additional Dwellings 2001 – 2008

The East of England Plan sets a requirement of 4000 dwellings (net), for a time frame 2001-2021. However, PPS3 has introduced a requirement for planning authorities to identify a 15 year supply of housing sites beyond 2021 to 2026. This increases the total requirement to 5000 dwelling units, an annualised target of 200 dwellings per annum.

The borough has averaged 175 dwellings per annum between 2001 and 2008. This level of provision is below target and this is recognised in the Housing Trajectory. It is expected that this under provision could be rectified through urban intensification and the inclusion of some development on the urban periphery between 2009 and 2014 and again beyond 2018.

Although the recent completion rates in the Borough have been below the annualised targets, the revised trajectory clearly demonstrates that the allocation set out in the Structure Plan can be met despite of the recent down turn in the housing market.

**Table 5 Cumulative Annual Dwelling Completion Target 2001 2008**

Year	No. Dwellings above or below cumulative development plan target	Annual Dwelling Target	Annual Dwelling Completions
2001/02	-29	200	171
2002/03	-56	200	173
2003/04	-99	200	157
2004/05	-9	200	290
2005/06	8	200	217
2006/07	-77	200	115
2007/08	-172	200	105

### Annual Net Additional Requirement 2008 – 2021

The average annual dwelling completion target for the Borough has consistently been below the 200 dwellings per annum. The required annual dwelling completion rate between 2008 and 2021 is just above the RSS target of 200 dwellings and currently calculates at 213 dwellings per annum.

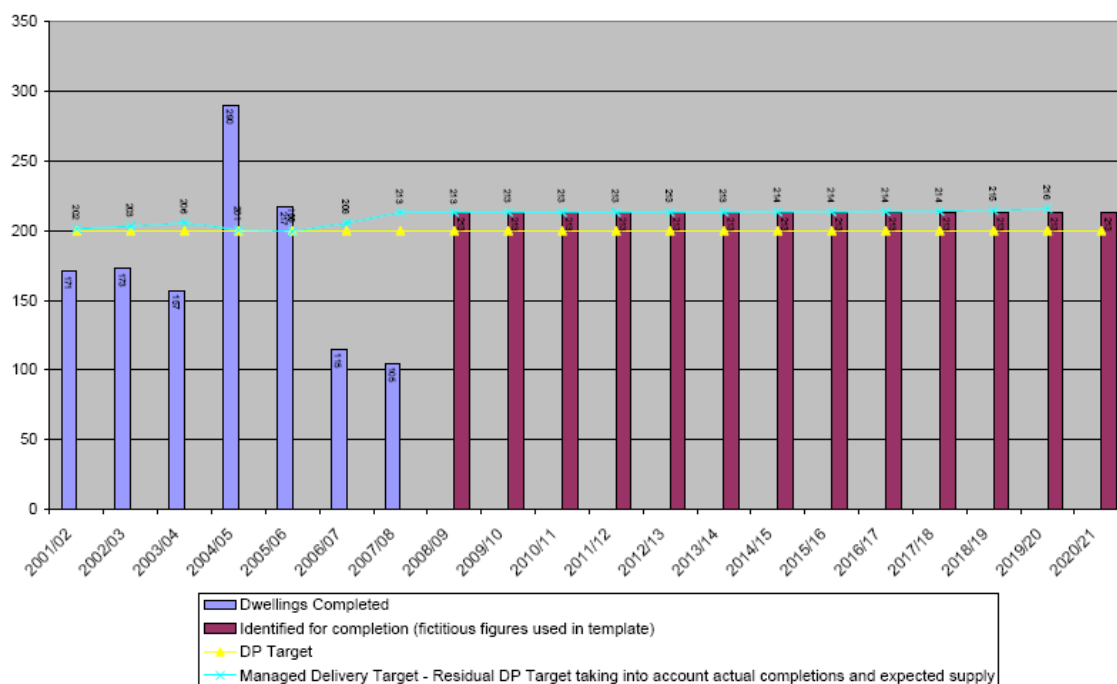
## 2 monitoring output indicators

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**Table 6 Annual Net Additional Dwelling Requirement 2008 - 2021**

RSS Dwelling Target 2001 - 2021	4,000
Total Completions 2001 - 2007	1,228
Annual Completion Rate 2001 - 2007	175
RSS Dwelling Target 2008 - 2021	2,772
Required Annual Completion Rate 2008 - 2021	213

**Housing Trajectory - East of England Plan Allocation 2001 - 2021**



### 5 Year Supply 2008 – 2013

If the proposals set out in the Core Strategy reported at 8th December 2008 Full Council are carried forward into the adopted version of the Core Strategy, there is considered to be a five year supply of deliverable sites in the Borough. However, without the Core Strategy it is unlikely that Employment Land Rejuvenation and Urban Peripheral Development will occur. This reduces the five year supply by around 120 units to 882. In order to ensure there is an adequate supply of employment land, the Core Strategy needs to be taken forward in an expedient manner.

## 2 monitoring output indicators

**Table 7 Projected Net Dwellings 2008 -2013**

Type of Supply		Yr1	Yr 2	Yr 3	Yr 4	Yr 5	Total
		2008/09	2009/10	2010/11	2011/12	2012/13	
Residual sites with planning permission (on allocated sites) -	Large sites	85	93	79	81	85	423
	Small sites	30	25	25	24	24	128
	-						
Residual allocated sites - (Greenfield sites allocated in Adopted Local Plan 1998)	Land off Kiln Road	0	0	0	0	0	0
	Scrub Lane	0	8	8	8	8	32
Informally identified ( Temporal distribution of Broad Locations)	East of Canvey Road	0	20	20	20	20	80
Contingent sites (SHLAA)	Main Route Survey	0	21	25	25	24	95
	Urban Capacity 2003	0	13	16	16	16	61
	Employment Land Rejuvenation - Canvey Supply	0	10	10	10	10	40
	Town Centre Regeneration - Hadleigh	0	36	36	36	35	143
<b>Total</b>		<b>115</b>	<b>226</b>	<b>219</b>	<b>220</b>	<b>222</b>	<b>1002</b>
<b>Requirement</b>		<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>1000</b>
<b>Variance</b>		<b>-85</b>	<b>26</b>	<b>19</b>	<b>20</b>	<b>22</b>	<b>2</b>

### Projected Net Dwellings 2013 – 2023

The housing trajectory demonstrates that if the Core Strategy is progressed in an expedient manner, there is a sufficient supply of housing land to meet housing needs in Castle Point up to the end of the RSS Plan whilst continuing to roll forward and fulfil a 5 year supply of deliverable sites to 2026.

However, it has not been possible to find sufficient supply on readily available previously developed land within the existing urban area to meet local needs to 2026. It is therefore necessary for the Council to identify other housing locations through

## 2 monitoring output indicators

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the spatial planning process. Proposals set out in the Core Strategy include employment land rejuvenation, town centre regeneration and greenfield sites on the urban periphery.

The number of homes proposed on the urban periphery is in excess of the required level of housing. To this end, the urban peripheral locations identified for delivery in the period beyond 2018 should be considered to be contingency sites, only to be released upon review of the Core Strategy and to ensure delivery stays on target.

A windfall allowance of 174 units for the period 2018-2026 has also been applied. The windfall allowance was calculated based on planning permissions granted during the period 1st April 2004 and 31<sup>st</sup> March 2008 when compared against sites identified in the Urban Capacity Study 2004.

The inclusion of a windfall allowance has the effect of negating the need to deliver those urban peripheral sites identified in the period beyond 2018.



## 2 monitoring output indicators

**Table 8 Projected Net Dwellings 20013 - 2018**

Type of Supply		Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Total
		2013/14	2014/15	2015/16	2016/17	2017/18	
Residual allocated sites - (Greenfield sites allocated in Adopted Local Plan 1998)	Land off Kiln Road	50	50	50	50	50	250
Informally identified ( Temporal distribution of Broad Locations)	East of Canvey Road	50	50	50	50	50	250
Contingent sites (SHLAA)	Main Route Survey	83	83	83	83	84	416
	Urban Capacity 2003	25	25	25	25	25	125
	Employment Land Rejuvenation - Canvey Supply	10	10	10	10	10	50
	Employment Land Rejuvenation E. Armstrong Road	7	7	7	7	7	35
	Employment Land Rejuvenation W. Armstrong Road	13	13	13	13	13	65
	Town Centre Regeneration - Hadleigh	39	39	39	39	39	195
	Town Centre Regeneration - Canvey	40	40	40	40	40	200
<b>Total</b>		<b>317</b>	<b>317</b>	<b>317</b>	<b>317</b>	<b>318</b>	<b>1586</b>
<b>Requirement</b>		<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>1000</b>
<b>Variance</b>		<b>117</b>	<b>117</b>	<b>117</b>	<b>117</b>	<b>118</b>	<b>586</b>



## 2 monitoring output indicators

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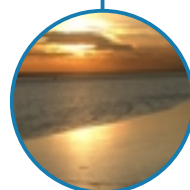


Table 9 Projected Net Dwelling 2018 - 2023

Type of Supply		Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Total
		2018/19	2019/20	2020/21	2021/22	2022/23	
Residual allocated sites - (Greenfield sites allocated in Adopted Local Plan 1998)	Land off Kiln Road	12	12	12	12	12	60
Informally identified ( Temporal distribution of Broad Locations)	East of Rayleigh Road	60	60	60	60	60	300
	West of Canvey Road (Frontage)	10	10	10	10	10	50
	Rear of Castle View School	10	10	10	10	10	50
	East of Canvey Road	10	10	10	10	10	50
Contingent sites (SHLAA)	Main Route Survey	44	44	44	44	43	219
	Urban Capacity 2003	26	26	26	26	27	131
	Employment Land Rejuvenation - Prout Ind. Estate	16	16	16	16	16	80
	Employment Land Rejuvenation - W. Armstrong Road	20	20	20	20	20	100
	Town Centre Regeneration - Hadleigh	23	23	23	23	23	115
	Town Centre Regeneration - Canvey	40	40	40	40	40	200
Windfall Allowance		35	35	35	35	34	174
<b>Total</b>		<b>306</b>	<b>306</b>	<b>306</b>	<b>306</b>	<b>305</b>	<b>1529</b>
<b>Requirement</b>		<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>1000</b>
<b>Variance</b>		<b>106</b>	<b>106</b>	<b>106</b>	<b>106</b>	<b>105</b>	<b>529</b>

## 2 monitoring output indicators

### Section B

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 70%. This target recognises the capacity of the urban area for regeneration and intensification.

During the period 1st April 2007 through to the 31st March 2008 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.

**Table 10 Net Completions on Previously Developed Land (PDL)**

Year	PDL Target	New Development on PDL
2001/02	70%	
2002/03	70%	
2003/04	70%	
2004/05	70%	73%
2005/06	70%	99%
2006/07	70%	100%
2007/08	70%	97%

### Section C

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.

Since 2001 the density of residential development in Castle Point has gradually increased and in the 2007/08 year over 95% 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.

## 2 monitoring output indicators

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**Table 11 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
2007 - 2008	3.1	0	96.8

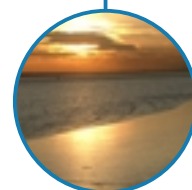
The table shows a 50 per cent reduction in the number of units completed at below 30 dwelling units per hectare in the 2007/08 year, when compared with the previous year. This demonstrates that policy is being applied in Castle Point to improve land use densities, with those dwellings being completed at below 30 dwelling units per hectare benefiting from consents granted in the early 2000s when sustainability was given less consideration.

### Section D

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.

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 Proposed Publication Document contains strong policies on the delivery of Affordable Housing;



## 2 monitoring output indicators

- The Council has prepared and adopted a Developer Contributions Guidance Document; and
- The Council has adopted an Affordable Housing Strategy.

This work has seen Castle Point Borough Council deliver 18 affordable dwellings through housing completions between 1st April 2007 and 31st March 2008. This accounts for 17% of all new residential completions in the Borough.

The supply of affordable homes is expected to increase in the future. Given the nature of development and development site sizes in Castle Point, it is unlikely that the Council will deliver 35% affordable housing between 2008 and 2021, as required by the adopted East of England Plan. However, the Core Strategy does set out an aim to achieve provision of 1,100 affordable homes during the period 2008 - 2026. This equates to 61 units per year between 2008/09 and 2025/26.

**Table 12 Affordable Housing Delivery in Castle Point 2001-2008**

Year	Number of Dwellings
2001/02	0
2002/03	0
2003/04	0
2004/05	29
2005/06	0
2006/07	0
2007/08	18
<b>Total</b>	<b>47</b>

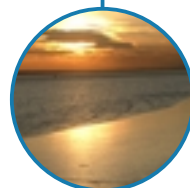
At present there are eight affordable housing units under construction on Kiln Road, Thundersley. This is a private off-site scheme associated with market housing provision nearby in Hadleigh. In addition to this, there are 24 affordable units with permission not yet commenced. Of these units, twelve are part of a housing association scheme. The remaining twelve are across two private sites. At this time is not expected that these schemes will contribute towards affordable housing supply before 2010 due to the current economic climate and the downturn in the housebuilding industry.

### 2.1.3 Indicator 3 - Transport

Transport policies are currently set out in chapter seven of the Adopted Local Plan. It is intended that this will be replaced by proposed policies SP3 (Transport Infrastructure) and DC4 (Parking and Access) of the Core Strategy once submitted and examined.

## 2 monitoring output indicators

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The proposed 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.

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

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.

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 13 Car Parking Levels of Non-residential Developments Completed 2007/08**

Type of Non-Residential Development	Applicable Car Parking Standard	No. of Developments Completed 2007/08	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 <sup>2</sup>	3	2	1
A1 (supermarkets)	1 space per 14m <sup>2</sup>	1	1	0
<b>Total</b>		<b>4 (100%)</b>	<b>3 (75%)</b>	<b>1 (25%)</b>

During the 2007-2008 period a quarter 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 proposed Core Strategy policies should help to achieve this.



## 2 monitoring output indicators

### Section B

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.

The percentage of new residential properties completed during 2007/08 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.

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.

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.



## 2 monitoring output indicators

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**Table 14 30 Minutes Public Transport Access to Services from New Residential Development (2007/08)**

Service	Number of Dwellings (Gross)	Percentage of Total (Gross)
Total number of dwellings built 2007/08	136	100%
GP Surgery	130	95%
Hospital	51	37%
Primary School	130	95%
Secondary School	130	95%
Employment Area (employment)	130	95%
Town Centre (services and employment)	130	95%
Major Health Centre (Canvey and Tyrells)	130	95%

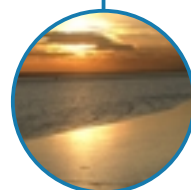
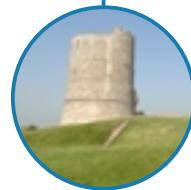
### 2.1.4 Indicator 4 - Local Services

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 by proposed policies in the Core Strategy, in particular policy SP1, CP4, DC8 and DC13 once the Core Strategy is submitted and examined.

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

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 2007-08 period.



## 2 monitoring output indicators

**Table 15 Local Service Completions 2007-2008**

Local Service Type	Internal Floorspace (m2)	Percentage (of total Floorspace delivered)
A1 - Retail	742	33%
A1 - (Supermarkets)	1,520	67%
<b>Total</b>	<b>2,262</b>	<b>100%</b>

There was a total of 2,262 sqm of gross retail floorspace completed in the Borough in 2007/08. This includes a contribution from WM Morrisons, Canvey Island that accounts for 67% of the total floorspace. This additional floorspace for local service provision is important as it helps to deliver more local jobs. It is important to recognise the role retail jobs play in improving the economy of Castle Point. The Employment Study 2006 identifies retail as a potential growth sector for the Borough, and based on employment densities published by English Partnerships the delivery in 2007-2008 potentially resulted in 117 new retail jobs being created.

### Section B

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 16 Local Service Completions 2007-2008 in Town Centres**

Local Service Type	Internal Floorspace (m2)	Percentage (of total floorspace delivered)
B1(a) - Office	0	0%
A1 - Retail	742	100%
A2 - Professional Services	0	0%
D2 - Leisure	0	0%
<b>Total</b>	<b>742</b>	<b>100 %</b>

The majority of the Local Service provision occurred within the town centres, at Tarpots and Knightswick Centre, Canvey Island. It is necessary that growth continues to occur in these centres. It is also important that this site continues to be well served by local public transport services to ensure accessibility.

## 2 monitoring output indicators

### Section C

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's 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.

Castle Point Borough Council has one Green Flag awarded for one of its parks, Hadleigh Country Park. The Council is also preparing a Playground Renewal Programme and Open Spaces Strategy.

#### 2.1.5 Indicator 5 - Flood Protection and Water Quality

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.

Once adopted the Local Development Framework Core Strategy 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.

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 1<sup>st</sup> April 2007 to the 31<sup>st</sup> March 2008 no applications for development in the flood risk zone were approved where the Environment Agency sustained an objection on flood risk grounds.

#### 2.1.6 Indicator 8 - Biodiversity

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 CP2 (Green Infrastructure) and DC15 (Landscape and Natural Features).

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.



## 2 monitoring output indicators

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.

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. The study found that there were 671.7ha of priority habitat in Castle Point across 34 sites. Almost 20ha of priority habitat had been lost since a similar survey in 2002.

Development in Castle Point during 2007/08 avoided priority habitats and thus did not contribute towards any further loss. The Council has also been proactive in improving the quality and quantity of habitats in the borough by working with Essex Wildlife Trust to address these issues. There is now a programme in place to increase the number of priority habitats benefiting from Wildlife Management Plans.

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 2007-2008. However, the quality of their management regime and human activities means that they are not all in the best condition. Natural England 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.

### 2.1.7 Indicator 9 - Renewable Energy

Indicator nine seeks to measure the contribution made by each local authority in terms of reducing CO<sub>2</sub> 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 1<sup>st</sup> April 2007 - 31<sup>st</sup> March 2008. 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.

The Council recognises that there is a need to address this issue and as a result the proposed Core Strategy includes a draft policy on "On-site Renewable Energy Generation" that requires that predicted CO<sub>2</sub> emissions from new developments are reduced by at least 10% through the use of decentralised, renewable or low carbon energy sources. The Council has also adopted the Urban Place Supplement (Essex Design Initiative) as a supplementary planning document. This provides further



## 2 monitoring output indicators

detailed guidance on energy efficiency and renewable energy technologies. This will assist the Council in contributing towards a reduction in CO<sub>2</sub> emissions and an increase in renewable energy generation in the future.

### 2.2 Regional Output Indicators

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.

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 proposed policy CP8 of the Core Strategy.

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.

During the period April 2007 to March 2008 the Council did not receive any applications for the use of land for Gypsy and Traveller Accommodation.

### 2.3 Local Output Indicators

Local Output Indicators help to monitor the effectiveness of planning policies in achieving targets and objectives. 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 is included in the Core Strategy Proposed Publication Document. The monitoring framework mainly comprises of national indicators recently developed by the Government. These indicators have been used to help align the Core Strategy with Local Area Agreements and the Community Strategy.



## 2 monitoring output indicators

### 2.3.1 Draft Monitoring Framework for the Core Strategy

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

**Table 17 Monitoring Framework for Measurable Aims**

Measurable Aim	Monitoring Indicator	Data Source	Target
Deliver 5,000 new homes in Castle Point that meet local needs.	<b>NI154:</b> Net additional homes provided	Castle Point BC - Planning and Building Control Records	200 per annum
Deliver 2,500 better quality jobs.	Net additional jobs created.	Annual Business Inquiry	100 per annum

**Table 18 Monitoring Framework for Strategic Objectives**

Objective	Monitoring Indicator	Data Source	Target
Make the best use of previously developed land in the existing urban area.	Net additional homes provided on previously developed land	CPBC Planning and Building Regulation Records	At least 70% between 2001 and 2026
Secure a better mix of uses in Town Centres in Castle Point to reduce the need to travel.	% Retention of local spending	Castle Point Retail Needs Assessment	9% by 2026
Secure improved access to public transport provision throughout the Borough.	<b>NI175:</b> Access to services and facilities by public transport, walking and cycling	DfT data reported by Essex County Council	Baseline to be established
Ensure that new development makes prudent and efficient use of natural resources.	<b>NI186:</b> Per Capita reduction in CO2 emissions in the LA area	DEFRA - Annual Statistics	4.1% by 2010/11
	<b>NI192:</b> % of household waste sent for reuse, recycling and composting	Castle Point BC - WasteDataFlow	40% by 2010/11
Protect the Green Belt from unnecessary and inappropriate development.	% change in Green Belt area.	CPBC Planning and Building Regulation Records	At least 98% retained between 2001 and 2026.



## 2 monitoring output indicators

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Objective	Monitoring Indicator	Data Source	Target
Conserve and enhance local landscape character and biodiversity assets.	<b>NI197:</b> Improved local biodiversity	Castle Point BC and Essex Wildlife Trust	47% by 2010/11
	% of SSSIs in a favourable or recovering condition	English Nature - Annual Condition Surveys	95% by 2010/11
Increase opportunities for recreation in the natural environment.	Area of land open for public recreation	Castle Point Planning Records	Increase by 50ha by 2026
Improve the quality of formal open spaces.	<b>NI8:</b> Adult Participation in sport and active recreation	Sport England - Active Place Survey	23.5% by 2010/11
	<b>NI199:</b> Children and young people's satisfaction with parks and play areas.	Schools - TellUs Survey - reported by Ofsted	Baseline to be established
Secure high quality design in all new development.	Number of developments receiving awards for good quality design.	Castle Point BC	2 developments per annum by 2011 and ongoing
Secure the redevelopment of vacant and/or derelict previously developed land.	<b>NI170:</b> Previously developed land that has been vacant or derelict for more than five years	Castle Point BC - Vacant Land and Buildings Survey April 2008 - real-time updating	Baseline to be established
Improve the quality of the historic environment in Castle Point.	Proportion of Conservation Areas with a Conservation Area Management Plan.	Castle Point BC	100% ongoing
Deliver 18ha of new employment development.	Net new employment land developed for employment purposes.	Castle Point BC - Planning and Building Control Records	At least 10ha by 2026
Improve the environmental quality of existing employment areas.	Proportion of business owners satisfied with the environmental quality of employment locations.	Castle Point BC	Baseline to be established.
Deliver 3,000 m2 of new retail floorspace.	Net new retail floorspace provided	Castle Point BC - Planning and Building Control Records	3,000m2 by 2021



## 2 monitoring output indicators

Objective	Monitoring Indicator	Data Source	Target
Deliver first class education facilities in Castle Point.	<b>NI175:</b> Achievement of 5 or more A*-C grades at GCSE or equivalent including English and Maths	Schools - KS4 achievement tables - Reported by Ofsted	52.5% by 2010/11
	<b>NI164:</b> Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 3 or higher.	ONS Annual Population Survey	28.2% by 2010/11
	<b>NI174:</b> Skills gaps in the current workforce reported by employers	Learning and Skills Council - National Employers Skills Survey (NESS)	Baseline to be established
Maintain flood defences and improve local resilience to flood risk.	Number of Planning Applications granted consent when the EA has sustained an objection on the grounds of Flood Risk	Castle Point BC - Planning Records	Less than 5 applications per annum.
Seek the removal of hazardous uses from the Borough.	Number of hazardous installations operational in Castle Point.	Castle Point BC - Planning Records	0 by 2026
Deliver first class healthcare facilities in Castle Point.	<b>NI 120:</b> All-age all cause mortality rate	Essex County Council - Place Survey	1166.66 per 100,000 population by 2010/11
Identify sufficient land for the timely delivery of new homes.	<b>NI159:</b> Supply of ready to develop housing sites	Castle Point BC - SHLAA updated annually	1,000 sites at any given time
Deliver affordable housing for local people who do not have access to market value homes.	<b>NI155:</b> Number of affordable homes delivered	Castle Point BC - Planning and Building Control Records	70 per annum
Deliver specialist accommodation for older people and people with special needs.	Net additional homes provided - sheltered accommodation and bungalows for older people	Castle Point BC - Planning and Building Control Records	Around 25% of total delivery between 2007-2026
	Net additional homes provided for people with special needs	Castle Point BC - Planning and Building Control Records	Around 7% of total delivery between 2007-2026

## 2 monitoring output indicators

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Table 19 Monitoring framework for Development Control Objectives

Objective	Monitoring Indicator	Data Source	Target
Protect sensitive landscape areas from inappropriate development.	Number of non-recreational or non-agricultural developments permitted in the Ancient Landscape Areas.	Planning Records	Zero per annum
Protect and enhance listed buildings and scheduled ancient monuments.	Number of listed buildings in Castle Point included on the List of Buildings at Risk.	English Heritage	Zero at all times
Improve the quality of the Conservation Areas in Castle Point.	Proportion of Conservation Areas covered by an up to date conservation area management plan.	Planning Records	100% at all times
Reduce the dominance of parking in the streetscene.	Proportion of new developments providing sufficient on-site car parking in accordance with Essex Vehicle Parking Standards.	Planning Records	Baseline to be established. Target to increase.
Improve the quality of the public realm	NI 5: Overall/general satisfaction with local area	Place Survey	Baseline to be established. Target to increase.
Improve cycle parking provision in the Borough.	Proportion of new developments providing sufficient on-site bicycle parking in accordance with Essex Vehicle Parking Standards.	Planning Records	Baseline to be established. Target to increase.
Improve access to public transport provision in the Borough.	Proportion of new development within 400m of a bus stop or 800m of a railway station.	Planning Records	Baseline to be established. Target to increase.
Improve sense of place	NI 5: Overall/general satisfaction with local area	Place Survey	Baseline to be established. Target to increase.
Ensure new development is consistent with the streetscene	Average dwelling density of new residential developments.	Planning Records	Baseline to be established. Target between 30 and 50 dph
	Number of homes constructed at a density of less than 30 dwelling units per hectare.	Planning Records	Less than 5% per annum



## 2 monitoring output indicators

Objective	Monitoring Indicator	Data Source	Target
Seek an appropriate mix of uses.	Percentage of A1 uses in each primary shopping frontage	Planning Records	At least 55% at all times
	Percentage of B1, B2 and B8 uses (or employment related <i>sui generis</i> ) in each employment area.	Planning Records	At least 95% at all times
Seek a mix of high quality open space provision	NI199: Children and young people's satisfaction with parks and play areas.	Schools - TellUs Survey - reported by Ofsted	Baseline to be established.
	Proportion of completed family sized homes within 480m of a good quality open space.	Planning Records	At least 90% of completed family sized homes.
Deliver sustainably constructed developments	Number of new homes achieving at least level 3 against the Code for Sustainable Homes.	Planning Records	At least 95% by 2016
	Number of new homes achieving level 6 against the Code for Sustainable Homes.	Planning Records	10% by 2016 and increasing thereafter
	Number of applicable developments making at least a 10% provision of renewable energy on site.	Planning Records	95% by 2016 and continued thereafter
	NI192: Percentage of household waste sent for reuse, recycling and composting.	WasteDataFlow	40% by 2010/11
Minimise loss of natural habitats	Area covered by LoWS	Local Wildlife Site Reviews (every 5 years)	At least 671.7ha
	Proportion of completed developments that have met the "Incorporating Biodiversity into Development" criteria.	Planning Records	At least 10% by 2016 and increasing thereafter to 25% by 2026.

# 3 the local plan

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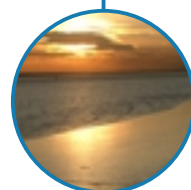
## 3 The Local Plan

### 3.1 Saved Policies

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 20 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



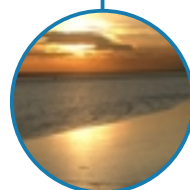


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Policy No	Policy Title	Relevant LDF Document
EC27	Planning Applications	Core Strategy
EC28	Restrictions on Permitted Development	Core Strategy
EC29	Control of Demolition	Core Strategy
EC30	Shop front Design	Core Strategy
EC31	Advertisements	Core Strategy
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

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Policy No	Policy Title	Relevant LDF Document
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
S9	Local Shopping Parades	Core Strategy
S10	Supermarket & Retail Warehouse Development	Core Strategy
S12	Design, Siting & 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

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Policy No	Policy Title	Relevant LDF Document
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
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