



castlepoint

benfleet | canvey | hadleigh | thundersley

Local Plan

Annual Monitoring Report 2011/12

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Introduction

The Annual Monitoring Report (here on in known as the “report”) monitors the Council's progress in two regards:

- 1) The progress in preparing the Local Plan 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 Plan, the report covers the period from the 1st December 2011 until the 31st March 2012. It will also provide commentary on future work where this is already subject to programming.

The output indicators meanwhile are measured for the period 1st April 2011 until 31st March 2012 unless otherwise indicated.

This report is being prepared in pursuant of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended.

Plan Preparation Progress

Local Development Framework

The Town and Country Planning (Local Planning) (England) Regulations 2012 require local planning authorities to prepare a local plan for their area. It also permits local planning authorities to prepare supplementary planning documents where guidance is necessary to underpin policies within the local plan.

Details on the matters that should be addressed within the local plan are set out in the National Planning Policy Framework. Paragraphs 156 and 157 are very clear as to the matters that should be addressed.

Local Development Scheme

The Local Development Scheme sets out the programme for preparing the Local Development Framework. Following the Council's decision to withdraw the Core Strategy, the Local Development Scheme of March 2009 was revised. The revised Local Development Scheme was reported to the Council's Cabinet for a decision in December 2011, and became effective from 30th January 2012. It is against this programme that work on plan-making will be assessed.

New Local Plan

In the period December 2011 to March 2012, considerable progress has been made in the preparation of the New Local Plan.

- As part of the work on the Local Development Scheme, the existing evidence base was reviewed and any gaps identified;
- A Sustainability Appraisal Scoping Report was prepared;
- An Equality Impact Assessment Scoping Report was prepared;
- A Habitat Regulations Assessment Task 1 Report was prepared;
- An extensive consultation with residents and stakeholders was undertaken during January to March 2012 eliciting 3,800 responses; and
- Members were briefed on the Strategic Housing Land Availability Assessment and the Strategic Housing Market Assessment.

At the 31st March 2012, the milestones set out in the Local Development Scheme of January 2012 had been met.

Canvey Town Centre Masterplan

Following referral to a *Special Policy Development Group* meeting on the 1st February 2012, the Cabinet were recommended to adopt the Canvey Town Centre Masterplan. This recommendation was taken to the Cabinet in April 2012.

This was in advance of the timetable set out in the Local Development Scheme, because the publication of the Town and Country Planning (Local Planning) (England) Regulations 2012, removed the requirement for supplementary planning documents to provide interpretation only of local planning policies. It was therefore possible for the adoption of the masterplan to be linked to the local delivery of requirements in the National Planning Policy Framework.

Hadleigh Town Centre Masterplan

The Castle Point Regeneration Partnership has asked the Council to consider adopting the Hadleigh Town Centre Masterplan as a Supplementary Planning Document also. A series of *Special Policy Development Group* meetings have been undertaken to consider this; however further consideration has been delayed until the results of transport modelling are known.

The timetable set out in the Local Scheme envisages adoption by March 2014. This remains realistic despite the delays.

Residential Design Standards

Technical work on draft Residential Design Guidance has been completed, and the Council is on track to meet the timetable set out in the Local Development Scheme.

Evidence Base Work

A fundamental element of plan preparation is the development of an evidence base to inform plan making, and also as necessary decisions on planning applications. In the reporting period the following evidence base work was completed:

- South Essex Surface Water Management Plan (ECC lead);
- Greater Essex Population and Household Projections Phase 2;
- Sustainability Appraisal Scoping Report.

At the 31st March 2012 the following evidence base work was underway:

- Strategic Housing Land Availability Assessment Update;
- Greater Essex Population and Household Projections Phase 3;
- Castle Point Employment Land Review and Retail Needs Assessment; and
- Castle Point Local Wildlife Site Review and Habitat Survey.

It is considered that the following evidence base work will need to be undertaken in 2012/13 to inform the Local Plan:

- **Development Viability Assessment** – This will establish the costs and values associated with development in Castle Point and provide an indication of where policy objectives such as the Code for Sustainable Homes,

Affordable Housing, Developer Contributions etc will impact on the ability of developers to deliver new development;

- **Strategic Housing Market Assessment (SHMA) Review** – It is the intention of the Thames Gateway South Essex Housing Partnership to review the SHMA in 2012. This will provide information on the wider housing market and housing need in the sub-region.
- **Transport Modelling** – An assessment of the impacts of different development options on the transport network in Castle Point, and the requirement for additional transport infrastructure.
- **Empty Homes Review** – A review of information available on the number of empty homes within Castle Point.
- **Open Space Appraisal Review and Playing Pitch Assessment** – An assessment of the quantity, quality and accessibility of open spaces and playing pitches in Castle Point.
- **Community Infrastructure Needs Assessment** – An assessment of the provision and need for community infrastructure in Castle Point now and taking into account demographic change.
- **Gypsy and Traveller Accommodation Needs Assessment Update** – An Essex wide review of the need for gypsy and traveller accommodation needs across the county.

Monitoring Output Indicators

Monitoring is an important aspect of the plan making process because it helps to determine whether Local Plans are delivering their aims and ambitions. This enables the local planning authority to be able to celebrate its achievements, and also to review its plans and policies where they are not being effective.

Many outcomes of policies cannot be monitored directly for example, how do you monitor a sustainable community? A range of factors make up a sustainable community, and therefore a range of factors need to be monitored. As a result, the Government has a set of national “output indicators”, which monitor different aspects of sustainability and when combined provide a picture of how sustainable an area is.

National output indicators are not specific to the more detailed issues of local areas. Therefore, each area should devise a set of indicators that they wish to monitor locally in order to ensure the effectiveness of their plan. These are set out after the national indicators.

National Output Indicators

National output indicators have been split into five categories for Local Planning Authorities. National output indicators 4 and 5 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 three categories are analysed in the following section of the report.

Indicator 1 – Business Development and Town Centres

Planning policies regarding business development and town centres are currently set out in chapters five and six of the Adopted Local Plan 1998.

Core Output Indicator BD1

Core output indicator BD1: *Total amount of additional employment floorspace* seeks to identify the amount and type of completed employment floorspace (gross and net) within the borough during the period 1st April 2010 and the 31st March 2011. It considers industrial floorspace falling within use classes B1c, B2 and B8. Use class B1a (offices) is dealt with under the town centre indicator (BD4) as, in accordance with PPS4, office development should preferably and sequentially be directed towards town centre locations.

Table 1: Total amount of additional employment floorspace by type

Floorspace (m ²)	B1c – Light Industrial	B2 – General Industrial	B8 – Storage & Distribution	B1-B8 Mixed	Total
Gains	-	-	-	-	0
Losses	-342	-	-200	-	-542
Net	-342	0	-200	0	-542

During 2011/12 there was a loss of industrial employment floorspace in Castle Point; these were through change of use to D2 and Sui Generis uses. It is likely that the variable quality of the existing employment areas in Castle Point combined with the challenging economy may have acted to push down rental yields for industrial properties to such a level that industrial developments may not be currently viable in Castle Point.

One permissions for the redevelopment of employment land for industrial purposes expired during 2011/12. This leaves only three permissions with extant permission for industrial floorspace in the supply chain. This has implications for economic development in the borough.

Core Output Indicator BD2

Core output indicator BD2: *Amount of industrial employment floorspace on previously developed land* seeks to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land during the period 1st April 2011 until the 31st March 2012.

Given the lack of industrial employment floorspace completions in Castle Point during 2011/12, it is not possible to report against Core Output Indicator BD2.

Core Output Indicator BD3

Core output indicator BD3: *Net employment land available by type* seeks to identify the total area of land available for employment purposes in Castle Point, and how this is split between different use classes.

Table 2: Net employment land available by type

	B1c – Light Industrial	B2 – General Industrial	B8 – Storage & Distribution	B1-B8 Mixed	Total
Extant Planning Permissions (Ha)	-	0.08	0.32	9.05	9.45
Extant Allocations (Ha)	-	-	-	10	10
Total	0	0.08	0.32	19.05	19.45

The variable quality of existing employment areas combined with the effects of the economic recession may have acted to reduce the supply of land available for redevelopment for industrial uses from these areas. The greatest source of potential land supply for employment development comes from locations at West Canvey.

Core Output Indicator BD4

Core output indicator BD4: *Total amount of floorspace for town centre uses (by type)* seeks to identify the total amount of completed retail, office and leisure floorspace delivered in the period 1st April 2011 until the 31st March 2012. It also seeks to identify where these were delivered in town centres as opposed to out of town centre locations.

Table 3: Net additional floorspace for town centre uses by type

Floorspace (m ²)	A1	A2	B1a	D2	Total
All Town Centre Uses	2,740	-	-	138	2,878
All Town Centre Uses in Town Centre Locations	3,186	-	-	-	3,186

Whilst higher than for industrial units, retail and office rental yields in Castle Point are relatively modest compared to elsewhere, and have been affected by the economic recession as a result during the period 2011/12. The majority of retail completions in Castle Point came from the development of the new WM Morrisons Supermarket at 175 London Road. Outside of the town centre locations, many of the retail uses were lost to changes of use to hot food takeaway (A5) and Sui Generis uses. As at 1st April 2012 there were however eight extant proposals for such developments that, when considered against any proposed losses, would increase the amount of town centre uses by around 8,631m².

Indicator 2 – Housing

Planning policy regarding housing is currently set out in Chapter 4 of the Adopted Local Plan 1998.

Core Output Indicator H1

Core Output Indicator H1: *Plan Period and Housing Targets* seeks clarification on the housing target to which the planning authority is working towards. This underpins later calculations related to delivery and the housing trajectory.

Table 4: Plan Period and Housing Target

Start of Plan Period	End of Plan Period	Total Required	Housing	Source of Plan Target
2001	2021	4,000		East of England Plan

It is recognised that it is the Government intentions to revoke the East of England Plan alongside all other Regional Spatial Strategies. However, the Court of Appeal judgement of the 27th May 2011 is clear that during the preparation of development plans local planning authorities should continue to seek conformity with the regional strategy, until such time as they are formally and legally revoked. At this time therefore, the housing requirement remains 4,000 for the period 2001 to 2021.

Core Output Indicator H2

The East of England Plan sets a target of delivering 4,000 homes in Castle Point between 2001 and 2021. However, the NPPF introduces a requirement for planning authorities to “significantly boost the supply of housing”; to do this Local Authorities should identify a 5 year supply of deliverable housing land plus an additional 5% of housing land supply, (brought forward from later in the plan period). In cases where there has been a record of persistent under delivery of housing local planning authorities should increase the buffer to 20% (moved forward from later in the plan period). Local Authorities should also identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. This extends the projection period in 2011/12 to 2026/27.

Core Output Indicator H2 monitors delivery to date and the supply of land for future housing delivery (this is known as the housing trajectory).

H2a: Additional dwellings (net) in previous years

Table 5: Additional dwellings in previous years (net)

Year	Net Additional Dwellings
2001/02	171
2002/03	173
2003/04	157
2004/05	290
2005/06	217
2006/07	115
2007/08	105
2008/09	114
2009/10	115
2010/11	110
Total	1,567
Annual Completion Rate	157
Required Annual Completion Rate 2011-2021	243

During the period 2001 to 2011, the annual completion rate was 157 homes per annum. This is less than the annual completion rate required to meet the East of England Plan target of 200 homes per annum, leaving more homes to be delivered in the period 2012-2021.

H2b: Net additional dwellings for the reporting year

Table 6: Net additional dwellings for the reporting year

Year	Net Additional Dwellings
2011/12	51
Total 2001 – 2012	1,618
Annual Completion Rate	147
Required Annual Completion Rate 2012-2021	265

In the period 1st April 2011 to the 31st March 2012, 50 net additional dwellings were delivered in Castle Point. Again this level of delivery fell below the annual completion rate required to meet the East of England Plan target, increasing further the number

of homes that need to be delivered annually between 2012 and 2021 to meet the target.

H2c: Net additional dwellings in future years¹

Table 7: Net additional dwellings in future years

Phasing	Time Period	Potential Dwellings	Projected Annual Completion Rate
0-5 Years	2012-2017	392	78
6-10 Years	2018-2022	1,466	293
11-15 Years	2023-2027	584	117
Total	2012-2027	2,442	162

When the Council withdrew the Core Strategy, it was necessary to remove Green Belt sites from the housing land supply. This has resulted in the number of potential dwellings available to meet the East of England Plan target to 1,564 (to 2021). Without identifying additional land for housing, it will not be possible to meet the East of England Plan target – even if 100% of the land identified were to be delivered, an additional 818 dwellings must also be delivered in the period 2012 to 2021 to meet this target.

H2d: Managed delivery target

The managed delivery target is the future house building rate required to meet the housing target, taking into account past completions. For the period 2012 to 2021 the managed delivery rate is 265 dwellings per annum. This is in excess of the projected annual completion rates identified in the SHLAA.

As a housing target has not been established for the period beyond 2021, it is not possible to calculate a managed delivery rate for that period.

Core Output Indicator H3

Core Output Indicator H3: *New and Converted Dwellings on Previously Developed Land* seeks to monitor the number of homes that are being built on previously developed land compared to Greenfield sites that have never been developed.

Table 8: New and Converted Dwellings on Previously Developed Land

Year	Gross Dwellings	Gross Dwellings on Previously Developed Land	% Gross on Previously Developed Land
2004/05			73%
2005/06			99%
2006/07			100%
2007/08			97%
2008/09	120	113	94%
2009/10	128	123	96%
2010/11	126	103	82%
2011/12	65	63	97%

¹ Figures for non-green belt dwellings only. Extracted from figure 1 of SHLAA Update May 2012.

Within Castle Point consistently high use has been made of previously developed land since 2004 in order to meet the Council's housing target.

Core Output Indicator H4

Core Output indicator H4: *Net additional pitches (Gypsy and Traveller)* seeks to identify the number of new gypsy and traveller pitches granted consent within Castle Point in the period 1st April 2011 until the 31st March 2012.

Table 9: Net additional pitches (gypsy and traveller)

	Permanent	Transit	Total
Number of Pitches	0	0	0

Core Output Indicator H5

Core Output Indicator H5: *Number of Affordable Homes Delivered (gross)* seeks to identify the number of affordable homes delivered in Castle Point, as defined by PPS3, in the period 1st April 2011 until the 31st March 2012.

Table 10: Number of Affordable Homes Delivered (gross)

Year	Social Rent	Intermediate	Affordable Rent	Total
2001/02	-	-	-	0
2002/03	-	-	-	0
2003/04	-	-	-	0
2004/05	29	-	-	29
2005/06	-	-	-	0
2006/07	-	-	-	0
2007/08	18	-	-	18
2008/09	-	-	-	0
2009/10	8	16	-	24
2010/11	-	-	-	0
2011/12	17	-	-	17

The delivery of affordable housing in Castle Point has been relatively poor during the period 2001 to 2012. Only 88 affordable homes have been delivered in total during this period, representing just 5.4% of the total additional homes delivered. This is significantly below the regional target set out in the East of England Plan of 35%.

It is expected that 22 affordable homes will be secured in 2012/13 at land adjacent 1-3 Eastern Esplanade.

Core Output Indicator H6

Core Output Indicator H6 seeks to identify the number of new homes delivered to CAGE Building for Life Criteria. The CAGE Building for Life Criteria is an assessment benchmark endorsed by the previous Government. There are substantial resource requirements associated with undertaking an assessment on each new property and therefore this indicator has not been monitored. Consideration has been given to

seeking developers to undertake such assessments in future by including a condition on all relevant planning decisions.

Indicator 3 – Environmental Quality

Policies related to environmental quality considerations are currently set out in chapter 3 of the Adopted Local Plan 1998. It should be noted that there is no specific policy on flood risk included within the Local Plan and therefore the Council relies on national policy set out in the National Planning Policy Framework and its technical guidance in respect of such matters.

Core Output Indicator E1

Core Output Indicator E1: *Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds* seeks to ensure that the sequential and exceptions tests are being appropriately applied to the satisfaction of the Environment Agency and that people are not being placed unjustifiably at risk of flooding. It also seeks to ensure that water quality matters are being appropriately addressed through the design of sites to the benefit of the natural environment.

Table 11: Number of planning permissions granted contrary to Environment Agency advice

	Flood Risk	Water Quality	Total
EA Advise Against	0	0	0

The Council did not depart from the advice of the Environment Agency in any case during the period 1st April 2011 and the 31st March 2012.

Core Output Indicator E2

Core Output Indicator E2: *Change in areas of biodiversity importance* seeks to identify if the area of land protected because of the biodiversity it contains has been increased or decreased in the period 1st April 2011 to the 31st March 2012.

Such changes may be brought about as a result of a review of such land e.g. a review of the Local Wildlife Site Assessment, or as a result of development removing the biodiversity productivity of a site. No such review or development occurred during the reporting period.

Table 12: Change in areas of biodiversity importance

	Loss	Addition	Total
Area of Biodiversity Importance	0	0	0

Core Output Indicator E3

Core Output Indicator E3: *Renewable Energy Generation* seeks to monitor the amount of energy generated from renewable and low carbon sources within the

borough. During the reporting period 1st April 2011 to the 31st March 2012, two planning consents for such technologies were granted in Castle Point.

It should be noted that some solar panels can be delivered without planning consent and there is evidence that some homes have now installed this technology in order to reduce their energy bills.

Regional Output Indicators

In addition to the housing indicators required nationally, in the East of England monitoring also takes place of the *Gross Dwelling Density* in order to determine how well land is being used to deliver housing. This indicator considers completed sites of 0.1ha in size or greater. In 2011/12, 37 homes (gross) were delivered in sites of 0.1ha in size or greater.

Table 13: Gross Dwelling Density

Year	% New Homes delivered at: dwelling density per hectare (ha)		
	< 30	30 – 50	> 50
2001/02	14.2	85.8	0
2002/03	1.6	98.4	0
2003/04	1.6	83.7	14.6
2004/05	0.8	68.0	31.2
2005/06	2.3	25.1	72.6
2006/07	6.9	15.5	77.6
2007/08	3.1	0	96.8
2008/09	0	0	100
2009/10	11	0	89
2010/11	12	40	48
2011/12	14	0	86

Given the nature of the built form in Castle Point it is encouraging to see new developments delivered at a range of densities. Low density developments have largely occurred through the redevelopment of sites on the urban periphery where higher density development may not have been appropriate. Within the urban area a mix of medium and high density schemes have been delivered supplying a range of family sized homes as well as smaller starter homes and sheltered accommodation.

Local Output Indicators

Local Output Indicators will emerge through the production of the Local Plan. At this time the new local plan is insufficiently advanced in order to have identified indicators to monitor beyond those required at a national and regional level.

Monitoring Policy Support at Appeal

Whilst the Adopted Local Plan 1998 does not contain any local output indicators to measure its effectiveness, a review has been undertaken of the support its policies have received on appeal.

Table 14: Local Plan Policies Support on Appeal

Application Number	Appeal Decision	Policy/s Supported	Policy/s Not Supported
CPT/443/10/FUL	Allowed with Conditions		T8, EC2, EC3
CPT/444/03/FUL/VAR	Allowed with Conditions		EC3, DC11
CPT/459/09/FUL	Dismissed	H5, H12, EC13	
CPT/775/89/REN/A	Dismissed	GB4	
CPT/620/10/FUL	Dismissed	EC2	
CPT/515/10/FUL	Dismissed	GB5	
CPT/731/10/FUL	Dismissed	H17, EC2	
CPT/735/10/FUL	Dismissed	EC2	
CPT/90/11/FUL	Allowed with Conditions		EC2, DC1, H17, SPG4, SPG28
CPT/153/11/FUL	Dismissed	DC1, H17 SPG3	
CPT/108/11/FUL	Allowed with Conditions	EC2	DC1, H17, SPG28
CPT/147/11/FUL	Dismissed		
CPT/122/11/FUL	Dismissed	H12, EC2, T8, EC3, H17, SPG20	H9, H17, SPG 12
CPT/185/11/FUL	Dismissed	EC2, DC1	
CPT/308/11/OUT	Allowed with Conditions		T8, DC1, EC2, H17, SPG 17, SPG13
CPT/276/11/FUL	Dismissed	DC1, EC2, EC3, DC11	
CPT/718/08/VAR	Allowed with Conditions		EC3, DC11
CPT/367/11/FUL	Dismissed		
CPT/267/11/FUL	Dismissed		
CPT/442/08/FUL/VAR/B	Allowed with Conditions		EC3
CPT/386/11/FUL	Dismissed	EC2, H17, SPG2	SPG3
CPT/346/11/ADV	Dismissed	S12	
CPT/332/11/FUL	Allowed with Conditions		EC2, H17, SPG28
CPT/320/11/FUL	Allowed		EC2, DC1
CPT/545/11/FUL	Allowed with Conditions		EC2, H17, SPG9
CPT/428/11/FUL	Dismissed	EC2	H17, SPG4, SPG13
CPT/440/11/FUL	Dismissed	H17, SPG4	SPG12
CPT/570/11/FUL	Dismissed	EC2, EC22	SPG12, T8
CPT/596/11/FUL	Dismissed	EC2	
CPT/548/11/FUL	Dismissed	EC2	EC13

It would appear that the Council's space standards give rise to the most issues when planning inspectors are considering appeals. Work has been carried out to update these space standards in the form of residential design guidance; this guidance will be important in ensuring that the Council can robustly defend its position when making planning decisions.

Appendix 1: Information on Industrial Uses

Industrial Uses – Extant Permissions at 1st April 2012

Application	Location	Gain Type	Floorspace (m2)	Loss Type	Floorspace (m2)
CPT/697/97/OUT/REN	Land South of Northwick Road	Mix	Not Specified		
CPT/302/10/FUL	Thames House, Rayleigh Weir	B2	579		
CPT/386/10/FUL	76-80 Furtherwick Road, Canvey	B2	189		
CPT/532/10/FUL	91-97 Stadium Way, Rayleigh Weir	B8	3,242	B2	3,638

Appendix 2: Information on Town Centre Uses

Town Centre Uses – Completions 2011/12

Application	Location	Gain Type	Floorspace (m2)	Loss Type	Floorspace (m2)
CPT/511/10/FUL	WM Morrisons Supermarket, 175 London Road, Hadleigh	A1	7,693	A1	4,502
CPT/330/11/FUL	8 Knightswick Centre (Unit 14), Canvey Island	D1	69	A1	69
CPT/464/11/FUL	74 High Street, Hadleigh	D1	47	A1	47
CPT/722/10/FUL	12b&c Northwick House, Canvey	D2	200	B8	200
CPT/60/11/FUL	Moorecroft Hall, Hadleigh	C3		D2	61
CPT/250/11/FUL	131 Furtherwick Road, Canvey Island	SG	370	A1	370
CPT/727/10/FUL	5 Roseberry Walk, Benfleet	A5	76	A1	76

Town Centre Uses – Extant Permissions at 1st April 2012

Application	Location	Gain Type	Floorspace (m2)	Loss Type	Floorspace (m2)
CPT/259/07/FUL	18-32 High Road, Benfleet	A1	335	A1	540
CPT/683/04/RES	Adj. 1-3 Eastern Esplanade	A1	1,174		
CPT/56/96/RES/G	Land South of Northwick Road	A1	5,378		
CPT/231/05/FUL	350-356 London Road, Hadleigh	A1	332		
CPT/269/08/FUL	6 Claydons Lane, Rayleigh Weir	B1a	1,037		
CPT/362/10/FUL	Focus, Rushbottom Lane, Thundersley	A1	118		
CPT/341/10/FUL	182 High Road, Benfleet			A2	85
CPT/455/10/FUL	85 Furtherwick Road, Canvey			A2	64
CPT/206/11/FUL	St Michael & All Angels Church, St Michaels Road, Benfleet			D1	18
CPT/369/11/FUL	125-127 Furtherwick Road, Canvey	A1	398.64	A1	398.64
CPT/375/11/FUL	McDonalds Restaurant, Claydons Lane,	A3	54.46		

Application	Location	Gain Type	Floorspace (m2)	Loss Type	Floorspace (m2)
	Hadleigh				
CPT/512/11/OUT	Endway Carpark, Hadleigh	D2	800	D2	215
CPT/483/08/REN	59 Furtherwick Road, Canvey	A5	148		
CPT/546/11/FUL	128 London Road, Benfleet	A5	43.39		
CPT/634/11/FUL	255 London Road, Benfleet	D1	134		
CPT/638/11/FUL	7 Roseberry Walk, Benfleet	SG	84.96	A1	84.96
CPT/690/11/FUL	6 Roseberry Walk, Benfleet	SG	97.5	A1	97.5
CPT/723/11/FUL	4 Roseberry Walk, Benfleet	D2	97	A1	97

Appendix 3: Information on Housing Completions

Housing – Completions 2011/12

Application	Location	Number of Homes		
		Gain	Loss	Net
CPT/6/12/FUL	Burts Lodge Windermere Road Benfleet	0	1	-1
CPT/491/11/FUL	25 Sidwell Avenue Benfleet	0	1	-1
CPT/353/11/FUL	58 New Park Road Benfleet	2	1	1
CPT/201/11/FUL	39 Mayland Avenue Canvey	1	1	0
CPT/373/10/FUL	Land adj 12 Sayers	1	0	1
CPT/13/11/FUL	28 Wyburn Road	2	1	1
CPT/375/10/FUL	31 Greenwood Avenue	1	1	0
CPT/466/10/FUL	31 Brook Road	1	1	0
CPT/719/10/FUL	78 Essex Way	1	0	1
CPT/604/09/FUL	The Lighthouse PH, London Road	17	0	17
CPT/365/10/FUL	295 Benfleet Road	1	1	0
CPT/126/09/FUL	255 Benfleet Road	1	0	1
CPT/251/09/FUL	Adjacent to 463 Church Road	1	0	1
CPT/261/09/FUL	Rear of 234 Benfleet Road	1	0	1
CPT/669/06/FUL	Land at 21 Normans Road	1	0	1
CPT/646/08/FUL	Land rear of 16 Kents Hill Road	1	0	1
CPT/631/06/FUL	Rear of 23 Geylen Road	1	0	1
CPT/623/06/FUL	16 Sweet Briar Ave	1	1	0
CPT/598/06/FUL	Adj 4 Felstead Close	1	0	1
CPT/510/08/FUL	209-211 Vicarage Hill	1	2	-1
CPT/468/06/RES	4 Steli Avenue	1	1	0
CPT/394/05/FUL	57 Furtherwick Road	2	0	2
CPT/335/08/FUL	28 Homefields Ave	1	0	1
CPT/282/08/RES	Land Adj 28 Southcliff	1	0	1
CPT/257/06/FUL	39-41 Rushbottom Lane	7	2	5
CPT/231/05/FUL	350-356 London Road	15	0	15
CPT/177/06/FUL	16 Hermitage Close	1	0	1
	Kings Park Homes	1	0	1
TOTAL		65	14	51