



castlepoint

benfleet | canvey | hadleigh | thundersley

## **Local Plan**

# **Annual Monitoring Report 2012/13**

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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.

It will also provide commentary on future work where this is already subject to programming.

The output indicators meanwhile are measured for the period 1<sup>st</sup> April 2012 until 31<sup>st</sup> March 2013 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 (LDS) sets out the programme for preparing the Local Development Plan (LDP). 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 30<sup>th</sup> January 2012. It is against this programme that work on plan-making will be assessed.

As of the 31 March 2013, many of the key milestones set out in the programme for the Local Development Plan (LDP) in the Local Development Scheme (LDS) of January 2012 have not been met. Figure 1 shows the Council's progress against the key milestones in the agreed LDS.

**Figure 1: Summary of Key Milestones for LDP as identified in the adopted LDS**

<b>Element of LDP</b>	<b>Target</b>	<b>Progress</b>
<b><i>Local Plan</i></b>		
Issues Consultation (Reg 25)	Jan-Mar 2012	Took place from 25 January to 28 March 2012
Options Consultation	Oct-Dec 2012	<ul style="list-style-type: none"> <li>• Additional evidence base work has been produced.</li> <li>• Housing delivery rate agreed December 2012</li> <li>• Five Year Housing Land Supply agreed December 2012.</li> <li>• Housing options for years 6 -10 are yet to be identified – consultation to take place thereafter.</li> </ul>
Proposed Submission Consultation	May-Jun 2013	N/A
Submission	Aug 2013	N/A
Adoption	Feb 2014	N/A
<b><i>Community Infrastructure Levy</i></b>		
Preliminary Charging Schedule Consultation	Oct-Dec 2012	Cannot proceed without New Local Plan
Publication Charging Schedule Consultation	May-Jun 2013	N/A
Submission	Aug 2013	N/A
Examination	Oct 2013	N/A
Examiners Recommendations	Dec 2013	N/A
Adoption	Feb 2014	N/A
<b><i>Statement of Community Involvement</i></b>		
Consultation on consultation preferences(Reg 26)	Jan-Mar 2012	Consultation on review planned to align with New Local Plan Options Consultation. Therefore delayed.
Consultation on draft and trial application	Oct-Dec 2012	N/A
Adoption (Reg 36)	Feb 2012	N/A
<b><i>Residential Design Guidance</i></b>		
Consultation on draft document	May-Jul 2012	Took place from 22 June to 31 August 2012
Adoption	Oct 2012	<ul style="list-style-type: none"> <li>• Adopted on the 14 November 2012</li> <li>• Effective from the 1st January 2013</li> </ul>
<b><i>Developer Contributions Guidance</i></b>		
Needs and Priorities Consultation	Oct-Dec 2012	Aligned with preparation of CIL Preliminary Charging Schedule. Therefore, delayed by progress on New Local Plan.
Consultation on draft Document	May-Jun 2013	N/A
Adoption	Mar 2014	N/A
<b><i>Hadleigh Town Centre Masterplan</i></b>		
Consultation on draft document	Jan–Mar 2013	Additional transport modelling work has been undertaken. This work is now being reviewed and this will determine

Element of LDP	Target	Progress
		the way in which the masterplan is progressed.
Adoption	Mar 2014	N/A
<b><i>Canvey Town Centre Masterplan</i></b>		
Adoption	Mar 2014	Adopted effective July 2012, subject to caveats in Adoption Statement

It has been recognised that an update and review of the Adopted Local Development Scheme is required to reflect the revised timescales required to fulfil the LDP programme. Work on a review of the LDS has commenced.

Subsequent sections of this report provide greater detail of progress of the elements of the Local Development Plan.

## **New Local Plan**

In the period April 2012 to March 2013, considerable progress has been made in the preparation of the New Local Plan.

In order that the New Local Plan addresses issues important to local residents, business and other stakeholders are considered an Issues Consultation was carried out. This took place from the 25 January until the 28 March 2012.

Alongside the Issues Consultation, consultation was undertaken on a Sustainability Appraisal Scoping Report, an Equality Impact Assessment Scoping Report and a Habitat Regulation Assessment Task 1 Screening Report. Following the extensive consultation with residents and stakeholders an Issues Consultation Report was produced.

The sustainability objectives set out in the scoping report were used in October 2012 to test various housing growth scenarios, and also those sites proposed for inclusion in the five year housing land supply. The report concluded that a housing target in the region of 200 homes per annum would have positive sustainability outcomes for Castle Point, if it was accompanied by appropriate infrastructure and an economic strategy that facilitated economic growth despite a declining labour market.

At the Council meeting of December 2012, the Council agreed a housing target of 200 homes per annum and identified a Five Year Housing Land Supply. This consisted of the identification of 9 strategic sites. The 9 strategic sites are:

- Land allocated for Housing at Point Road, Canvey Island;
- Land allocated for Long Term Housing at Kiln Road, Thundersley;
- Land allocated for Long Term Housing at Scrub Lane, Hadleigh;
- Land allocated for Long Term Housing at Thorney Bay Caravan Park, Canvey Island;

- Previously developed land within Hadleigh Town Centre, delivered through Town Centre Regeneration;
- Previously developed land within the Green Belt at Brickfields, Great Burches Road, Thundersley;
- Previously and partially developed land within the Green Belt at 396 to 408 London Road, Benfleet;
- Previously developed land within the Green Belt on the footprint of the former Castle View School, Canvey Island; and
- Partially developed land and greenfield land within the Green Belt between Felstead Road and Catherine Road, Benfleet.

Members are now considering options for housing land supply for years six to fifteen of the plan. A Proposed Policies Consultation will take place once appropriate housing sites have been identified.

### **Canvey Town Centre Masterplan**

Following referral to a *Special Policy Development Group* meeting on the 1<sup>st</sup> February 2012, the Cabinet were recommended to adopt the Canvey Town Centre Masterplan. At its meeting of April 2012, the Council's Cabinet agreed to the adoption of the Canvey Town Centre Masterplan as a Supplementary Planning Document, which is to be considered when making decisions on planning applications for Canvey Town Centre. The adoption came into effect on the 1st July 2012, subject to a series of caveats as set out in the Adoption Statement.

### **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. A series of *Special Policy Development Group* meetings have been undertaken to consider this. However, in order for the implications of the masterplan on the highway network to be understood additional highway modelling has been undertaken. The implications of this additional modelling are now being considered. This will affect the forward timetable for adoption of the masterplan as a Supplementary Planning Document.

### **Residential Design Standards**

The Council consulted on draft new Residential Design Guidance between 22<sup>nd</sup> June 2012 and the 31<sup>st</sup> August 2012. The draft Residential Design Guidance and a report on the outcomes of consultation were taken to the Place and Communities Policy and Scrutiny Committee on the 24<sup>th</sup> October 2012.

At its meeting on the 14<sup>th</sup> November 2012, the Council's Cabinet adopted the new Residential Design Guidance as a Supplementary Planning Document (SPD). The SPD came into effect on the 1<sup>st</sup> January 2013.

The Residential Design Guidance Supplementary Planning Document is now to be considered when making decisions on planning applications for all forms of residential development. This guidance replaces Appendix 12 of the Castle Point Borough Council Adopted Local Plan 1998.

## **Evidence Base Work**

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

- South Essex Surface Water Management Plan 2012 (URS Scott Wilson);
- Greater Essex Population and Household Projections Phase 3 (Edge Analytics);
- Castle Point Open Space Appraisal Update;
- Castle Point Playing Pitch Assessment;
- Castle Point Private Sector Empty Homes Report;and
- Castle Point Employment Land Review and Retail Needs Assessment (Nathaniel Litchfield Partners).

At the 31<sup>st</sup> March 2013 the following evidence base work was underway:

- Strategic Housing Land Availability Assessment Update 2013;
- Greater Essex Population and Household Projections Phase 4 (Edge Analytics);Sequential and Exceptions Test of Housing Sites
- Review of Locally Listed Buildings;
- Urban Characterisation Report;
- The Use of Static Caravans as Residential Accommodation Report;
- Castle Point Local Wildlife Site Review and Habitat Assessment (EECOS);
- Castle Point Community Infrastructure Needs Assessment;
- Sequential and Exception Test of Potential Housing Sites;
- Gypsy and Traveller Accommodation Needs Assessment (EPOA);
- Development Viability Assessment and Economic Appraisal (Peter Brett Associates);
- Transport Modelling and Impact Assessment (URS);
- Thames Gateway Strategic Housing Market Assessment Review (ORS);
- Housing Needs and Capacity Topic Paper;
- Potential Housing Sites Topic Paper; and
- Green Belt Topic Paper.



# 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.

## **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.

### **Indicator BD1**

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 1<sup>st</sup> April 2012 and the 31<sup>st</sup> March 2013. 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).

**Figure 2: Total amount of additional employment floorspace by type**

Floorspace (m <sup>2</sup> )	B1c – Light Industrial	B2 – General Industrial	B8 – Storage & Distribution	B1-B8 Mixed	Total
<b>Gains</b>	432	0	0	0	432
<b>Losses</b>	213.7	449	0	0	662.7
<b>Net</b>	218.3	-449	0	0	-230.7

One development comprising the conversion of employment floorspace from a B2 use to a B1c use was completed in the period, resulting in a net loss of 17m<sup>2</sup> in employment floorspace.

### **Indicator BD2**

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 1<sup>st</sup> April 2012 until the 31<sup>st</sup> March 2013.

**Figure 3: Total amount of gross employment floorspace on Previously Developed Land (PDL)**

Floorspace	m <sup>2</sup>	%
<b>PDL</b>	432	100
<b>Green Field</b>	0	0

As the only employment development that occurred in Castle Point during 2012/13 was a change of use from B2 to B1c use, 100% of the gross employment floorspace provision occurred on previously developed land.

### Indicator BD3

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.

**Figure 4: Net employment land available by type**

	B1c – Light Industrial	B2 – General Industrial	B8 – Storage & Distribution	B1-B8 Mixed	Total
<b>Extant Planning Permissions (Ha)</b>	-0.03	-0.29	0.32	9.05	9.06
<b>Extant Allocations (Ha)</b>	-	-	-	10	10.00
<b>Total</b>	-0.03	-0.29	0.32	19.05	19.06

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. There are currently 5 proposals with extant permission for additional industrial floorspace in the supply chain. There are however 6 extant permissions which would result in a loss of employment floorspace. This has implications for economic development in the borough. The greatest source of potential land supply for employment development comes from locations at West Canvey.

### Indicator BD4

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 1<sup>st</sup> April 2012 until the 31<sup>st</sup> March 2013. It also seeks to identify where these were delivered in town centres as opposed to out of town centre locations.

**Figure 5: Net additional floorspace for town centre uses by type**

Floorspace (m <sup>2</sup> )	A1	A2	B1a	D2	Total
<b>All Town Centre Uses</b>	444	-85	61	1,155.7	1,576
<b>All Town Centre Uses in Town Centre Locations</b>	-396	-85	-28	485	-24

The provision of floorspace for town centre uses in 2012/13 was somewhat greater than for employment floorspaces at 1,576m<sup>2</sup>. However, the vast majority of this

provision occurred outside town centre locations, potentially affecting the viability of town centres over time.

Within town centres there was limited development with an overall net loss of floorspace to non-town centre uses. There were losses in A1, A2 and B1a uses within town centres. However, there was a net gain in D2 uses within town centres, as an A1 unit and a B1c unit were converted into a gym and a dance studio respectively.

As at April 2013 there were 24 extant permissions affecting town centre uses with a net capacity of 8,006m<sup>2</sup>. The majority of this extant floorspace is for out of centre provision – A1 uses at Land South of Northwick Road, Canvey Island, B1(a) uses at Claydons Lane, Rayleigh Weir and B1(a) and A3 uses at Hadleigh Farm, Hadleigh. There are extant consents with the capacity to deliver 1,328m<sup>2</sup> of additional floorspace within town centres, and additionally the potential for the vacant Focus DIY Store to be brought back into use.

## **Housing**

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

### **Indicator H1**

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.

**Figure 6: Housing Target**

<b>Start of Period</b>	<b>End of Period</b>	<b>Total Housing Required</b>	<b>Source of Plan Target</b>
2011	2028	3,400 (200 per annum)	Locally Agreed Target

On 11<sup>th</sup> December 2012 the Secretary of State laid in Parliament a statutory instrument to revoke the Regional Strategy for the East of England, (The East of England Plan). The order came into force on the 3<sup>rd</sup> January 2013.

However, in December 2012 the Council agreed a housing target of 200 homes per annum, broadly similar to the target previously set out in the East of England Plan.

## Indicator H2

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

**Figure 7: Additional dwellings in previous years (net)**

Year	Net Additional Dwellings <sup>1</sup>	Annualised RSS Figure	Performance Against RSS	Cumulative Performance
2001/02	68	200	-132	-132
2002/03	70	200	-130	-262
2003/04	54	200	-146	-408
2004/05	218	200	+18	-390
2005/06	163	200	-37	-427
2006/07	80	200	-120	-547
2007/08	105	200	-95	-642
2008/09	91	200	-109	-751
2009/10	115	200	-85	-836
2010/11	100	200	-100	-936
2011/12	50	200	-150	-1,086
<b>Total</b>	<b>1,114</b>	<b>2,200</b>	<b>1,086</b>	

Annual Completion Rate 2001 to 2012	101
Annualised Rate to meet RSS Target 2012-2021	321
Annual Completion Rate 2011 to 2012	50
Annualised Rate to meet Locally Agreed Target 2012 to 2028	209

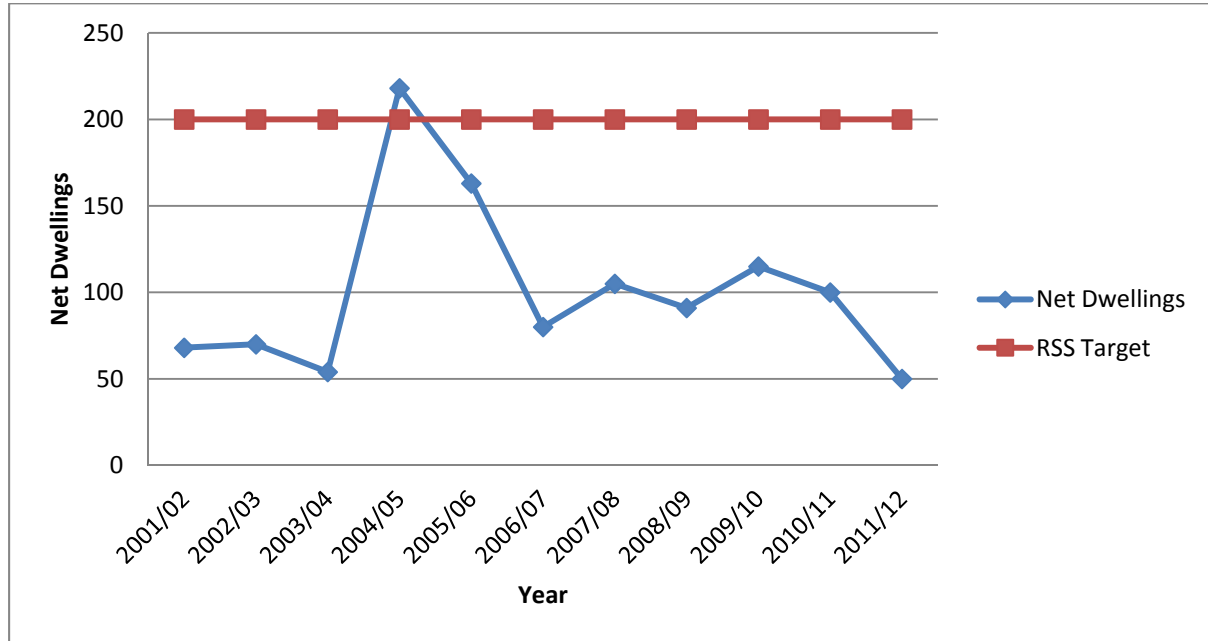
During the period 2001 to 2012, the annual completion rate was 101 homes per annum (excluding the provision of park homes). This level of delivery was significantly below the required 200 dwellings per annum identified in the now revoked East of England Plan (Regional Spatial Strategy). Had the RSS remained in force, an annualised rate of delivery of 321 homes would need to have been achieved to meet the target of 4,000 homes by 2021.

Delivery remained low during 2011/12. Therefore, in order to deliver against the locally agreed target from 2011 to 2028, it is now necessary to deliver at least 209 homes per annum.

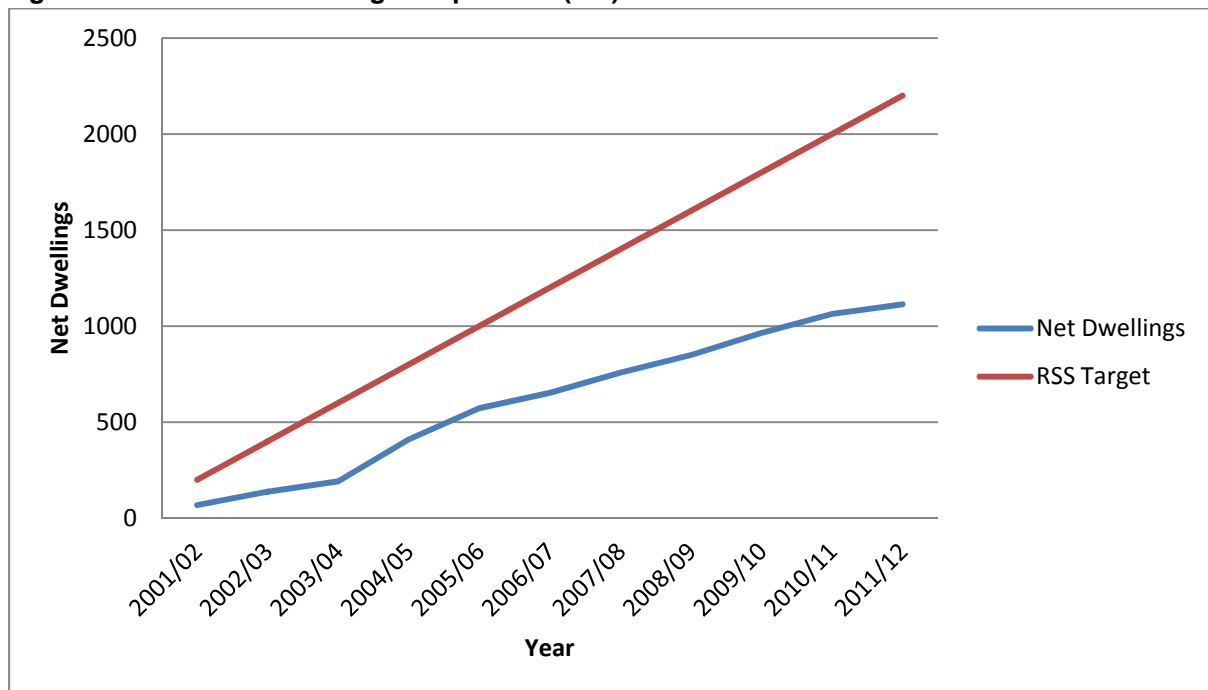
Figures 8 and 9 show the annual and cumulative delivery rates of housing in the borough from 2001-2012 against the previous RSS target.

<sup>1</sup> The figures presented have been amended since the 2011/12 AMR to reflect the decision of the Inspector for the Glebelands Appeal to remove past delivery of park homes at Kings Park from completion figures.

**Figure 8: Annual Dwelling Completions (net) 2001-2012**



**Figure 9: Cumulative Dwelling Completions (net) 2001-2012**



These charts demonstrate persistent under-delivery against the RSS Target. The NPPF states that where there has been persistent under-delivery against housing targets then an additional 20% supply should be identified within the first five years of the plan period to ensure delivery and provide flexibility.

## H2b: Net additional dwellings for the reporting year

**Figure 10: Net additional dwellings for the reporting year**

Year	Net Additional Dwellings
2012/13	75
Total 2001 to 2013	1,189
Total 2011 to 2013	125

During 2012/13, the Council agreed its new housing target of 200 homes per annum. However, in the same year only 75 net additional dwellings were delivered in Castle Point.

Since 2011/12, 125 homes in total have been delivered in Castle Point. Therefore, against both the previous target in the RSS and the newly agreed housing target of 200 homes per annum, there has been under-delivery. In the period 2011 to 2013 there has been under-delivery in the order of 275 homes.

## H2c: Net additional dwellings in future years

**Figure 11: Net additional dwellings in future years**

Phasing	Time Period	Agreed Target	NPPF Buffer	Under-delivery	Required Supply (Five Years)	Required Annual Completion Rate	Supply identified in the SHLAA*
0 to 5 Years	2013-2018	1,000	200(20%)	275	1,475	295	776
5 to 10 Years	2018 – 2023	1,000	50 (5%)	-	1,050	210	1,395
10 to 15 Years	2023 – 2028	1,000	50 (5%)	-	1,050	210	556

\* Excluding "Green Belt" sites

### Five Year Housing Land Supply:

Appeal decisions have indicated that Council's should plan to address previous under-delivery during the first five years. This is known as the Sedgefield Approach. In the period 2013 to 2018, it is therefore necessary to identify sufficient housing land to provide 1,275 homes to meet the annual requirement for 200 homes per year and address under-provision in the period 2011 to 2013. Additionally, capacity for a further 200 homes should be identified to meet the 20% 'buffer' requirements of the NPPF. This brings the total requirement to 1,475 homes (295 homes per annum).

The Glebeland's appeal considered under-delivery back to 2001. However, work being undertaken by the Council for forward planning purposes uses a 2011 base date. To seek to address under-delivery in the period 2001 to 2011 may result in 'double counting' of need. Additionally, there needs to be some realism about the total capacity of the borough to accommodate growth having regard to the SHLAA. On this basis, figures in this report consider under-delivery in the period since 2011 only.

The SHLAA identifies a five year housing land supply of 776 homes, (155 homes per annum). This figure comprises all sites within the existing urban area (570 homes),

plus those Green Belt sites agreed for development, within five years by the Full Council in December 2012 and Green Belt sites with planning permission for new dwellings and still considered deliverable at July 2013 following a review of the Glebelands Appeal Decision, (206 homes). When compared to the five year housing requirement, it is considered that there is a 2.6 year supply of housing in Castle Point. There is a need to identify further deliverable sites with a capacity in the order of 699 homes in order to achieve a five year housing land supply.

It should be noted that the position with regard to five year housing land supply is substantially improved compared to 2011/12.

### **Supply beyond Five Years:**

Assuming that the level of housing delivery identified for years 0 – 5 is achieved, then beyond five years the housing requirement will return to the agreed level of 200 homes per annum plus a 5% buffer, (210 per annum).

There is a maximum of 1,395 homes (279 per annum) which could be secured in the existing urban area (1,343) and on Agreed Green Belt sites (52) in the period 2018 to 2023. This will meet the agreed housing target and 5% buffer if most of the potential sites are delivered. However, it is unlikely that all the sites identified in the urban area will be delivered due to changing circumstances over time. Assuming two-thirds of these sites are delivered the likely supply from the urban area is 900 homes – 180 homes per annum. An additional supply of around 100 homes from the Green Belt would be required to deliver the agreed housing target during this period.

The SHLAA indicates that a maximum of 556 homes (111 per annum) could be secured in the existing urban area in the period 2023 to 2028. Again, it is unlikely that all the sites identified in the urban area will be delivered due to changing circumstances. Assuming two-thirds of these sites are delivered the likely supply from the urban area is 373 homes – 75 homes per annum. An additional supply of 677 homes from the Green Belt would be required to deliver the agreed housing target.

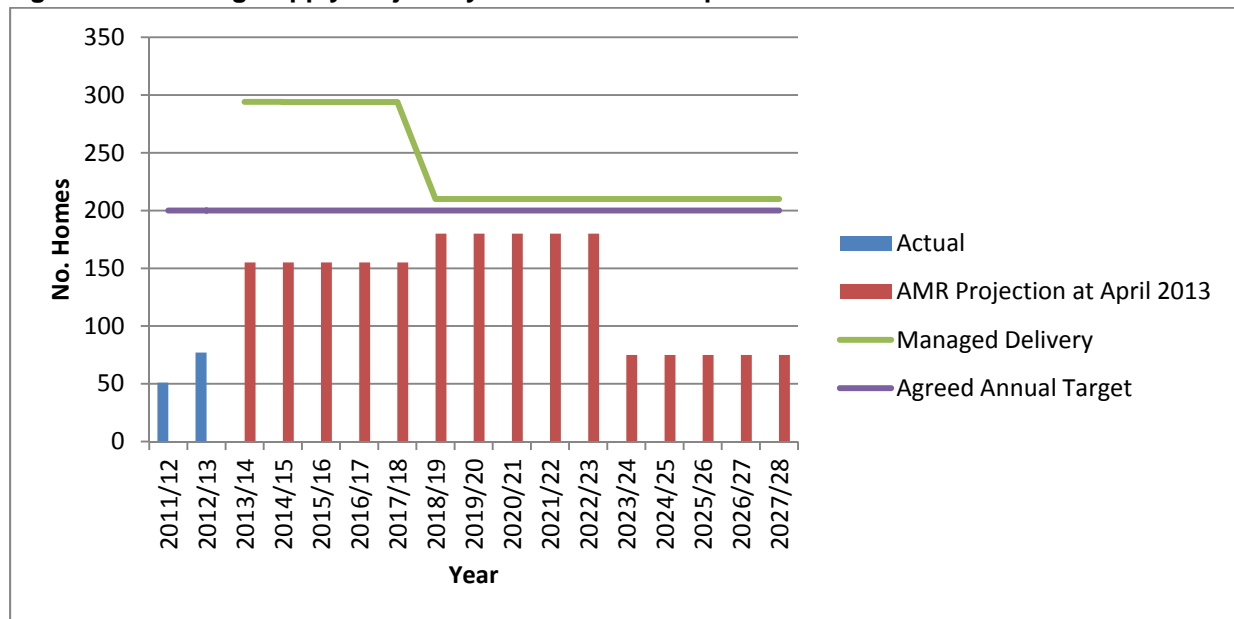
### **H2d: Managed delivery target**

The managed delivery target is the future house building rate required to meet the housing target, taking into account past completions. For the period 2013 to 2018 the managed delivery target is 294 dwellings per annum. Beyond 2018, the managed delivery target should return to 210 homes per annum, assuming sufficient delivery in the period 2013 to 2018.

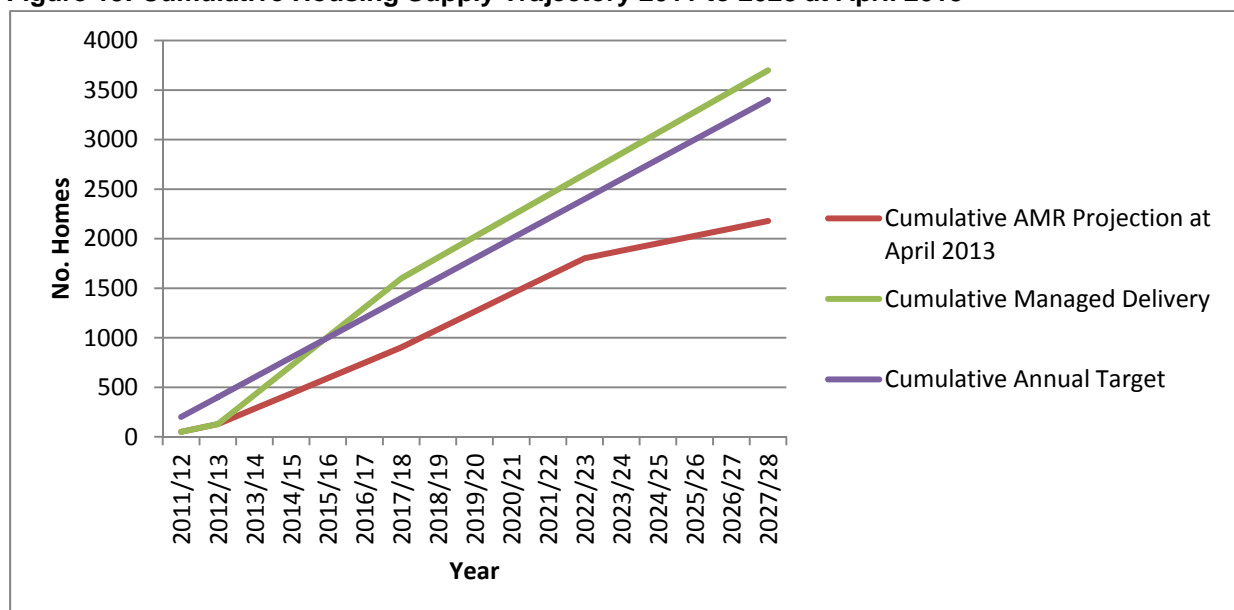
Figures 12 and 13 which follow show the managed delivery target for the period 2013 to 2028 compared to the current housing land supply identified in the SHLAA, as adjusted for non-delivery. Figure 12 demonstrates that there is currently insufficient housing land identified for the delivery of homes in the period 2013 to 2028. Cumulatively, there will be an under-supply against the agreed target of

around 1,473 homes by 2028. The SHLAA identifies Green Belt sites with a capacity of 2,802 available for delivery during this period.

**Figure 12: Housing Supply Trajectory 2011 to 2028 at April 2013**



**Figure 13: Cumulative Housing Supply Trajectory 2011 to 2028 at April 2013**





### Indicator H3

Indicator H3: monitors progress over the year in actively bringing sites forward for development for housing.

#### H3a: Consents Granted

Figure 14 shows that in 2012/13 39 consents were granted, (excluding applications awaiting section 106) which would result in an additional (net) gain of 208 dwellings, (41 of which on sites previously unidentified in the SHLAA).

**Figure 14: New Consents for Housing Granted in 2012/13**

	Consents	Gains	Losses	Net	Windfall
Granted in 2012/2013 (excluding awaiting S106)	39	237	29	208	41

By granting consents which make up for an additional 208 dwellings boosts the amount of available housing supply within the borough.

#### H3b: Resolution subject to S106

Figure 15 shows that in 2012/13 there were three consents granted subject to S106 resolution. These consents were for: 99 dwellings on Land at 101 Point Road, Canvey Island; 13 dwellings at Land at Brickfields, Thundersley; and up to 600 dwellings (unconfirmed number) at Thorney Bay Caravan Park, Canvey Island.

**Figure 15: New Consents for Housing subject to S106 resolution in 2012/13**

	Consents	Gains	Losses	Net	Windfall
Granted in 2012/2013 (awaiting S106)	3	712	2	710	13

#### H3c: Starts on Site

Figure 16 shows that in 2012/13 there was 22 starts on site, which would result in a net gain of 64 dwellings when fully completed. Out of the 39 consents granted in the period 13 started in the period also. As of 31<sup>st</sup> March 2013; 6 had been fully completed, 5 were partially completed and 2 were under construction.

**Figure 16: Starts on site in 2012/13**

	Consents	Gains	Losses	Net	Windfall
Started in Period	22	76	12	64	
Granted and Complete in Period	6	11	4	7	5
Granted and Partially Completed	5	1	5	-4	7
Granted and Under Construction in Period	2	2	0	2	2
<b>Total Granted and Started in Period:</b>	<b>13</b>				

Of consents granted in 2012/13, 33% started and 15% were fully completed in the period. This shows that within the borough there is a desire to develop housing quickly once planning permission has been granted. This will be monitored further in future years to assess the lead in times and the rate of housing delivery in the borough.

## Indicator H4

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 1<sup>st</sup> April 2012 until the 31<sup>st</sup> March 2013.

**Figure 17: Net additional pitches (gypsy and traveller)**

	Permanent	Transit	Total
<b>Number of Pitches</b>	0	0	0

There were no consents granted for gypsy or traveller pitches within the period; however an additional 3 static traveller pitches and 3 transit pitches were erected at Janda Fields, Fane Road, Benfleet. An application for retrospective planning permission was submitted to use the site as traveller accommodation, (CPT/500/12/FUL) which the council refused; the council subsequently carried out enforcement action against the applicants. The refusal of planning permission and enforcement action were appealed in January 2013; as of 31<sup>st</sup> March 2013 the council were awaiting the determination of the appeal by the Planning Inspectorate.

## Indicator H5

Indicator H5: Caravans in residential use (excluding gypsies and travellers) seeks to identify the number of caravans brought into residential use.

**Figure 18: Change in the number of caravans in residential use 2001 to 2011**

	Holehaven	Kings Park	Kingsley Park	Thorney Bay	Total
<b>April 2001</b>	31	320	93	0	444
<b>April 2011</b>	31	762	93	333	1,219

Unlike 'bricks and mortar' accommodation which can be monitored through the building regulation records, it is necessary to monitor the residential use of caravans through Census records and Council Tax records. Both sets of data indicate that the number of caravans in residential use increased in the period 2001 to 2011 by around 775 units. This increase primarily occurred on the Kings Park and Thorney Bay sites.

The increase in units at the Kings Park site was previously included within the housing completion figures. However, the Inspectors report for the Glebelands appeal sought to remove these figures from past supply. This was an interesting conclusion given the recent enactment of the Mobile Homes Act 2013 which recognises Park Homes, such as those at Kings Park, as an important part of the housing supply for older people. Additional evidence base work is to be undertaken on this matter, as the Council is not satisfied with the conclusion of the Inspector in relation to this matter.

## Indicator H6

Indicator H6: *Number of Affordable Homes Delivered (gross)* seeks to identify the number of affordable homes delivered in Castle Point, as defined in the NPPF, in the period 1<sup>st</sup> April 2012 until the 31<sup>st</sup> March 2013.

**Figure 19: 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
2012/13	22	-	-	22

In 2012/13 22 social rent units were delivered, this represents 24% of the dwellings (gross) delivered in the period. The delivery of affordable housing in Castle Point has been relatively poor during the period 2001 to 2013. Only 110 affordable homes have been delivered in total during this period, representing just 6.5% of the total additional homes delivered. This is significantly below the, (now abolished) regional target set out in the East of England Plan of 35%.

It is expected that extant permission for 150 dwellings at Land at Kiln Road, Thundersley will deliver 15 Affordable Rented units and 15 Intermediate units within the next year.

## Indicator H7

Indicator H7: *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.

**Figure 20: 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%
2012/13	91	90	99%

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

## Indicator H8

Indicator H8: *Gross Dwelling Density* seeks to identify how well land is being used to deliver housing. This indicator considers completed sites of 0.1ha in size or greater. In 2012/13, 64 homes (gross) were delivered on sites of 0.1ha in size or greater.

**Figure 21: 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
2012/13	22	6	72

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 within existing residential areas 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.

## 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.

### Indicator E1

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.

**Figure 22: 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 1<sup>st</sup> April 2012 and the 31<sup>st</sup> March 2013.

### Indicator E2

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 1<sup>st</sup> April 2012 to the 31<sup>st</sup> March 2013.

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.

A Local Wildlife Site Review was carried out in November 2012 by Essex Ecology Services Limited (EECOS), the ecological consultancy of the Essex Wildlife Trust. This review assessed Local Wildlife Sites (LoWS) and Potential Local Wildlife Sites (PLoWS) and sites which met the LoWS habitats criteria within Castle Point, providing an update to the 2007 Local Wildlife Site Review.

**Figure 23: Change in areas of biodiversity importance**

	Loss	Addition	Total
Area of Biodiversity Importance	1	7	6

As a result of this review, seven sites totalling 140.8 hectares have been added, one site totalling 3.8 hectares has been deleted, eight sites have been extended by a total of 101.9 hectares and seven sites have been reduced by a total of 15.7

hectares. Seventeen sites are unchanged. The end result is that there are now 40 LoWS in Castle Point Borough totalling 872.1 hectares.

### **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 1<sup>st</sup> April 2012 to the 31<sup>st</sup> March 2013, 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.

# 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.

**Figure 24: Local Plan Policies Support on Appeal**

Application Number	Appeal Decision	Policy/s Supported	Policy/s Not Supported
CPT/440/11/FUL	DIS	SPG4	SPG12
CPT/570/11/FUL	DIS	EC2, EC22	T8, SPG12
CPT/596/11/FUL	DIS	EC2	EC13
CPT/644/11/FUL	DIS	SPG3	
CPT/604/11/FUL	DIS	EC2	SPG9
CPT/721/11/FUL	DIS	EC2, SPG28	
CPT/389/11/FUL	ALC	SPG4	T8, EC2
CPT/720/11/FUL	ALL		SPG4
CPT/625/11/OUT	DIS	NPPF (Green Belt)	
CPT/456/11/FUL	ALC		EC2, SPG12, SPG13
CPT/649/11/FUL	DIS	SPG2, NPPF (Design)	
CPT/633/11/FUL	DIS	SPG3, NPPF (Design)	SPG5
CPT/632/11/FUL	ALC	NPPF (Sustainable Development)	EC2, SPG3
CPT/585/11/FUL	DIS	EC2, SPG4	
CPT/80/12/FUL	DIS	EC2, SPG2, NPPF (Design)	
CPT/39/12/FUL	ALC		T8, EC2
CPT/231/12/FUL	DIS	SPG2, SPG28	
CPT/43/12/FUL	DIS	EC2, SPG3	
CPT/171/12/FUL	ALC		T8, EC2
CPT/182/12/VAR	ALL		EC2, SPG1, SPG2, SPG3
CPT/414/12/FUL	ALC		EC2, SPG28
CPT/414/12/FUL	ALC		EC2, SPG28
CPT/548/12/FUL	ALC	GB5	
CPT/458/12/FUL	DIS	GB5, NPPF (Green Belt)	

It would appear that the Council's space standards gave rise to the most issues when the Planning Inspectorate were considering appeals in 2012/13. Recognising the issues with these standards, new Residential Design Guidance was adopted on the 1<sup>st</sup> January 2013 to replace these space standards.

In 2012/13 there were 9 appeal decisions relating to the refusal of planning permission for additional residential dwellings. Of these appeals 4 were successful and 5 were unsuccessful. As of 31<sup>st</sup> March 2013 there were 6 extant appeals awaiting determination from the Planning Inspectorate. Figure 25 shows the

information on appeals related to housing development lodged and/or decided in 2012/13.

**Figure 25: Appeals for housing development in 2012/13**

	No. of Appeals	Proposed Dwellings		
		Gain	Loss	Net
Successful Appeals	4	8	2	6
Unsuccessful Appeals	5	26	4	22
Extant Appeals	6	178	1	177
<b>Total Appeals</b>	<b>15</b>	<b>212</b>	<b>7</b>	<b>205</b>

As of 31<sup>st</sup> March 2013 the Council awaited the decision in relation to one major application for residential development - 165 dwellings at Land off Glebelands, Thundersley.



# Appendix 1: Information on Industrial Uses

## Industrial Uses – Extant Permissions at 1<sup>st</sup> April 2013

Application	Location	Gain Type	Floorspace (m2)	Loss Type	Floorspace (m2)
CPT/678/97/OUT/REN	Land South of Northwick Road	Mix	Not Specified		
CPT/302/10/FUL	Thames House, Rayleigh Weir	B2	633	B2	59
CPT/532/10/FUL	91-97 Stadium Way, Rayleigh Weir	B8	3,242	B2	3,638
CPT/271/12/FUL	Unit to rear of 320 London Road, Hadleigh	SG	260	B1c	260
CPT/325/12/FUL	9-11 Charfleets Farm Way, Canvey	B2	207	B1a D1	90 117
CPT/627/12/FUL	Unit C1 Charfleets Road, Canvey	B2	556	B2	556

## Appendix 2: Information on Town Centre Uses

### Town Centre Uses – Completions 2012/13

Application	Location	Gain Type	Floorspace (m2)	Loss Type	Floorspace (m2)
CPT/336/12/FUL	2a Cartwright Road, Thundersley	D2	360	B2	360
CPT/599/12/FUL	25 Kents Hill Road, Benfleet	D2	89	B2	89
CPT/683/04/RES	Site adj 1-3 Eastern Epsplande, Canvey.	A1	1174		
CPT/723/11/FUL	4 Roseberry Walk, Thundersley	D2	97	A1	97
CPT/506/12/FUL	Unit 3, Tavistock House, Canvey Island	D2	213.7	B1c	213.7
CPT/455/10/FUL	85 Furtherwick Road, Canvey	C3	1 flat	B2	64
CPT/140/11/FUL	Park Farm House, Park Chase, Hadleigh	D1	334	C3	1 dwelling
CPT/605/12/FUL	105 High Street, South Benfleet	B1a	89	89	A1

### Town Centre Uses – Extant Permissions at 1<sup>st</sup> April 2013

Application	Location	Gain		Loss	
		Type	Floorspace (m2)	Type	Floorspace (m2)
CPT/56/96/RES/G	Land South Northwick Road, Canvey.	A1	5378	-	-
CPT/231/05/FUL	350-356 London Road, Hadleigh.	A1	332	-	-
CPT/269/08/FUL	6 Claydons Lane, Rayleigh.	B1a	1035	-	-
CPT/362/10/FUL	Focus Store, Rushbottom Lane, Thundersley	A1	118	-	-
CPT/386/10/FUL	76-80 Furtherwick Road, Canvey	A3	189	A3	11.86

Application	Location	Gain		Loss	
		Type	Floorspace (m2)	Type	Floorspace (m2)
CPT/512/11/OUT	Endway Carpark, Endway, Hadleigh	D2	800	D2	215
CPT/184/11/FUL	Rear of 149/150 High Street, Canvey Island	229	229	-	-
CPT/375/11/FUL	McDonald's Restaurant, Claydons Lane, Rayleigh	A4	54.6	-	-
CPT/546/11/FUL	128 London Road, Benfleet	A5	43.9	-	-
CPT/690/11/FUL	6 Roseberry Walk, Thundersley	D2	97.5	A1	97.5
CPT/228/12/FUL	149 High Street, Canvey	A1	132	C3	1 Flat
CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	A1 A3	16.2 95.2	A1	85
CPT/149/12/FUL	311 High Road, Benfleet	A3	81	A1	46
CPT/291/12/FUL	125 Furtherwick Road, Canvey Island	A4	255	A1	200
CPT/304/12/FUL	125 Furtherwick Road, Canvey Island	SG	196	A1	196
CPT/332/12/FUL	112 High Street, Canvey Island	A1	23	SG	23
CPT/401/12/FUL	326 Long Road, Canvey Island	B1a	36	A1	36
CPT/563/12/FUL	213 London Road, Hadleigh	C3	1 flat	B1a	28
CPT/123/12/FUL	200b High Road Benfleet	SG	57	A1	57
CPT/310/12/EFU	Land at	A3	122	B1a	1,411

Application	Location	Gain		Loss	
		Type	Floorspace (m2)	Type	Floorspace (m2)
	Hadleigh Farm, land in Hadleigh Country Park and land at Sayers Farm	B1a D1	1,060 1,084	D1	684
CPT/325/12/FUL	9-11 Charfleets Farm Way, Canvey	B2	207	B1a D1	90 117
CPT/430/12/FUL	391/391a London Road, Hadleigh	C3	2 flats	A3	72.25
CPT/554/09/NMA	Hadleigh Park Lawn Tennis Club, Elm Road	-	-	D2	28
CPT/554/12/FUL	Castle View School, Meppel Avenue, Canvey	D2	88.7	D2	36

## Appendix 3: Information on Housing Completions

### Housing – Completions 2012/13

Application	Location	Number of Homes		
		Gain	Loss	Net
CPT/6/12/FUL	Burts Lodge Windermere Road Benfleet	1	0	1
CPT/491/11/FUL	25 Sidwell Avenue Benfleet	2	0	2
CPT/458/10/FUL	2 Thundersley Park Road	4	0	4
CPT/341/10/FUL	182 High Road	1	0	1
CPT/377/11/FUL	33 Underhill Road Benfleet	2	1	1
CPT/230/12/FUL	77 Stanway Road Benfleet	3	1	2
CPT/683/04/RES	Land adj 1-3 Eastern Esplanade	46	0	46
CPT/57/12/FUL & CPT/462/12/FUL	150 Shipwrights Drive	0	1	-1
CPT/106/12/FUL	165 Kenneth Road	2	1	1
CPT/239/12/FUL	45 Roseberry Avenue	1	1	0
CPT/539/12/FUL	36 Castle Lane Hadleigh	0	1	-1
CPT/368/09/FUL	1 Jotmans Lane Benfleet	1	0	1
CPT/758/10/FUL	Land adj 103 Manor Road	1	0	1
CPT/652/11/FUL	30 Dovervelt Road Canvey Island	0	1	-1
CPT/515/06/FUL	Plots 14 - 15 Vicarage Heights, Benfleet	1	0	1
CPT/824/06/FUL	20-26 St. Micheals Road, Canvey	4	0	4
CPT/786/06/FUL	Land Adjacent 4 Westman Road, Canvey	3	0	3
CPT/376/97/FUL	3 Park Road	2	0	2
CPT/51/12/FUL	84 St. Marys Drive	2	1	1
CPT/320/11/FUL	5 Korndycke Avenue	2	1	1
CPT/174/08/FUL	26 Hall Farm Road	3	0	3
CPT/586/11/FUL	9 Downham Road Canvey Island	2	1	1
CPT/284/08/FUL	41 Mount road	1	0	1
CPT/310/11/FUL	79 Wavertree Road, Benfleet	1	1	0

Application	Location	Number of Homes		
		Gain	Loss	Net
CPT/466/07/FUL	466 London Road	1	0	1
CPT/611/10/FUL	3 Woodfield Road	1	0	1
CPT/368/12/FUL	67 Uplands Road	0	1	-1
CPT/471/12/FUL	Land West 90 St Clements Road, Benfleet	1	0	1
CPT/467/12/FUL	9 Beatrice Avenue, Canvey	0	1	-1
CPT/563/12/FUL	213 London Road, Hadleigh	1	0	1
CPT/140/11/FUL	Park Farm House, Park Chase, Hadleigh	0	1	-1
<b>TOTAL</b>		<b>89</b>	<b>14</b>	<b>75</b>

## Appendix 4: Information on Extant Housing Consents

### Housing – Summary of Extant Consents as of 31<sup>st</sup> March 2013

Source	Consents	Gain	Loss	Net
Dwellings Under Construction*	27	194	5	189
Extant Planning Permissions (FULL and RES)	35	207	25	182
Outline Planning Permissions	4	22	3	19
Planning Permissions awaiting S106	9	762	2	760
<b>TOTAL</b>	<b>75</b>	<b>1185</b>	<b>35</b>	<b>1150</b>

\* Includes Remaining Dwellings from Completions and dwellings under construction

## Housing – Consents under Construction as of 31<sup>st</sup> March 2013

Application	Location	Proposed Dwellings				2001-2013	
		Gain	Loss	Net	Commenced*	Gain	Loss
CPT/57/12/FUL & CPT/462/12/FUL	150 Shipwrights Drive	1	1	0	01/11/2012	0	1
CPT/239/12/FUL	45 Roseberry Avenue	2	1	1	29/08/2012	1	1
CPT/539/12/FUL	36 Castle Lane Hadleigh	4	1	3	13/06/2012	1	-1
CPT/652/11/FUL	30 Dovervelt Road Canvey Island	4	1	3	08/06/2012	0	1
CPT/515/06/FUL	Plots 14 - 15 Vicarage Heights, Benfleet	2	0	2	02/10/2009	1	0
CPT/174/08/FUL	26 Hall Farm Road	4	1	3	13/06/2011	3	1
CPT/368/12/FUL	67 Uplands Road	5	1	4	06/02/2013	0	1
CPT/467/12/FUL	9 Beatrice Avenue, Canvey	1	1	0	04/03/2013	0	1
CPT/585/11/FUL	48 High Road Benfleet	1	0	1	Y	0	0
CPT/289/11/FUL	125 Daws Heath Road Benfleet	1	1	0	21/11/2011	0	1
CPT/395/11/FUL	Land Rear of 9-11 High Street Benfleet	12	0	12	Y	0	0
CPT/165/10/FUL	Bowercombe, Gt Burches	1	1	0	29/10/2008	0	1
CPT/129/10/FUL	679 High Road	3	0	3	16/03/2010	0	0
CPT/4/10/FUL	Rear of 653 London Road	1	0	1	09/08/2011	0	1
CPT/837/06/FUL	4 Gifhorn Road	1	1	0	03/03/2010	0	1
CPT/792/03/RES	Land at 35 Long Road	50	0	50	22/03/2002	0	0
CPT/719/08/FUL	Land btw 3-7 The Close	1	0	1	23/06/2011	0	0
CPT/605/06/FUL	26 & 28 Bartley Rd	2	2	0	29/03/2007	0	2
CPT/338/12/FUL	237 Benfleet Road	1	0	1	19/09/2012	0	1
CPT/403/05/FUL	22 Ash Road	1	1	0	Y	0	1
CPT/97/99/FUL	Land north Romsey Drive	16	0	16	Y	14	0
CPT/170/07/FUL	2 St Marks Road	2	1	1	25/05/2011	0	1
CPT/147/07/FUL	S/O 11 Clifton Avenue	2	1	1	24/06/2010	0	0
CPT/111/02/FUL	Holehaven, Haven Road	28	0	28	11/10/2004	10	0
CPT/12/07/FUL	149 Kiln Road	1	0	1	25/03/2010	0	0
CPT/319/08/RES	Land btw Long Acre & Homestead, Gt Burches	1	0	1	04/07/2012	0	0
CPT/173/12/FUL	37 Queens Road, Benfleet	1	0	1	28/09/2012	0	0
CPT/445/11/FUL	Land Adjacent 5 & 7 The Close, Benfleet	1	0	1	03/10/2012	0	0
CPT/498/07/FUL	51 Wavertree Road	2	1	1	24/02/2012	0	1
CPT/163/07/FUL	Lubbins Car Park, Eastern Esplanade	32	0	32	17/08/2012	0	0
CPT/24/05/FUL	320 London Road	32	0	32	Y	12	0
CPT/455/10/FUL	85 Furtherwick Road, Canvey Island	1	0	1	15/01/2013	0	0
CPT/259/07/FUL	18-32 High Road	13	5	8	Y	0	0



Application	Location	Proposed Dwellings				2001-2013	
		Gain	Loss	Net	Commenced*	Gain	Loss
CPT/107/11/FUL	Queens Lodge Windermere Road	1	1	0	10/10/2011	0	0
CPT/481/11/FUL	11 Beresford Close Hadleigh	4	0	4	02/10/2012	0	0
TOTAL		235	22	213		42	15

\* "Y" indicates that the commencement has been confirmed by site visit

## Housing – Full and Reserved Matters Consents as of 31<sup>st</sup> March 2013

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/280/12/FUL	Wittering Court, Poors Lane North	1	1	0
CPT/513/12/FUL	19 Beck Road, Canvey	4	1	3
CPT/466/12/FUL	76 Kellington Road, (Patstansue) Canvey	1	1	0
CPT/718/11/FUL	Land Rear of 4-10 Beech Road Hadleigh	1	0	1
CPT/475/11/FUL	White Lodge 229 Thundersley Park Road	1	1	0
CPT/655/11/FUL	Land Adj 49 Hall Crescent Hadleigh	1	0	1
CPT/634/11/FUL	255 London Road, Benfleet	0	1	-1
CPT/205/11/FUL	36 Brook Road Benfleet	2	1	1
CPT/3/11/FUL	Rear of 3 Hope Road	1	0	1
CPT/706/10/FUL	Clovelly, Thisselt Road	1	1	0
CPT/598/12/FUL	180 Benfleet Road	1	1	0
CPT/203/12/FUL	Bondholm, Vanderwalt Avenue, Canvey	1	1	0
CPT/88/10/FUL	Hornbeams, Catherine Road	1	1	0
CPT/78/10/FUL	Rear of 97 High Street	1	0	1
CPT/512/01/REN/A	Coniston Farm Coniston Road	1	0	1
CPT/182/12/FUL	121 Church Road	2	1	1
CPT/219/12/FUL	1 Elm Road, Canvey	6	0	6
CPT/389/12/FUL	11 Telese Avenue, Canvey	1	1	0
CPT/389/11/FUL	Land R/O 491-493 Rayleigh Road	4	0	4
CPT/430/12/FUL	391/391A London Road	2	0	2
CPT/456/11/FUL	Land Adj 45 Philmead Road	1	0	1
CPT/46/07/REN	12 Melcombe Road	2	1	1
CPT/484/12/FUL	Thames Court, Western Esplanade	1	0	1
CPT/720/11/FUL	41 Daws Heath Road	1	1	0
CPT/560/12/FUL	Land adjacent 37 The Dale, Benfleet	1	1	0
CPT/697/11/FUL	Land Off Kiln Road	150	3	147
CPT/529/12/FUL	40 Roggel Road, Canvey Island	1	1	0
CPT/515/12/FUL	Land Adj 69 Waarden Road, Canvey Island	1	0	1
CPT/596/12/FUL	27 Craven Avenue, Canvey Island	2	1	1
CPT/600/12/FUL	121 Church Road, Hadleigh	2	1	1
CPT/614/12/FUL	50 Oakfield Road, Benfleet	4	1	3
CPT/646/12/FUL	22 Beveland Road, Canvey Island	1	1	0
CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	2	1	1
CPT/302/12/FUL	Braeside Farm, Great Burches Road	1	1	0
CPT/378/12/FUL	Land on the Chase, between Swale Road & Wensley Road	4	0	4
TOTAL		207	25	182

## Housing – Outline Consents as of 31<sup>st</sup> March 2013

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/562/11/OUT	Land Adj 34 Crescent Road Benfleet	2	0	2
CPT/308/11/OUT	21 Lynton Road	5	1	4
CPT/586/10/OUT	190-192 Daws Heath Road	1	2	-1
CPT/628/12/OUT	Corner of Brook Road and Hall Farm Road, Benfleet	14	0	14
TOTAL		22	3	19

## Housing – Consents awaiting Section 106 Resolution as of 31<sup>st</sup> March 2013

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/214/11/OUT	101 Point Road	99	2	97
CPT/422/11/FUL	R/O 42/44 Albert Road	1	0	1
CPT/327/11/FUL	4-12 Park Chase Hadleigh	25	0	25
CPT/263/11/FUL	Land South of Woodview & St Leonards, Swale Road	2	0	2
CPT/694/10/FUL	Land Opposite Holly Lodge, Swale Road	1	0	1
CPT/696/10/FUL	Land Adj Chatsworth, Swale Road	3	0	3
CPT/671/11/OUT	Land Opposite Chatsworth, Swale Road	1	0	1
CPT/99/08/FUL	325-339 London Road	30	0	30
CPT/707/11/OUT	Thorney Bay Park	600	0	600
CPT/358/12/FUL	Brickfields, Great Burches Road	13	0	13
TOTAL		775	2	773