



castlepoint

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Local Plan

Annual Monitoring Report

1st April 2013 – 31st March 2014

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Introduction

The Annual Monitoring Report (here on in known as the “report”) monitors the Council's plan-making and development progress in the period 1st April 2013 until the 31st March 2014.

The Annual Monitoring Report covers two matters:

- 1) The progress in preparing the Local Plan in accordance with the timetable set out in the Local Development Scheme. This report sets out the circumstances as at the 31st March 2014; and
- 2) The progress achieved in delivering sustainable development, assessed against a range of output indicators for the period 1st April 2013 to the 31st March 2014.

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). During the early part of the reporting period, the Council was working to the programme set out in the Local Development Scheme which became effective on the 30th January 2012. Many targets in this Local Development Scheme had been missed as a consequence of the need for additional evidence base work to be undertaken. The 2012/13 Annual Monitoring Report identified the need for the LDS to be revised to take into account these delays. A revised Local Development Scheme became effective on the 15th January 2014. Figure 1 shows progress against the key targets set out in the Local Development Scheme.

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

Element of LDP	Target (LDS 2012)	Target (LDS 2014)	Progress
Local Plan			
Options Consultation	Oct – Dec 2012	Jan – Mar 2014	Consultation undertaken in accordance with programme in revised LDS (January to March 2014)
Proposed Submission Consultation	May – Jun 2013	Jul – Aug 2014	N/A
Submission	Aug 2013	Sep 2014	N/A
Adoption	Feb 2014	Mar 2015	N/A
Community Infrastructure Levy			
Preliminary Charging Schedule Consultation	Oct-Dec 2012	Jan – Mar 2014	Consultation undertaken in accordance with programme in revised LDS (January to March 2014)
Publication Charging Schedule Consultation	May-Jun 2013	Jul – Aug 2014	N/A
Submission	Aug 2013	Sep 2014	N/A
Adoption	Feb 2014	Mar 2015	N/A
Statement of Community Involvement			
Consultation on draft and trial application	Oct-Dec 2012	Jan – Mar 2014	N/A
Adoption (Reg 36)	Feb 2012	Jun 2014	N/A
Developer Contributions Guidance			
Needs and Priorities Consultation	Oct-Dec 2012	N/A	Evidence collected for the Local Plan and CIL negated the need for this consultation
Consultation on draft Document	May-Jun 2013	Jan – Mar 2014	Consultation undertaken in accordance with programme in revised LDS (January to March 2014)
Adoption	Mar 2014	Mar 2015	N/A
Hadleigh Town Centre Masterplan			
Consultation on draft document	Jan–Mar 2013	N/A	Decision taken not progress the Hadleigh Town Centre Masterplan as a Supplementary Planning Document.
Adoption	Mar 2014	N/A	
Open Space Design and Delivery Guidance			
Consultation on draft document	N/A	Jul – Aug 2015	N/A
Adoption	N/A	Oct 2015	N/A
Non-residential Design Guidance			
Consultation on draft document	N/A	Jul – Aug 2015	N/A
Adoption	N/A	Oct 2015	N/A

New Local Plan

In the period April 2013 to March 2014, considerable progress has been made in the preparation of the New Local Plan.

Work on the evidence base was largely completed during this period, and a draft New Local Plan prepared for consultation purposes. This draft New Local Plan was subject to Sustainability Appraisal, Habitat Regulation Assessment, Equality Impact Assessment and Whole Plan Viability Assessment before it was finalised for consultation purposes.

The draft New Local Plan was made available for consultation from the 24th January until the 28th March 2014. Over 4,800 consultation responses were received from local residents. Additionally, 51 organisations including statutory bodies such as the Environment Agency, and non-statutory bodies such as Essex Wildlife Trust made representations on proposals in the draft New Local Plan during this period.

Members are now reviewing these consultation responses through a formally constituted 'Task and Finish Group'. Additionally, technical work is being undertaken to ensure the robustness of the evidence base. This includes joint working with neighbouring authorities on strategic cross-boundary issues.

Community Infrastructure Levy Preliminary Draft Charging Schedule

The Whole Plan Viability Assessment, prepared to inform the draft New Local Plan also provided the evidence base for the proposed charges set out in the Preliminary Draft Charging Schedule for the Community Infrastructure Levy.

The preliminary draft charging schedule was made available for consultation alongside the draft New Local Plan and attracted 16 representations from organisations involved in the development industry and service providers.

Members will review these consultation responses through the 'Task and Finish Group'. Additionally, further technical work will be undertaken on the Whole Plan Viability Assessment to ensure the robustness of the evidence base.

Revised Developer Contributions Guidance

The Community Infrastructure Levy Regulations affect the use of S106 Agreements. The use of S106 Agreements would then be further limited through the introduction of a CIL Charge within the local area. Therefore, a review of the existing adopted Developer Contributions Guidance has been undertaken. This has also provided the opportunity to provide guidance which builds on the experiences of the Council in preparing complex S106 Agreements in recent years.

The draft Revised Developer Contributions Guidance was made available for consultation alongside the draft New Local Plan and CIL Preliminary Draft Charging Schedule. This document attracted representations from six organisations involved on the development industry or the provision of services. Members will review these consultation responses through the 'Task and Finish Group'.

Revised Statement of Community Involvement

The process of involving others in plan-making has changed over time as a consequence of changes in legislation, and also changes in technology. As a result it has been necessary to revise the Statement of Community Involvement to reflect these changes.

The revised Statement of Community Involvement was made available for consultation alongside the draft New Local Plan. The outcome of the consultation and the revised Statement of Community Involvement will be incorporated in the next Annual Monitoring Report for 2014/15.

Hadleigh Town Centre Masterplan

The Council had intended to adopt this document as a Supplementary Planning Document. However, further work regarding highways matters indicated that it would be more appropriate to use the masterplan as regeneration guidance only and not as formally adopted planning guidance.

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):

- Strategic Housing Land Availability Assessment Update 2013;
- Greater Essex Demographic Forecasts Phase 4 (Edge Analytics);
- 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;
- Sustainability Appraisal of Sites;
- Sequential and Exception Test of Potential Housing Sites;
- Development Viability Assessment and Economic Appraisal (Peter Brett Associates);
- Transport Modelling and Impact Assessment (URS);
- Thames Gateway Strategic Housing Market Assessment Review (ORS);

- Housing Growth Topic Paper (Edge Analytics and Turley Associates)
- Housing Needs and Capacity Topic Paper;
- Potential Housing Sites Topic Paper; and
- Green Belt Topic Paper.

At the 31st March 2014 the following evidence base work was underway:

- Essex Gypsy and Traveller Accommodation Needs Assessment (ORS); and
- Greater Essex Demographic Forecasts Phase 5 (Edge Analytics).

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 1st April 2013 and the 31st March 2014. 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 ²)	B1c – Light Industrial	B2 – General Industrial	B8 – Storage & Distribution	B1-B8 Mixed	Total
Gains	0	49.5	0	0	49.5
Losses	196	64	0	0	260
Net	-196	-14.5	0	0	-210.5

There was an overall net loss of employment floor space in the period 2013 to 2014. Most of this (196m²) occurred at the site known as 396 to 408 London Road, which is being redeveloped for housing purposes.

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 1st April 2012 until the 31st March 2013.

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

Floorspace	m ²	%
PDL	49.5	100
Green Field	0	0

One employment development was completed in 2013-2014. This was an extension to an existing industrial unit at 8 Koln Close, Canvey. This is within Charfleets Industrial Estate.

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
Extant Planning Permissions (Ha)	-0.03	-0.29	0.32	9.05	9.06
Extant Allocations (Ha)	-	-	-	10	10.00
Total	-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 5 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 1st April 2012 until the 31st 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 ²)	A1	A2	B1a	D2	Total
All Town Centre Uses	-277	0	-134.3	324.7	-36.6
All Town Centre Uses in Town Centre Locations	-227	0	-28	300	-5

There was an overall loss of town centre uses within Castle Point. Within Town Centres this loss was marginal – 5m² as loss in A1 was the result of the conversion of 15-17 Kents Hill Road to a dance studio (D2 use). However, overall the loss was 36.6m², with a substantial proportion of this loss in office (B1a). This loss was again

associated with the redevelopment of the site known as 396 to 408 London Road for housing.

As at April 2013 there were 18 extant permissions affecting town centre uses with a net capacity of 6,621m². 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 244m² of additional floorspace within town centres, and additionally the potential for the vacant Focus DIY Store to be brought back into use (this did not receive planning consent until 2nd June 2014 and therefore falls outside the reporting period).

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.

On 11th 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 3rd January 2013.

There is therefore no current up to date plan in which a housing target for Castle Point is set.

In such circumstances, the Planning Practice Guidance states at paragraph 030 Reference ID: 3-030-20140306 that:

Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints. Where there is no robust recent assessment of full housing needs, the household projections published by the Department for Communities and Local Government should be used as the starting point...

The Council has recently published a draft New Local Plan for consultation purposes which sets out a housing target of 200 homes per annum. However, this target has been the subject of much objection through the consultation process. The NPPF states at paragraph 216 that only limited weight can be afforded to proposals in a draft plan where they are the subject of objections that are unresolved. Developers in particular objected to the findings of the TGSE Strategic Housing Market

Assessment which does not follow the methodology in the Planning Practice Guidance to identify the objectively assessed need for housing in the sub-region.

In the absence of a plan to which weight can be attached, and to a robust assessment of housing need, the housing target should currently be based on the household projections published by the Department for Communities and Local Government. These vary over time with an average requirement of 320 homes per annum. The most recent set of projections (2011 Interim) also identify a need for 320 homes per annum in Castle Point. This is therefore considered to be the starting point for calculating housing need in the borough in the absence of a plan and a robust assessment.

Figure 6: Housing Target

Start of Period	End of Period	Total Housing Required	Source of Target
1 st April 2011	31 st March 2031	6,400 (320 per annum)	CLG 2011 Interim Household Projections

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	Source of Target	Net Additional Dwellings ¹	Annualised Target	Performance Against Target	Cumulative Performance
2001/02	RSS	68	200	-132	-132
2002/03	RSS	70	200	-130	-262
2003/04	RSS	54	200	-146	-408
2004/05	RSS	218	200	+18	-390
2005/06	RSS	163	200	-37	-427
2006/07	RSS	80	200	-120	-547
2007/08	RSS	105	200	-95	-642
2008/09	RSS	91	200	-109	-751
2009/10	RSS	115	200	-85	-836
2010/11	RSS	100	200	-100	-936
2011/12	RSS	50	200	-150	-1,086
2012/13	RSS	75	200	-125	-1,211
Total		1,189	2,400	-1,211	

Annual Completion Rate 2001 to 2013	99
Annual Completion Rate 2011 to 2013	62.5

¹ 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. These are calculated separately under indicator H5.

During the period 2001 to 2013, the annual completion rate was 99 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).

Delivery remained low during the period 2011 to 2013. Therefore, in order to deliver against the CLG 2011 Interim Household Projection, it is now necessary to deliver at least 349 homes per annum.

Figures 8 and 9 show the annual and cumulative delivery rates of housing in the borough from 2001-2013 against the previous RSS target.

Figure 8: Annual Dwelling Completions (net) 2001-2013

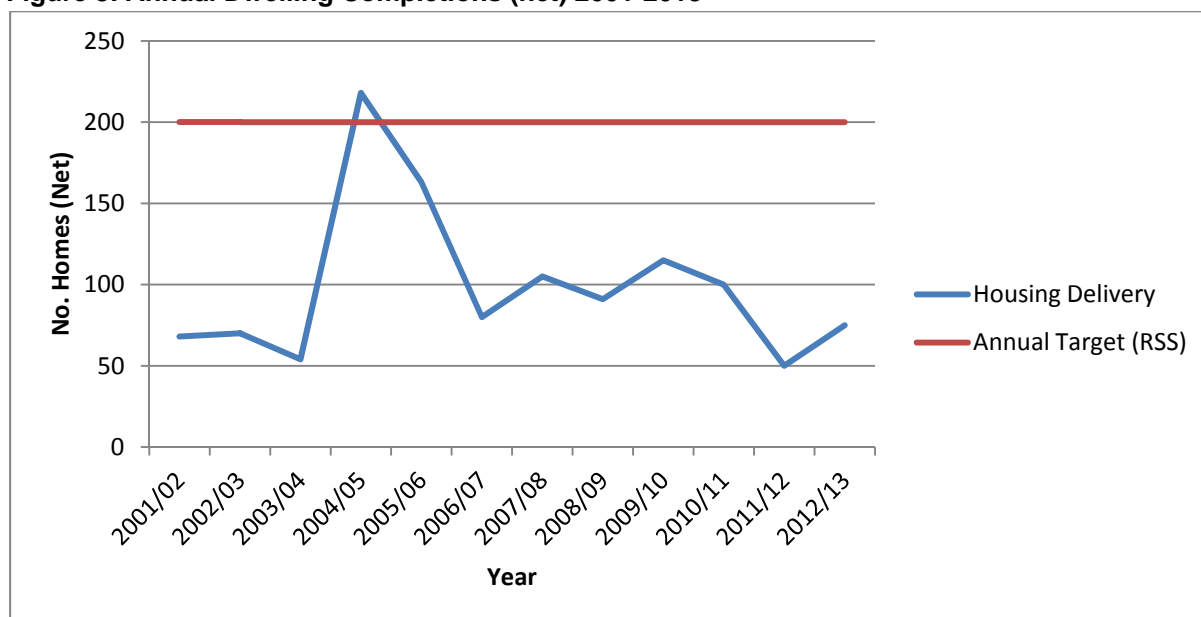
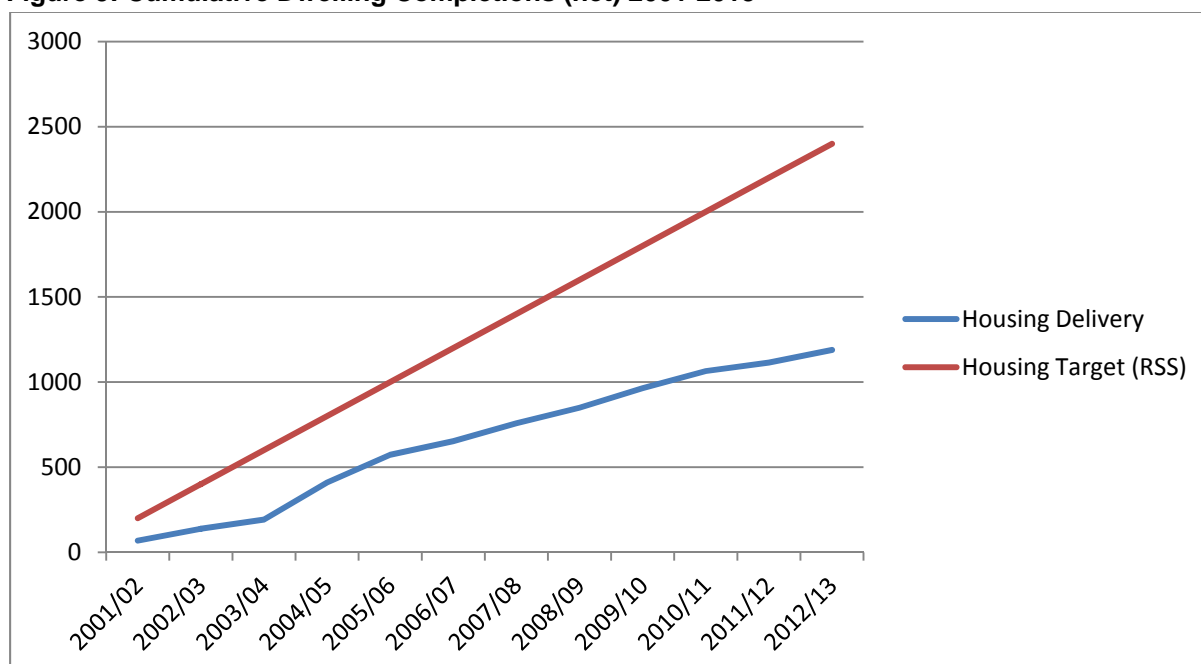


Figure 9: Cumulative Dwelling Completions (net) 2001-2013



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
2013/14	45
Total 2001 to 2014	1,234
Total 2011 to 2014	170

During 2013/14, 320 homes should have been delivered in Castle Point to deliver sufficient homes to meet the CLG 2011 Interim Household Growth projections. However, during this year only 45 additional dwellings were delivered in Castle Point.

Since 2011/12, 170 homes in total have been delivered in Castle Point. Therefore, against the CLG Household Growth projection there has been under-delivery. In the period 2011 to 2014 there has been under-delivery in the order of 790 homes.

H2c: Net additional dwellings in future years

Figure 11: Net additional dwellings in future years

Phasing	Time Period	Target	NPPF Buffer	Under-delivery	Required Supply (Five Years)	Required Annual Completion Rate	Supply identified in the SHLAA*
0 to 5 Years	2014-2019	1,600	320 (20%)	790	2,710	542	862
5 to 10 Years	2019 – 2024	1,600	80 (5%)	-	1,680	336	583
10 to 15 Years	2024 – 2029	1,600	80 (5%)	-	1,680	336	645
15 Years +	2029 - 2031	160	8 (5%)		168	84	104

* Excluding "Green Belt" sites

Five Year Housing Land Supply:

Paragraph: 035Reference ID: 3-035-20140306 of the Planning Practice Guidance states that local planning authorities should plan to address previous under-delivery during the first five years. In the period 2014 to 2019, it is therefore necessary to identify sufficient housing land to provide 2,710 homes to meet the annual requirement for 320 homes per year and address under-provision in the period 2011 to 2014. Additionally, capacity for a further 320 homes should be identified to meet the 20% 'buffer' requirements of the NPPF. This brings the total requirement to 2,710 homes (542 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 would result in 'double counting' of need as the distributional affects of any unmet need were

identified through the Census 2011 and reflected in subsequent household projections.

The SHLAA identifies, based on current policy, a five year housing land supply of 862 homes, (172 homes per annum). This figure comprises all sites within the existing urban area (799 homes), plus two previously developed Green Belt sites with planning consent for redevelopment for housing purposes (63 homes). When compared to the five year housing requirement, it is considered that there is a 1.6 year supply of housing in Castle Point. There is a need to identify further deliverable sites with a capacity in the order of 1,848 homes in order to achieve a five year housing land supply. The SHLAA indicates that there is insufficient supply of housing land to deliver a five year housing land supply, even if changes to policy are made. However, proposals in the draft New Local Plan could improve the supply to 3.25 years.

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 would return to 320 homes per annum plus a 5% buffer, (336 homes per annum).

There is a maximum of 583 homes (117 homes per annum) which could be secured in the period 2019 to 2024 based on the current policy position in the adopted Local Plan. This represents significant under-supply compared to the objectively assessed need and would further exacerbate under-supply and associated sustainability issues. If the proposals in the draft New Local Plan were put in place, the provision would increase to 2,024 homes (405 homes per annum) and would start to address under-delivery in the first five year period.

A maximum of 645 homes (129 homes per annum) could be secured in the period 2024 to 2029 based on the current policy position in the adopted Local Plan. Again, this represents significant under-supply compared to the objectively assessed need and would further exacerbate under-supply and associated sustainability issues. If the proposals in the draft New Local Plan were put in place, the provision would increase to 1,507 homes (301 homes per annum) which is more in line with objectively assessed needs. and over the plan period could deliver 90% of the objectively assessed need.

Over the plan period (2011 to 2031) the current policies set out in the Adopted Local Plan would deliver at most 2,364 homes (170 delivered to date, plus trajectory). This is just 37% of the objectively assessed need and a rate of supply of just 118 homes per annum.

The proposals in the draft New Local Plan would increase overall delivery up to 5,777 (170 delivered to date, plus trajectory). This is 90% of the objectively assessed need and a rate of 289 homes per annum.

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 2014 to 2019 the managed delivery target is 542 dwellings per annum. Beyond 2018, the managed delivery target should return to 336 homes per annum, assuming sufficient delivery in the period 2014 to 2019.

Figures 12 and 13 which follow show the managed delivery target (objectively assessed need) for the period 2014 to 2031 compared to the identified housing supply identified in the SHLAA as being available in accordance with current policy. Figure 12 demonstrates that there is currently insufficient housing land identified for the delivery of homes in the period 2014 to 2031. Cumulatively, there will be an under-supply against the objectively assessed need of around 4,044 homes by 2031. Figure 14 shows that the proposals in the draft New Local Plan would reduce this deficit to just 626 homes representing a significant improvement to supply.

Figure 12: Housing Supply Trajectory 2011 to 2031 at April 2014 based on 1998 Adopted Local Plan Policies

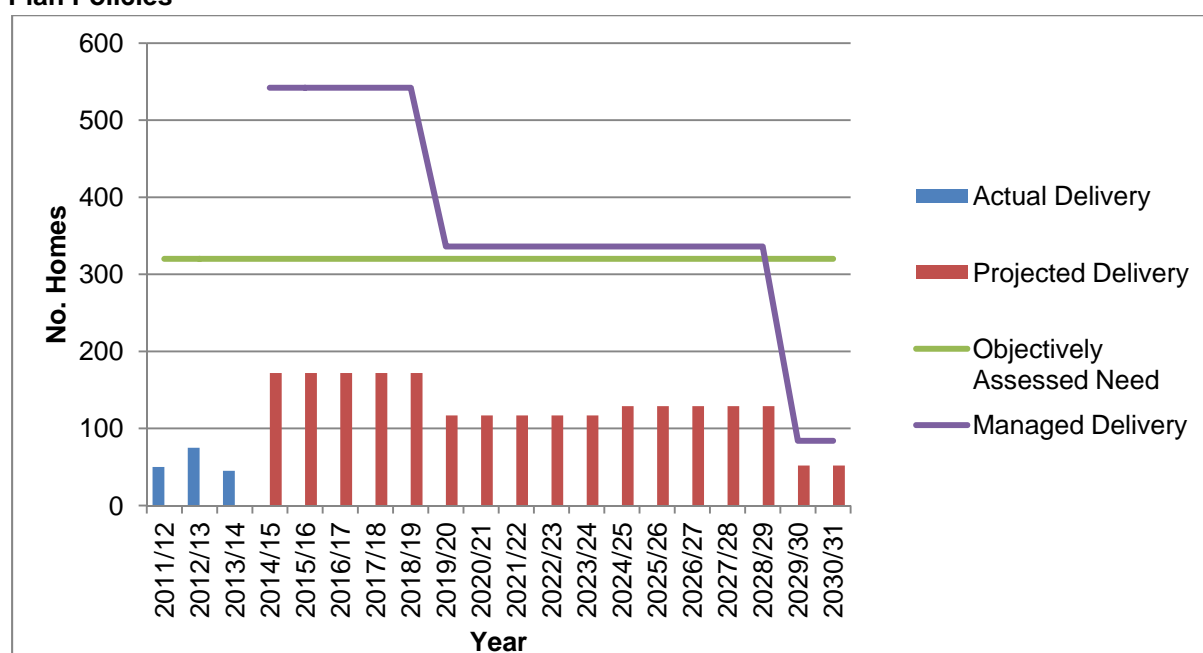


Figure 13: Cumulative Housing Supply Trajectory 2011 to 2031 at April 2014 based on 1998 Adopted Local Plan Policies

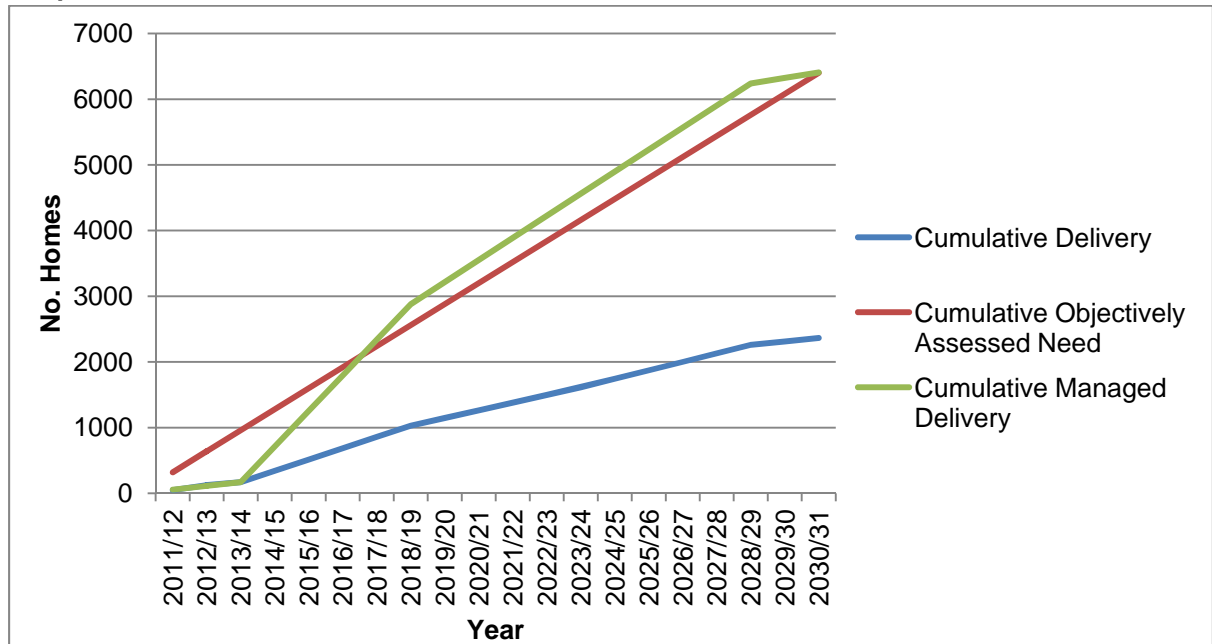
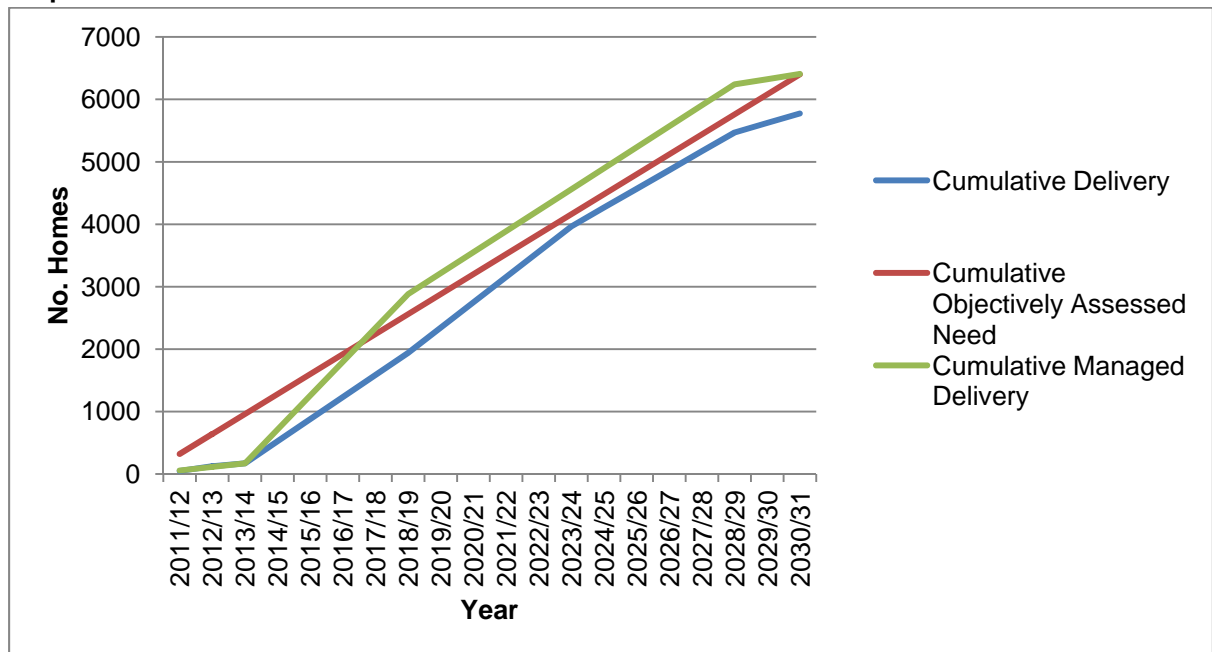


Figure 14: Cumulative Housing Supply Trajectory 2011 to 2031 at April 2014 based on Proposals in the draft New Local Plan



Indicator H3

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

H3a: Consents Granted

Figure 15 shows that in 2013/14 58 consents were granted, (excluding applications awaiting section 106) which would result in an additional (net) gain of 152 dwellings, (58 of which on sites previously unidentified in the SHLAA).

Figure 15: New Consents for Housing Granted in 2013/14

	Consents	Gains	Losses	Net	Windfall
Granted in 2013/14 (excluding awaiting S106)	58	187	35	152	53

By granting consents which make up for an additional 152 dwellings boosts the amount of available housing supply within the borough.

H3b: Resolution subject to S106

Figure 16 shows that in 2013/14, there were no new applications for housing granted consent subject to a S106 Agreement. At the 31st March 2014, there was however five sites for housing, with a cumulative capacity of 754 units, awaiting the completion of S106 Agreements with a resolution dated prior to 1st April 2013. This includes the proposal for 600 dwellings (unconfirmed number) at Thorney Bay Caravan Park, Canvey Island.

Figure 16: New Consents for Housing subject to S106 resolution in 2012/13

	Consents	Gains	Losses	Net	Windfall
Granted in 2013/14 (awaiting S106)	0	0	0	0	0

H3c: Starts on Site

Figure 17 shows that in 2013/14 there was 36 starts on site, which would result in a net gain of 101 dwellings when fully completed. Out of the 58 consents granted in the period 22 started in the period also. As of 31st March 2013, 3 had been fully completed, 6 were partially completed and 13 were under construction.

Figure 17: Starts on site in 2013/14

	Consents	Gains	Losses	Net	Windfall
Started in Period	36	127	26	101	
Granted and Complete in Period	3	3	3	0	0
Granted and Partially Completed	6	0	0	0	0
Granted and Under Construction in Period	13	79	8	71	19
Total Granted and Started in Period:	22				

Of consents granted in 2013/14, 37% started and 5% 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 1st April 2013 until the 31st March 2014.

Figure 18: Net additional pitches (gypsy and traveller)

	Permanent	Transit	Total
Number of Pitches	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 31st March 2014 the Council was awaiting the determination of the appeal by the Secretary of State.

Indicator H5

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

Figure 19: Change in the number of caravans in residential use 2001 to 2011

	Holehaven	Kings Park	Kingsley Park	Thorney Bay	Total	% Change
April 2001	31	320	93	0	444	
April 2011	31	762	93	333	1,219	174%
April 2014	31	782	93	498	1,404	15%

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 (174%). 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 primary evidence collected on relation to

this matter indicated that many of those living at Kings Park chose to move to the site for reasons other than affordability. It is not possible to draw similar conclusions for Thorney Bay Park as the response rate from this site was insufficient. However, it should be noted that the occupants of caravans at this site are included within the population figures arising from the Census 2011 and are therefore reflected in any ONS Population Projections and CLG Household Projections prepared using this data.

Since April 2011, the number of people living within caravans in Castle Point has continued to increase. It had increased by 15% to April 2014. Whilst a small number of additional caravans have been provided at Kings Park (20), the majority of the increase has occurred at Thorney Bay (165). This reflects the capacity of these sites to continue to make space for additional accommodation, with Kings Park being close to reaching capacity, whilst Thorney Bay has significant potential capacity still remaining.

The increasing number of people living in caravans does present issues for the Council, as they do not represent high quality living accommodation. There are issues with winter warmth and over-heating in summer associated with such accommodation which can have implications for service provision, in particular healthcare services.

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 1st April 2013 until the 31st March 2014.

Figure 20: 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
2013/14	-	-	-	0

In 2013/14 there was no delivery of affordable housing in Castle Point. This is reflective of the poor levels of delivery of affordable housing in Castle Point during the period 2001 to 2013. During this period only 110 affordable homes have been delivered representing just 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 8.9% of the total additional (traditionally built) homes delivered. This is significantly below the sub-regional requirement for affordable housing identified in the TGSE SHMA 2013 of 43%.

There is however three schemes which are expected to deliver on-site affordable housing provision within 2014/15:

- Land off Kiln Road, Thundersley – 15 affordable rented units and 15 intermediate units;
- Beech Road, Hadleigh – 19 affordable rented units;
- 35 Long Road, Canvey Island – 25 social rented units.

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 21: 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%
2013/14	66	40	61%

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 22: 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
2013/14	54	24	22

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 23: Number of planning permissions granted contrary to Environment Agency advice

	Flood Risk	Water Quality	Total
EA Advise Against	0	0	0

The Environment Agency was consulted on 41 applications which were subsequently approved. The Council did not depart from the advice of the Environment Agency in any case during the period 1st April 2013 and the 31st March 2014.

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 1st April 2012 to the 31st 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 24: 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 1st April 2013 to the 31st March 2014, no applications for the installation of renewable energy equipment were made 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 25: Local Plan Policies Support on Appeal

Application Number	Appeal Decision	Policy/s Supported	Policy/s Not Supported
CPT/167/12/FUL	ALL	NPPF Para 72	
CPT/451/12/FUL	DIS	EC2; NPPF(Green Belt)	
CPT/472/12/FUL	DIS	SPG4; NPPF Para 17	SPG5
CPT/482/12/FUL	DIS	EC2; H17: NPPF para 56	
CPT/498/12/FUL	ALC	NPPF (Design)	EC2; EC3
CPT/362/12/FUL	DIS	EC2; EC3; NPPF (Design)	
CPT/345/12/FUL	ALC	RDG5	SPG4; SPG5
CPT/589/12/FUL	DIS	EC2; RDG - General Principles	
CPT/602/12/FUL	DIS	GB5; NPPF (Green Belt)	LP Appendix 2
CPT/599/12/FUL	DIS	EC3	
CPT/90/13/FUL	DIS	EC2; RDG3	
CPT/32/13/FUL	DIS	GB5; NPPF (Green Belt)	LP Appendix 2
CPT/655/12/FUL	DIS	EC2; RDG7	
CPT/121/13/FUL	DIS	RDG3	
CPT/599/12/FUL	DIS	EC3	
CPT/166/13/FUL	ALC	EC2	T8
CPT/225/13/FUL	ALC		EC2
CPT/306/13/FUL	DIS	T8; Essex VPS	EC2
CPT/49/13/FUL	DIS	EC2; RDG12	RDG3
CPT/441/13/FUL	ALC	EC2	RDG3; RDG7
CPT/377/13/FUL	ALC		RDG5
CPT/505/13/FUL	ALC		EC2; H17; T8
CPT/179/13/FUL	DIS	NPPF (Green Belt)	RDG13
CPT/559/10/VAR	DIS	NPPF (Green Belt)	
CPT/7/12/OUT	DIS	NPPF (Green Belt)	EC13
CPT/127/13/FUL	DIS	EC2; EC3; H17; RDG13	

It would appear that design issues gave rise to the most comments from Inspectors both in support and against local policies. Design is a subjective area, and it is not surprising that this is the case. However, overall it would appear that the policies of the Council are well supported when applied appropriately. It is however noted that two separate appeals resulted in a lack of support for Appendix 2 of the Adopted Local Plan. Appendix 2 establishes what constitutes a reasonable extension in the Green Belt through the application of standards. This appendix is now out of date as it relies on permitted development rules that have subsequently been changed. The proposals in the draft New Local Plan seek to address this issue through the

application of a criteria approach as opposed to the existing standards approach set out in appendix 2.

In 2013/14 there were 8 appeal decisions relating to the refusal of planning permission for additional residential dwellings. Of these appeals one was successful and seven were unsuccessful. As of 31st March 2014 there were 4 extant appeals awaiting determination from the Planning Inspectorate. Figure 26 shows the information on appeals related to housing development lodged and/or decided in 2013/14.

Figure 26: Appeals for housing development in 2013/14

	No. of Appeals	Proposed Dwellings		
		Gain	Loss	Net
Successful Appeals	1	4	0	4
Unsuccessful Appeals	7	181	2	179
Extant Appeals	4	272	0	272
Total Appeals	12	457	2	455

During the period April 2013 to March 2014, the application for 165 dwelling at Land off Glebelands, Thundersley (CPT/7/12/OUT) was dismissed by the Secretary of State. This decision was upheld by the High Court. There is however a Court of Appeal hearing pending in relation to the decision for this site. This decisions accounts for the majority of new homes dismissed on appeal.

At the 31st March there were 4 appeals outstanding for housing development proposals. The application for Land South of Jotmans Lane, Benfleet for up to 265 homes accounts for the bulk of the housing related to extant appeals. The appeal inquiry for this application is not due to be heard until February 2015, and therefore the decision is unlikely to be known within the 2014/15 monitoring period.

Appendix 1: Information on Industrial Uses

Industrial Uses – Completions 1st April 2013 to 31st March 2014

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
CPT/455/10/FUL	85 Furtherwick Road, Canvey			B2	64
CPT/25/13/FUL	396-408 London Road, Benfleet			B1c	196
CPT/307/13/FUL	8 Koln Close, Canvey	B2	49.5		
		Total Gains	49.5	Total Losses	260

Industrial Uses – Extant Permissions at 1st April 2014

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
CPT/532/10/FUL	91-97 Stadium Way, Rayleigh Weir	B8 SUI	3242 388	B2	3638
CPT/271/12/FUL	Unit to rear of 320 London Road, Hadleigh	SUI	260	B1c	260
CPT/325/12/FUL	9-11 Charfleets Farm Way, Canvey	B2	207		
CPT/627/12/FUL	Unit C1 Charfleets Road, Canvey	SUI	556	B2	556
CPT/358/12/FUL	Brickfields, Great Burches Road, Benfleet			B2	1110
CPT/512/13/FUL	Acean Building (formerly The Warehouse), Beech Road, Hadleigh			B1c	800
CPT/605/13/FUL	12 White Road, Charfleets Industrial Estate, Canvey	B8	83		
CPT/655/13/FUL	378 London Road, Benfleet	B8	23.7		
		Total Gains	4759.7	Total Losses	6364

Appendix 2: Information on Town Centre Uses

Town Centre Uses – Completions 1st April 2013 to 31st March 2014

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
CPT/25/13/FUL	396-408 London Road, Benfleet			B1a	226
CPT/554/09/NMA	Hadleigh Park Lawn Tennis Club, Elm Road			D2	28
CPT/589/13/FUL	447 High Road, Benfleet	B1a	50.5		
CPT/234/13/FUL	1 Point Road, Canvey	B1a	69.2		
CPT/609/12/FUL	15-17 Kents Hill Road, Benfleet	D2	300	A1	300
CPT/554/12/FUL	Castle View School, Meppel Avenue, Canvey	D2	88.7	D2	36
CPT/563/12/FUL	213 London Road, Hadleigh			B1a	28
CPT/332/12/FUL	112 High Street, Canvey Island	A1	23		
CPT/375/11/FUL	McDonald's Restaurant, Claydons Lane, Rayleigh	A4	54.6		
Total Gains			586	Total Losses	618

Town Centre Uses – Extant Permissions at 1st April 2014

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
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/386/10/FUL	76-80 Furtherwick Road, Canvey	A3	189	A3	11.86
CPT/512/11/OUT	Endway Carpark, Endway, Hadleigh	D2	800	D2	215
CPT/184/11/FUL	Rear of 149/150 High Street, Canvey Island	A4	229		
CPT/546/11/FUL	128 London Road, Benfleet	A5	43.9		
CPT/591/11/FUL	134 Hart Road, Benfleet	A1	54		
CPT/690/11/FUL	6 Roseberry Walk, Thundersley	D2	97.5	A1	97.5
CPT/228/12/FUL	149 High Street, Canvey	A1	132		
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			A1	196
CPT/401/12/FUL	326 Long Road, Canvey Island	B1a	36	A1	36
CPT/123/12/FUL	200B High Road Benfleet			A1	57

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
CPT/310/12/EFU	Land at Hadleigh Farm, land in Hadleigh Country Park and land at Sayers Farm	A3 B1a	122 1060	B1a	1411
CPT/325/12/FUL	9-11 Charfleets Farm Way, Canvey			B1a	90
CPT/183/13/FUL	271 Kents Hill Road, Benfleet	D2	7.3		
CPT/134/13/FUL	15 Village Drive, Canvey	A2	19		
CPT/309/13/FUL	227 High Road, Benfleet	A2	87.7	A1	87.7
CPT/351/13/FUL	211 High Road, Benfleet	A2	100.2	A1	100.2
CPT/450/13/FUL	80 Hart Road, Benfleet			A1	78
CPT/387/13/FUL	Mcdonalds Restaurant, Northwick Road, Canvey	A3	27.85		
CPT/407/13/FUL	363 London Road, Hadleigh	A2	446.38	A1	446.38
CPT/298/13/FUL	88-90 Furtherwick Road, Canvey	A1	60		
CPT/165/13/FUL	18-32 High Road, Benfleet	A1	182		
CPT/613/13/FUL	178 High Road, Benfleet			A1	32.9
CPT/55/14/FUL	203 High Street, Canvey	A1	38.32		
CPT/635/13/FUL	191-193 High Street, Canvey			A1	9.54
		Total Gains	10924.55	Total Losses	3200.08

Appendix 3: Information on Housing Completions

Housing – Completions 1st April 2013 to 31st March 2014

Application	Location	Number of Homes		
		Gain	Loss	Net
CPT/173/12/FUL	37 Queens Road, Benfleet	1	0	1
CPT/652/11/FUL	30 Dovervelt Road Canvey Island	4	0	4
CPT/239/12/FUL	45 Roseberry Avenue	1	0	1
CPT/614/12/FUL	50 Oakfield Road, Benfleet	4	1	3
CPT/455/10/FUL	85 Furtherwick Road, Canvey Island	1	0	1
CPT/475/11/FUL	White Lodge 229 Thundersley Park Road	1	0	1
CPT/539/12/FUL	36 Castle Lane Hadleigh	4	1	3
CPT/123/13/FUL	62 Westerland Avenue (Plot 2), Canvey	0	1	-1
CPT/125/13/FUL	62 Westerland Avenue (Plot 1), Canvey	0	0	0
CPT/219/13/FUL	36 Thundersley Park Road, Benfleet	2	1	1
CPT/395/11/FUL	Land Rear of 9-11 High Street Benfleet	8	0	8
CPT/368/12/FUL	67 Uplands Road	5	1	4
CPT/651/12/FUL	1 Limetree Road, Canvey	0	1	-1
CPT/227/13/FUL	32 Mayland Avenue, Canvey	0	1	-1
CPT/76/13/FUL	12 Roggel Road, Canvey Island	0	1	-1
CPT/260/13/FUL	Rose Cottage, Leige Avenue, Canvey	0	1	-1
CPT/719/08/FUL	Land btw 3-7 The Close	1	0	1
CPT/170/07/FUL	2 St Marks Road	2	0	2
CPT/697/11/FUL	Land Off Kiln Road	12	3	9
CPT/174/08/FUL	26 Hall Farm Road	1	0	1
CPT/706/10/FUL	Clovelly, Thisselt Road	1	0	1
CPT/632/12/FUL & CPT/252/13/FUL	12 Beatrice Avenue, Canvey Island	1	1	0
CPT/445/11/FUL	Land Adjacent 5 & 7 The Close, Benfleet	1	0	1
CPT/4/10/FUL	Rear of 653 London Road	1	0	1
CPT/12/07/FUL	149 Kiln Road	1	0	1
CPT/467/12/FUL	9 Beatrice Avenue, Canvey	1	0	1
CPT/338/12/FUL	237 Benfleet Road	1	0	1
CPT/274/13/FUL	33 Beverley Avenue, Canvey	0	1	-1
CPT/270/13/FUL	75 New Park Road, Benfleet	0	1	-1
CPT/513/12/FUL	19 Beck Road, Canvey	0	1	-1
CPT/378/12/FUL, CPT/300/13/FUL & CPT/302/13/FUL	Land on the Chase, between Swale Road & Wensley Road	1	0	1
CPT/655/13/FUL	378 London Road, Benfleet	0	1	-1
CPT/718/11/FUL	Land Rear of 4-10 Beech Road Hadleigh	1	0	1
CPT/389/12/FUL	11 Telese Avenue, Canvey	0	1	-1
CPT/456/11/FUL	Land Adj 45 Philmead Road	1	0	1
CPT/720/11/FUL	41 Daws Heath Road	1	1	0
CPT/140/11/FUL	Park Farm House, Park Chase, Hadleigh	0	1	-1
CPT/515/06/FUL	Plots 14 - 15 Vicarage Heights, Benfleet	2	0	2
CPT/ 85/13/FUL & CPT/466/12/FUL	76 Kellington Road, (Patstansue) Canvey	0	1	-1
CPT/481/11/FUL	11 Beresford Close Hadleigh	4	0	4
CPT/605/06/FUL	26 & 28 Bartley Rd	1	0	1
CPT/107/11/FUL	Queens Lodge Windermere Road	1	0	1
TOTAL		66	21	45

Appendix 4: Information on Extant Housing Consents

Housing – Summary of Extant Consents as at 1st April 2014

Source	Consents	Gain	Loss	Net
Dwellings Under Construction*	40	388	11	377
Extant Planning Permissions (FULL and RES)	50	138	25	113
Outline Planning Permissions	5	23	3	20
Planning Permissions awaiting S106	5	755	2	753
TOTAL	100	1,304	41	1,245

* Includes Remaining Dwellings from Completions and dwellings under construction

Housing – Consents under Construction as at 1st April 2014

Application	Location	Proposed Dwellings			2001-2014 Commenced*	2001-2014	
		Gain	Loss	Net		Gain	Loss
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	22/11/2011	8	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/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/605/06/FUL	26 & 28 Bartley Rd	2	2	0	29/03/2007	1	2
CPT/403/05/FUL	22 Ash Road	1	1	0	09/10/2013	0	1
CPT/97/99/FUL	Land north Romsey Drive	16	0	16	25/05/1999	14	0
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/319/08/RES	Land btw Long Acre & Homestead, Gt Burches	1	1	0	04/07/2012	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	14/07/2005	12	0
CPT/259/07/FUL	18-32 High Road	13	5	8	Y	0	0
CPT/57/12/FUL & CPT/462/12/FUL	150 Shipwrights Drive	1	1	0	01/11/2012	0	1
CPT/ 85/13/FUL & CPT/466/12/FUL	76 Kellington Road, (Patstansue) Canvey	1	1	0	22/05/2013	0	1
CPT/560/12/FUL	Land adjacent 37 The Dale, Benfleet	1	1	0	25/06/2013	0	0
CPT/378/12/FUL, CPT/300/13/FUL & CPT/302/13/FUL	Land on the Chase, between Swale Road & Wensley Road	5	0	5	24/07/2013	1	0
CPT/650/12/FUL	Land Adjacent 1 Limetree	1	0	1	03/08/2013	0	0

Application	Location	Proposed Dwellings				2001-2014	
		Gain	Loss	Net	Commenced*	Gain	Loss
	Road, Canvey Island, Essex						
CPT/651/12/FUL	1 Limetree Road, Canvey	1	1	0	03/08/2013	0	1
CPT/698/12/FUL	12 Munsterburg Road, Canvey	4	1	3	11/09/2013	0	0
CPT/227/13/FUL	32 Mayland Avenue, Canvey	1	1	0	30/09/2013	0	1
CPT/76/13/FUL	12 Roggel Road, Canvey Island	1	0	1	25/09/2013	0	1
CPT/260/13/FUL	Rose Cottage, Leige Avenue, Canvey	1	1	0	15/10/2013	0	1
CPT/234/13/FUL	1 Point Road, Canvey	1	1	0	10/10/2013	1	1
CPT/123/13/FUL	62 Westerland Avenue (Plot 2), Canvey	1	1	0	29/11/2013	0	1
CPT/125/13/FUL	62 Westerland Avenue (Plot 1), Canvey	1	0	1	29/11/2013	0	0
CPT/697/11/FUL	Land Off Kiln Road	150	3	147	18/07/2012	12	3
CPT/317/13/FUL	67 New Park Road, Benfleet	1	0	1	14/01/2014	0	0
CPT/270/13/FUL	75 New Park Road, Benfleet	4	1	3	14/01/2014	0	1
CPT/25/13/FUL	396-408 London Road, Benfleet	51	1	50	10/03/2014	0	0
CPT/513/12/FUL	19 Beck Road, Canvey	4	1	3	28/02/2014	0	0
CPT/280/12/FUL	Wittering Court, Poors Lane North	1	1	0	07/11/2012	0	0
CPT/389/12/FUL	11 Telese Avenue, Canvey	1	1	0	12/03/2013	0	1
CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	2	1	1	01/08/2013	0	1
CPT/644/12/FUL & CPT/461/13/FUL	15-17 Richmond Avenue, Benfleet	14	0	14	20/01/2014	0	0
CPT/274/13/FUL	33 Beverley Avenue, Canvey	1	1	0	27/01/2014	0	1
TOTAL		447	33	414		59	22

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

Housing – Full and Reserved Matters Consents as at 1st April 2014

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/655/11/FUL	Land Adj 49 Hall Crescent Hadleigh	1	0	1
CPT/562/11/OUT & CPT/126/13/FUL	Land Adj 34 Crescent Road Benfleet	2	0	2
CPT/205/11/FUL	36 Brook Road Benfleet	2	1	1
CPT/598/12/FUL	180 Benfleet Road	1	1	0
CPT/88/10/REN	Hornbeams, Catherine Road	1	1	0
CPT/219/12/FUL	1 Elm Road, Canvey	6	0	6
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/46/07/REN	12 Melcombe Road	2	1	1
CPT/529/12/FUL	40 Roggel Road, Canvey Island	1	1	0
CPT/563/12/FUL	213 London Road, Hadleigh	1	0	1
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/182/12/FUL & CPT/345/12/FUL & CPT/600/12/FUL & CPT/19/13/FUL	121 Church Road, Hadleigh	2	1	1
CPT/628/12/OUT & CPT/628/12/RES	Corner of Brook Road and Hall Farm Road, Benfleet	14	0	14
CPT/302/12/FUL	Braeside Farm, Great Burches Road	1	1	0
CPT/498/12/FUL	Land Adj Briars Cottage, Leige Avenue, Canvey	4	0	4
CPT/129/13/FUL	41 St Marks Road, Hadleigh	2	1	1
CPT/140/13/FUL	71 High Street, Canvey	4	0	4
CPT/170/13/FUL	9 Aalten Avenue, Canvey	2	1	1
CPT/126/13/FUL	Land to West of 34 Crescent Road, Benfleet	1	0	1
CPT/196/13/FUL	240 High Street, Canvey	1	0	1
CPT/197/13/FUL	R/O 179/181 Church Road, Benfleet	1	0	1
CPT/271/13/FUL	9 Hernen Road, Canvey	3	1	2
CPT/671/11/OUT & CPT/434/13/FUL	Land Opposite Chatsworth, Swale Road	1	0	1
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/484/12/FUL	Thames Court, Western Esplanade	1	0	1
CPT/671/12/FUL	Thames Court, Western Esplanade	2	0	2
CPT/267/13/FUL	81 Daws Heath Road, Benfleet	2	1	1
CPT/684/12/FUL	Land Between 117 & 123 Lionel Road, Canvey	2	0	2
CPT/328/13/FUL	134 Central Avenue, Canvey	2	1	1
CPT/439/13/FUL	92 Church Parade, Canvey	2	1	1
CPT/207/13/FUL	24 Kimberley Road, Benfleet	1	1	0
CPT/314/13/FUL	Land to the East of Wall Road, Canvey	2	1	1

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/315/13/FUL	Land to East of Wall Road, Canvey	3	0	3
CPT/446/13/FUL	Land Adj to 134 Cedar Road, Canvey	1	0	1
CPT/454/13/FUL	Land Adjacent 141 Church Parade, Canvey	1	0	1
CPT/467/13/FUL	64 St Marys Road, Benfleet	1	1	0
CPT/358/12/FUL	Brickfields, Great Burches Road,	13	0	13
CPT/512/13/FUL	Acean Building (Formerly the Warehouse), Beech Road, Hadleigh	19	0	19
CPT/541/13/FUL	141 Shipwrights Drive, Benfleet	1	1	0
CPT/263/11/FUL	Land South of Woodview & St Leonards, Swale Road	2	0	2
CPT/203/12/FUL	Bondholm, Vanderwalt Avenue, Canvey	1	1	0
CPT/607/13/FUL	Bonholm, Bondina & Former Surgery, Vanderwelt Avenue, Canvey	6	2	4
CPT/522/13/FUL	47 Paarl Road, Canvey	6	1	5
CPT/591/13/FUL	297 Benfleet Road, Benfleet	1	1	0
CPT/674/13/FUL	86 Grove Road, Benfleet	1	1	0
CPT/675/13/FUL	46 Common Approach, Benfleet	1	1	0
CPT/682/13/FUL	15 Poplar Road, Canvey	1	0	1
TOTAL		138	25	113

Housing – Outline Consents as at 1st April 2014

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/532/13/OUT	Land to the rear of 106 Rectory Road, Hadleigh	1	0	1
CPT/218/13/OUT	Weir House and Land Adj to Arterial Road, Rayleigh	13	1	12
CPT/20/13/OUT	178 High Road, Benfleet	2	0	2
CPT/70/13/OUT	80 Daws Heath Road, Benfleet	2	1	1
CPT/308/11/OUT	21 Lynton Road	5	1	4
TOTAL		23	3	20

Housing – Consents awaiting Section 106 Resolution as at 1st April 2014

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/99/08/FUL	325-339 London Road	30	0	30
CPT/707/11/OUT	Thorney Bay Park	600	0	600
TOTAL		755	2	753