



castlepoint

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Local Plan

Annual Monitoring Report

1st April 2015 – 31st March 2016

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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 2015 until the 31st March 2016.

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 2016; and
- 2) The progress achieved in delivering sustainable development, assessed against a range of output indicators for the period 1st April 2015 to the 31st March 2016.

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). A revised Local Development Scheme became effective on the 23rd March 2016. 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 2016)	Progress
<i>New Local Plan</i>		
Draft Plan Consultation	Jan – Mar 2014	Consultation undertaken in accordance with programme in LDS
Submission Consultation	May – June 2016	N/A
Submission	Aug 2016	N/A
Examination	Nov 2016	N/A
Inspectors Report	Jan 2017	N/A
Adoption	Feb 2017	N/A
<i>Community Infrastructure Levy</i>		
Preliminary Charging Schedule Consultation	Jan – Mar 2014	Consultation undertaken in accordance with programme in LDS
Publication Charging Schedule Consultation	Jun – Jul 2017	N/A
Submission	Oct 2017	N/A
Examination	Jan 2018	N/A
Examiners Recommendations	Mar 2018	N/A
Adoption	April 2018	N/A
<i>Revised Developer Contributions Guidance</i>		
Needs and Priorities Consultation	N/A	Evidence collected for the Local Plan and CIL negated the need for this consultation
Consultation on draft Document	Jan – Mar 2014	Consultation undertaken in accordance with programme in LDS
Consultation on draft Document	Jun – Jul 2017	N/A
Adoption	April 2018	N/A
<i>Open Space Design and Delivery Guidance</i>		
Consultation on draft document	Jun – Jul 2018	N/A
Adoption	Sept 2018	N/A
<i>Non Residential Design Guidance</i>		
Consultation on draft document	Jun – Jul 2018	N/A
Adoption	Sept 2018	N/A

New Local Plan

Following the draft New Local Plan consultation in Spring 2014, Members elected to the *New Local Plan Task and Finish Group* reviewed the consultation responses received. Alongside this, additionally, technical work has been undertaken to ensure the robustness of the evidence base. This includes joint working with neighbouring authorities on strategic cross-boundary issues.

At the close of its work in November 2015, the New Local Plan Task & Finish Group was unable to reach agreement on the release of Green Belt land for housing, and so referred the Draft New Local Plan to Council for a decision.

Consideration of the Draft New Local Plan by the Council was deferred in December 2015 to allow a review of the latest Strategic Housing Land Availability Assessment to be undertaken. A further meeting of Council took place in January 2016, when it was decided that the Plan in its draft form could not be supported because of the use of Green Belt land for housing. A further meeting was held in February 2016, when a motion to support a New Local Plan which prioritised the protection of open Green Belt land and respected other constraints, rather than meeting objectively assessed needs in full, was agreed.

A New Local Plan was prepared and on the 23rd March 2016 the Council resolved to approve the publication of the Castle Point Borough Council New Local Plan 2016 for further consultation and then submission to the Secretary of State.

A new Local Development Scheme was also agreed on the 23rd March 2016, setting out a revised timetable for making progress with the New Local Plan 2016.

Evidence Base Work

A fundamental element of plan preparation is the development of an evidence base. In the reporting period the following evidence base work was completed (by CPBC unless indicated otherwise):

- Greater Essex Demographic Forecasts Phase 7 (Edge Analytics);
- Transport Evidence Phase 2 Report for New Local Plan (AECOM);
- Castle Point SHLAA Update 2015;
- Canvey Island Integrated Urban Drainage (IUD) Model & Canvey Island 6 Point Plan (Environment Agency, ECC, Anglian Water, Ringway Jacobs, CPBC & Essex Fire & Rescue); and
- Nationally Described Space Standard Report

At the 31st March 2016 the following evidence base work was underway:

- Thames Gateway South Essex Strategic Housing Market Assessment (Turley Associates and Edge Analytics);
- Essex Gypsy and Traveller Accommodation Needs Assessment Update (ORS);
- South Essex Economic Development Needs Assessment (GVA);

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 record 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 2015 to the 31st March 2016. 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	Sui generis	Total
Gains	287	35.9	0	148.9	471.8
Losses	22	0	25	480	527
Net	265	35.9	-25	-331.1	-55.2

There was an overall net loss of employment floor space in the period 2015 to 2016. A significant proportion of this loss is associated with the redevelopment of 335 London Road, Hadleigh for residential purposes. This development is contributing to other sustainability objectives.

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 2015 until the 31st March 2016.

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

Floorspace	m ²	%
PDL	435.9	92
Partial PDL	35.9	8

The majority of the industrial development that occurred in 2015/16 took place on previously developed land. However, a small proportion of industrial provision occurred on partially previously developed land (Power Autos, 234 London Road, Benfleet). Whilst the building was sited within or close to the footprint of previous

development, part of the site was classified as Greenfield due to its undeveloped nature.

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)	-0.02	-0.10	-0.10	-0.09	-0.31
Extant Allocations (Ha)	-	-	-	10	-
Total	-0.02	-0.10	-0.10	9.91	9.69

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 9 proposals with extant permission for additional industrial floorspace in the supply chain. There are however 12 extant permissions which would result in a net 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. A planning application is currently under consideration for 8,928 square metres (m²) of B1 use (Offices (other than those that fall within Class A2), research and development of products and processes and light industry appropriate in a residential area), 4,582 m² of B2 use (Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)) and 9,955 m² of B8 (storage and distribution) floorspace, a two storey, 60 bedroomed hotel and a two storey car showroom and workshop providing some 2,890 m² of floorspace.

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 2015 until the 31st March 2016. 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	A3	A5	B1a	D1	Total
All Town Centre Uses	-233.9	-359.9	299.9	85	-528.04	219.04	-517.9
All Town Centre Uses in Town Centre Locations	-181	0	0	85	-428.04	0	-524.04

There was an overall loss of town centre uses within Castle Point. The majority of this loss arose from the change of use to residential, which meets other sustainability objectives. The other main loss arose from the change of use to employment uses, which also meets other sustainability objectives. There has also been a loss of several smaller A1 & A2 units within town centres and shopping parades, although these have mainly been the result of a change of use to other town centre uses.

As at April 2016 there were 64 extant permissions affecting town centre uses with a net capacity of 10,207m². Over half of the extant floorspace is for out of town centre provision. Another proportion accounts for extensions to education establishments, and leisure facilities. The remainder is for a mix of uses within the established town centre locations. Loss of town centre use floorspace is largely associated with the loss of shops to other business users requiring a shopfront location, and to the permitted redevelopment of offices to residential accommodation.

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.

The Draft New Local Plan 2014 made provision for at least 4,000 homes (200 homes per annum). However in February and March 2016 the Council decided to prioritise the protection of the Green Belt over meeting housing needs, and to delete a number of strategic housing sites and move forward with a New Local Plan 2016 providing for at least 2,000 homes (100 per annum).

As at 31st March 2016 there is no up to date plan and no up to date assessment of housing need across the Thames Gateway Housing Market Area which addresses the requirements of the Planning Practice Guidance. In such instances the Planning Practice Guidance advises that the CLG Household Projections should be used to determine whether supply aligns with need. CLG Household Projections 2012 are relevant, which indicate, in the case of Castle Point, a requirement for 285 homes per annum.

Figure 6: Housing Target

Start of Period	End of Period	Total Housing Required	Source of Target
1 st April 2012	31 st March 2037	7125 (285 per annum)	CLG 2012-based 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	CLG 2012	75	285	-210	-1,296
2013/14	CLG 2012	45	285	-240	-1,536
2014/15	CLG 2012	202	285	-83	-1,619
Total		1,436	3,055	-1,619	

Annual Completion Rate 2001 to 2015	102
Annual Completion Rate 2012 to 2015	107

During the period 2001 to 2015, the annual completion rate was 102 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 2012 to 2015. Therefore, in order to deliver against the CLG 2012-based Household Projection, it is now necessary to deliver at least 313 homes per annum.

Figures 8 and 9 show the annual and cumulative delivery rates of housing in the borough from 2001-2015 against the relevant housing target.

* 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.

Figure 8: Annual Dwelling Completions (net) 2001-2015

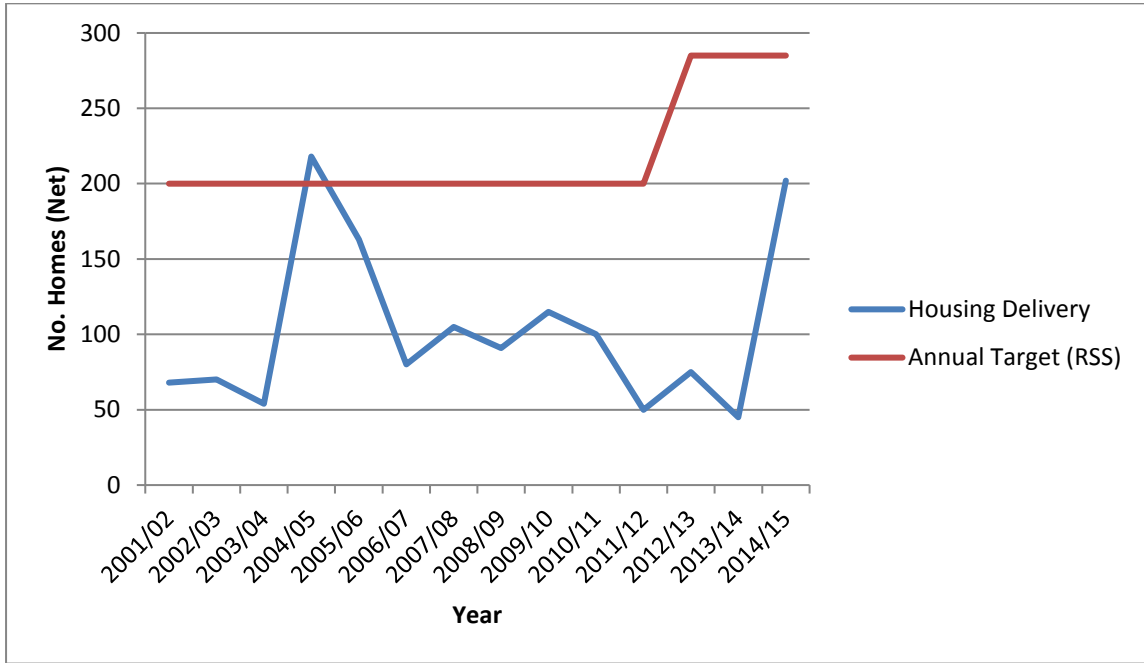
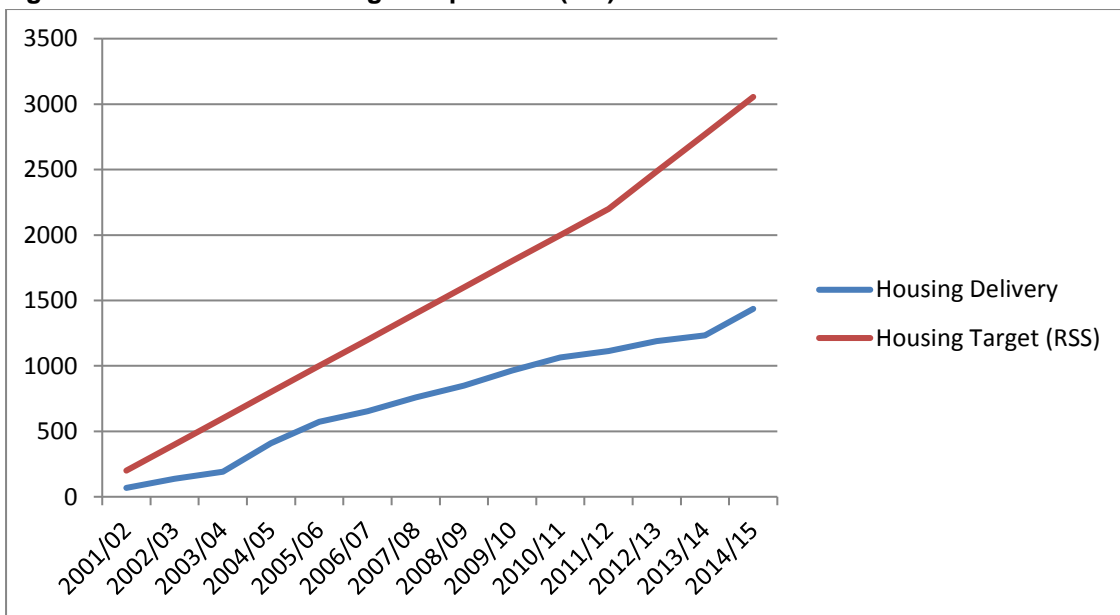


Figure 9: Cumulative Dwelling Completions (net) 2001-2015



These charts demonstrate persistent under-delivery against the RSS Target to 2013, and against the 2012-based CLG Household Projections since that time. 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
2015/16	123
Total 2001 to 2016	1,559
Total 2012 to 2016	445

During 2015/16, 285 homes should have been delivered in Castle Point to deliver sufficient homes to meet the CLG 2012-based Household Projection. However, during this year only 123 additional dwellings were delivered in Castle Point.

Since 2012/13, 445 homes in total have been delivered in Castle Point. Therefore, against the CLG Household Projection there has been under-delivery. In the period 2012 to 2016 there has been under-delivery in the order of 695 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	2016 – 2021	1,425	285 (20%)	695	2,405	481	761
5 to 10 Years	2021 – 2026	1,425	71 (5%)	-	1,496	299	734
10 to 15 Years	2026 – 2031	1,069	53 (5%)	-	1,122	224	552

* 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 2016 to 2021, it is therefore necessary to identify sufficient housing land to provide 2,120 homes to meet the annual requirement for 285 homes per year and address under-provision in the period 2012 to 2015. Additionally, capacity for a further 285 homes should be identified to meet the 20% 'buffer' requirements of the NPPF. This brings the total requirement to 2,405 homes (481 homes per annum).

The SHLAA identifies a maximum five year housing land supply of 761 homes (152 homes per annum). This figure comprises all sites within the existing urban area (679 homes, which are not necessarily entirely consistent with policy, nor have been risk assessed), plus 77 homes on previously developed Green Belt sites with planning consent for redevelopment for housing purposes, and 5 homes on Green Belt sites with planning permission (82 homes in total).

When this supply is compared to the five year housing requirement there is only 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 1,644 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. Proposals in the New Local Plan 2016 could only improve the supply to 1.8 years.

Supply beyond Five Years:

Even if it is assumed that the level of housing delivery required for years 0 – 5 is achieved, then beyond the first five years the housing requirement would still be 285 homes per annum plus a 5% buffer (299 homes per annum).

For the period 2021-2026 (5-10 years) the SHLAA shows there is a maximum of 734 homes which could be secured (147 homes per annum, which again are not necessarily entirely consistent with policy, nor have been risk assessed). This also represents significant under-supply compared to the housing requirement. Proposals in the New Local Plan 2016 would increase the provision to 848 homes (170 homes per annum).

For the period 2026-2031 (10-15 years) the SHLAA shows there is a maximum of 552 homes which could be secured (110 homes per annum, which again are not necessarily entirely consistent with policy, nor have been risk assessed). Again, this represents significant under-supply compared to the housing requirement. Proposals in the New Local Plan 2016 would increase the provision to 1052 homes (210 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 2016 to 2021 the managed delivery target is 481 dwellings per annum. Beyond 2021, the managed delivery target should return to 299 homes per annum, assuming sufficient delivery in the period 2016 to 2021, and to 224 homes per annum for the 2026 to 2031 period.

Figures 12 and 14, which follow, show the managed delivery target for the period 2016 to 2031 compared to the identified housing supply identified in the SHLAA as being available in accordance with current policy. Figures 13 and 15 show the cumulative net housing completions compared to the cumulative OAN. These demonstrate that there is currently insufficient housing land identified for the delivery of homes in the period 2016 to 2031. Cumulatively, there will be an under-supply against the housing requirement.

Figure 12:

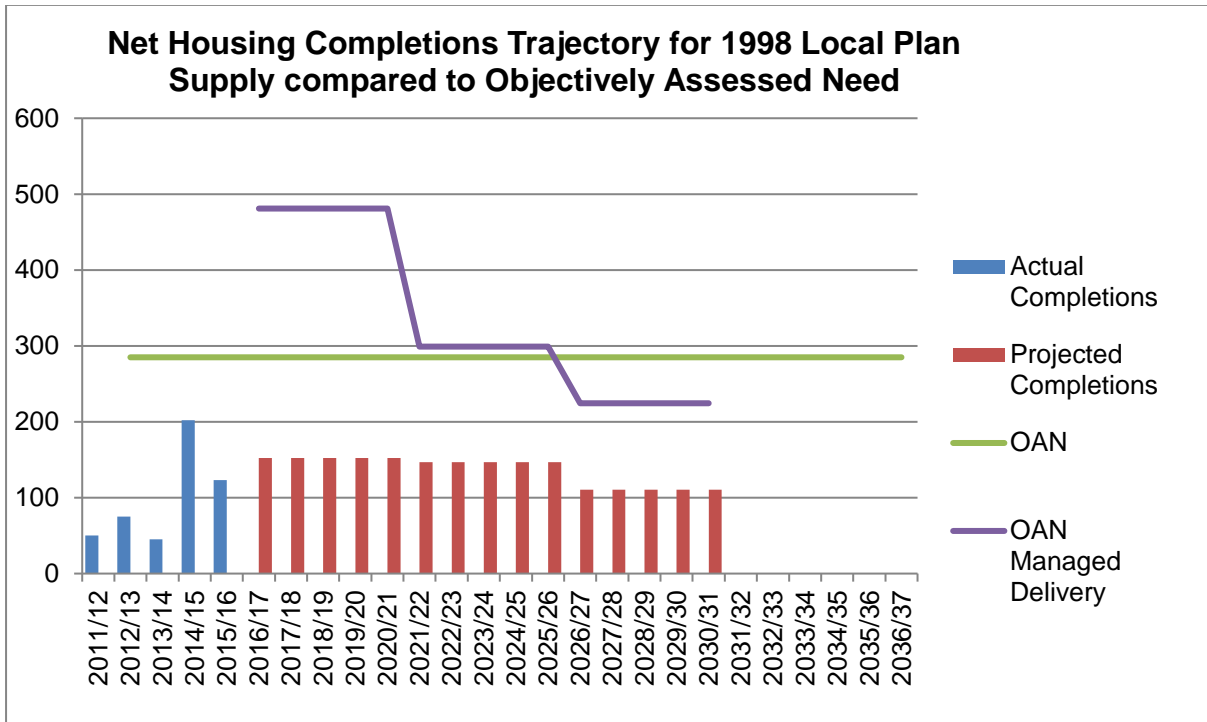


Figure 13:

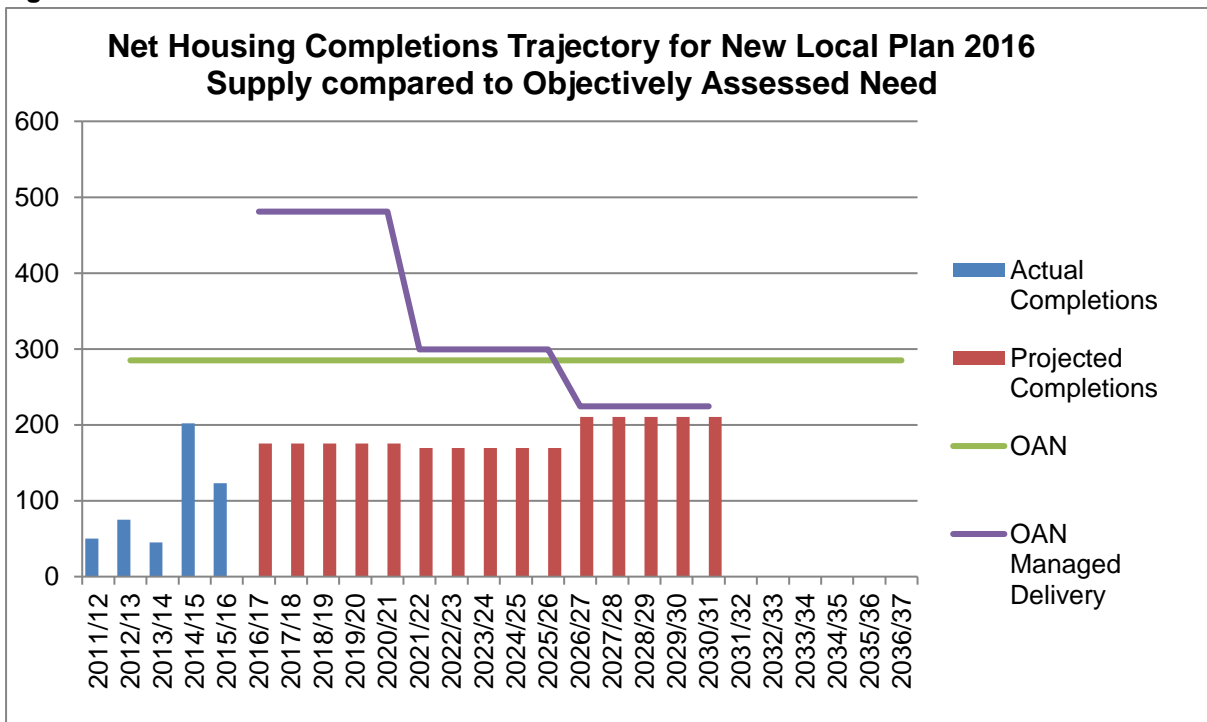


Figure 14:

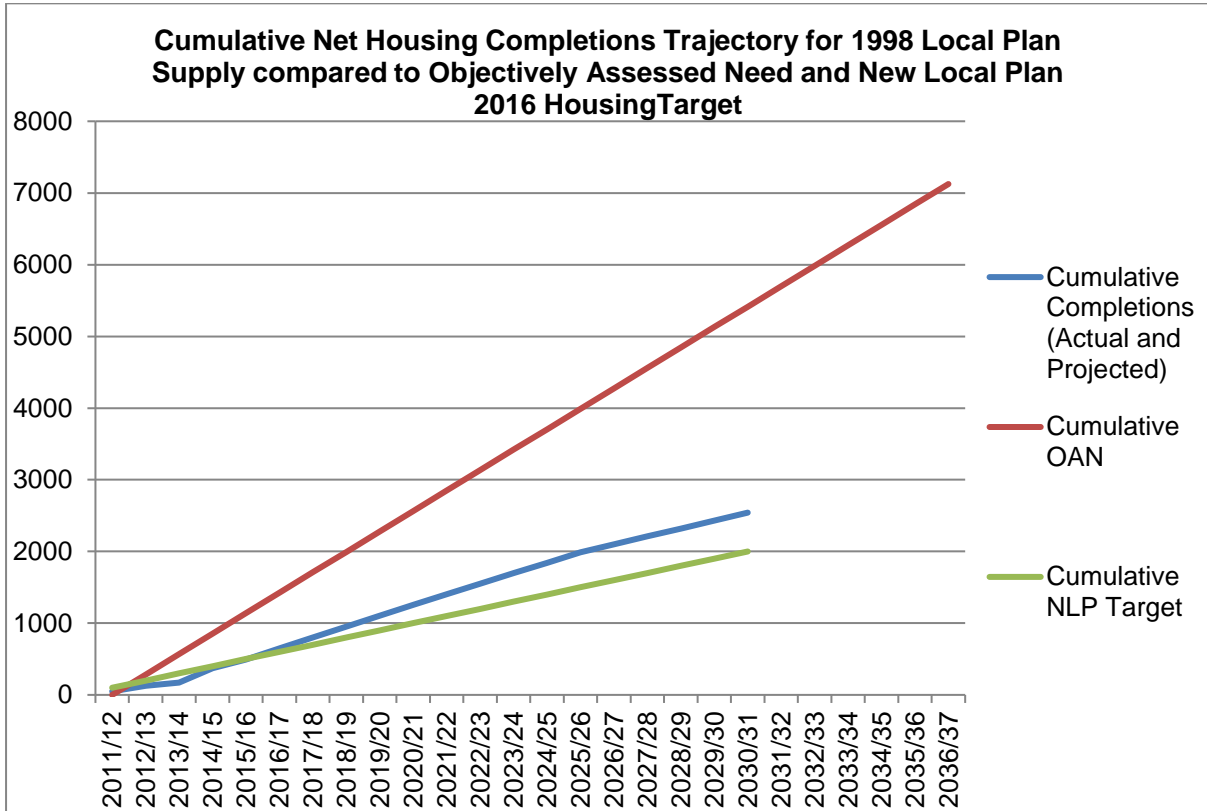
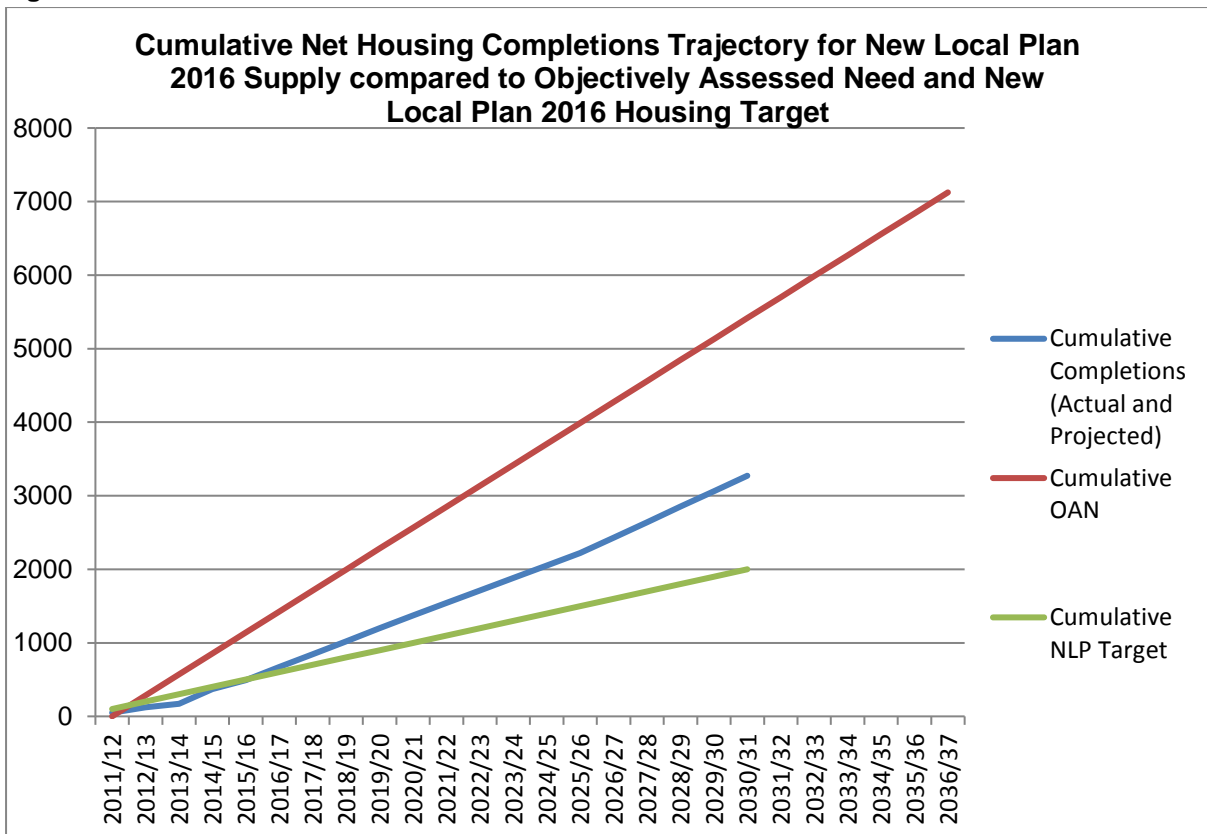


Figure 15:



Indicator H3

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

H3a: Consents Granted

Figure 16 shows that in 2015/16 52 consents were granted, (excluding Section 106 cases under negotiation) which would result in an additional (net) gain of 185 dwellings, 44 of which on sites previously unidentified in the SHLAA).

Figure 16: New Consents for Housing Granted in 2015/16

	Consents	Gains	Losses	Net	Windfall
Granted in 2015/16 (excluding awaiting S106)	52	208	23	185	62

H3b: Resolution subject to S106

Figure 17 shows that in 2015/16, there were no new applications for housing where a resolution to grant consent subject to a S106 Agreement was made. At the 31st March 2016, there was however one site for housing, with a capacity of 600 units, awaiting the completion of S106 Agreements with a resolution dated prior to 1st April 2014, at Thorney Bay Caravan Park, Canvey Island.

Figure 17: New Consents for Housing subject to S106 resolution in 2015/16

	Consents	Gains	Losses	Net	Windfall
Granted in 2015/16 (awaiting S106)	0	0	0	0	0

H3c: Starts on Site

Figure 18 shows that in 2015/16 there were 23 starts on site, which would result in a net gain of 45 dwellings when fully completed. Out of the 52 consents granted in the period 2 were started and completed, and a further 14 were started in the period but not completed.

Figure 18: Starts on site in 2015/16

	Consents	Gains	Losses	Net	Windfall
Started in Period	23	59	14	45	14
Granted and Complete in Period	2	5	2	3	2
Granted and Partially Completed	0	0	0	0	0
Granted and Under Construction in Period	14	107	9	98	9
Total Granted and Started in Period:	14				

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 2015 until the 31st March 2016.

Figure 19: Net additional pitches (gypsy and traveller)

	Permanent	Transit	Total
Number of Pitches	5	0	5

An additional 5 gypsy and traveller pitches have been granted consent in the 2015/16 period. A variation of condition to a consent for such accommodation on an existing site (Orchard Place, Arterial Road, Benfleet) was granted permission for an additional 2 pitches, and an appeal was allowed at Janda Fields, Fane Road, Benfleet for 3 gypsy and traveller pitches.

Indicator H5

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

Figure 20: 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%
April 2015	31	785	93	500	1,409	0.4%
April 2016	32	790	93	533	1,448	3%

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 Inspector's report for the Glebelands appeal sought to remove these figures from past supply. This was an interesting conclusion given the enactment of the Mobile Homes Act 2013 which recognised Park Homes, such as those at Kings Park, as an important part of the housing supply for older people. Additional primary evidence collected in 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. Initially, the increase was rapid, with the number of units increasing 16% between 2011 and 2014. However, since 2014, the rate of increase has slowed. 39 additional caravans fell into residential use, according to Council Tax records in 2015/16. This potentially reflects the limited capacity of Kings Park to accommodate significant numbers of additional caravans, and the plans for Thorney Bay to be redeveloped for traditional residential homes.

Whilst the number of people living in caravans appears to be levelling out, it is still significant, and presents an issue for the Council. Caravans do not represent high quality living accommodation as there are issues with winter warmth and overheating in summer associated with such accommodation. This 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 2015 to the 31st March 2016.

Figure 21: 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
2014/15	25	15	15	55
2015/16	-	-	19	19
TOTAL	119	31	34	184

19 affordable housing units were delivered in Castle Point in 2015/16, representing 15% of total housing provision (123 dwellings). Whilst this level of provision is significantly below the housing market requirement for affordable housing identified in the TGSE SHMA 2013 of 43%, it is an improvement on the annual average provision for the period 2001 to 2015 of 11.5%.

Looking to the future, there is a supply of extant consents for affordable housing provision for 2016/17. There are four schemes which are expected to deliver a total of 44 affordable housing units within 2015/16:

- R/O 37 to 46 St. Christopher' Close, Canvey Island – 3 social rented units;
- 44 London Road, Benfleet – 9 affordable rented units, and 4 intermediate units;
- 396 to 408 London Road, Benfleet – 9 intermediate units; and
- Land North of 201-209 Kiln Road, Benfleet – 7 affordable rent units, and 7 shared ownership 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 22: 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%
2014/15	214	112	52%
2015/16	153	93	61%

Within Castle Point consistently high use has been made of previously developed land since 2004 in the delivery of new homes. However, such an approach to housing provision has seen the Council consistently miss its overall housing target. The provision of new homes at Land off Kiln Road has substantially improved housing provision in Castle Point during 2015/16; however this has resulted in the proportion of new homes provided on previously developed land reduce.

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 2015/16, 106 homes (gross) were delivered on sites of 0.1ha in size or greater.

Figure 23: 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
2014/15	48	16	36
2015/16	52	30	18

Given the nature of the built form in Castle Point it is encouraging to see new developments delivered at a range of densities. 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. However, in recent years, the proportion of homes delivered at lower densities has increased. This is predominantly due to the high proportion of homes delivered in 2013-2016 on the Kiln Road site which has a density of 27 dwellings per hectare. There is a need to see whether improved land efficiencies can be achieved on Greenfield sites in the future in order to maximise the use of land for housing purposes.

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

	Flood Risk	Water Quality	Total
EA Advise Against	1	0	1

The Environment Agency responded to consultations on 29 applications which were subsequently approved. Initially, the Environment Agency issued holding objections for six of these applications. In all cases holding objections were subsequently removed following the provision of additional information by the applicant. There was one instance where planning permission was granted contrary to the Environment Agency's Standing Advice. This was related to a small area of hard standing, which the Standing Advice required a Flood Risk Assessment and Sequential Test evidence, but was not provided. The application was approved subject to conditions requiring the use of grasscrete and the implementation of such a scheme in accordance with SUDS principles.

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 2015 to the 31st March 2016.

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 25: 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 were added, one site totalling 3.8 hectares was deleted, eight sites were extended by a total of 101.9 hectares and seven sites were reduced by a total of 15.7 hectares. Seventeen sites were unchanged. The end result is that there are 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 2015 to the 31st March 2016, one application for the installation of renewable energy equipment was made in Castle Point. This was for the installation of ground mounted solar panels.

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 26: Local Plan Policies Support on Appeal

Application Number	Appeal Decision	Policies Supported	Policies Not Supported
14/0625/FUL	DIS	EC2, H17, RDG7	
14/0496/FUL	DIS	EC2, RDG2	
14/0028/FUL	ALC	EC2, T8, RDG2	
14/0575/FUL	DIS	EC2, RDG10	
14/0491/FUL	ALC	EC2, RDG7	
14/0685/REM	ALL		T8
14/0651/FUL	ALC	EC2, RDG7	
14/0694/FUL	ALC	EC2, T8	
14/0767/FUL	DIS	EC2, RDG7, RDG3, RDG4	
14/0529/FUL	DIS / ALC		
15/0278/FUL	ALC	EC2, RDG2	
14/0753/FUL	ALC	H17, RDG3	
15/0111/FUL	ALC	T8, RDG5	
15/0172/FUL	DIS	T2, RDG12	
14/0433/FUL	DIS	EC2, H17, RDG2, RDG3, RDG6	
15/0140/FUL	DIS	EC2, RDG5, RDG13	
14/0733/FUL	ALC	T8, EC2, RDG3, RDG13	
15/0200/FUL	ALC	EC2	
15/0423/FUL	ALC	EC2, EC3	
15/0231/LBC	DIS	EC33	
15/0230/FUL	DIS	EC33	
15/0516/FUL	ALC	EC2, T8, H17, RDG12	
15/0039/ENF	DIS	EC2, T8, RDG12	
15/0600/FUL	DIS	GB5	
15/0638/FUL	DIS	EC2, T8, H17, RDG2, RDG5 and RDG7	

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.

In 2015/16 there were 4 appeal decisions relating to the refusal of planning permission for additional residential dwellings. Of these appeals three were successful and one was unsuccessful. There was one appeal for additional residential dwellings (140 homes in the Green Belt 14/0304/OUT), which was withdrawn in the 2015/2016 period.

As of 31st March 2016 there were 3 extant appeals awaiting determination from the Planning Inspectorate. Figure 27 shows the information on appeals related to housing development lodged and/or decided in 2015/16.

Figure 27: Appeals for housing development in 2015/16

	No. of Appeals	Proposed Dwellings		
		Gain	Loss	Net
Appeals Allowed	3	7	1	6
Appeals Dismissed	1	1	0	1
Extant Appeals	3	273	2	271
Total Appeals	7	281	3	278

One application makes up the bulk of the housing capacity associated with extant appeals. Application CPT/122/13/OUT sought permission for 265 homes on Green Belt land at Jotmans Farm, Benfleet. It was refused on Green Belt grounds and was subject to a public inquiry in the autumn of 2015. There was no decision by the end of this reporting period.

Appendix 1: Information on Industrial Uses

Industrial Uses – Completions 1st April 2015 to 31st March 2016

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
14/0604/FUL	48 High Road Benfleet Essex SS7 5LH			B1C	22
CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island Essex SS8 7RQ	B1C	287		
14/0039/FUL	234 London Road Benfleet Essex SS7 5UP	B2	35.9		
15/0563/FUL	100 High Street Canvey Island Essex SS8 7SQ			B8	25
15/0753/FUL	360 Long Road Canvey Island Essex SS8 0JU	SUI GEN	16.9		
15/0596/FUL	7 Canvey Road Canvey Island Essex SS8 0LL	SUI GEN	36		
15/0660/FUL	348 London Road Hadleigh Essex SS7 2DD	SUI GEN	96		
14/0001/FUL	335 London Road Hadleigh Benfleet Essex SS7 2BT			SUIGEN	480
Total Gains			471.8	Total Losses	527

Industrial Uses – Extant Permissions at 1st April 2016

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
CPT/678/97/RES & CPT/678/97/OUT /REN	Land south of Northwick Road Canvey	TBC					
CPT/398/13/FUL	Land R/O 149-151 High Street, Canvey	B1c	287				287
CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF			B1C	448	- 448	
CPT/386/10/FUL	76,78 & 80 Furtherwick Road Canvey Island Essex SS8 7AJ	B2	189				189
15/0748/FUL	Unit 4-5 Charfleets Road Canvey Island Essex SS8 0PQ	B2	180			180	
15/0282/FUL	30 Brunel Road Manor Trading Estate Benfleet Essex SS7 4PS	B2	170.5			170.5	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
CPT/358/12/FUL	Brickfields Great Burches Road Thundersley Essex SS7 3ND			B2	1110	-1110	
16/0014/FUL	2A Castle Road Hadleigh Essex SS7 2AY			B2	84	-84	
15/0346/FUL	308 High Road Benfleet Essex SS7 5HB			B2	293	-293	
14/0165/FUL	HBC Depot Haven Road Canvey Island Essex SS8 0NR	B8	500			500	
CPT/605/13/FUL	12 White Road, Charfleets Industrial Estate, Canvey Essex SS8 0PQ	B8	83				83
15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT			B8	82	-82	
15/0346/FUL	308 High Road Benfleet Essex SS7 5HB			B8	661	-661	
15/0405/FUL	63 Stadium Way Benfleet Essex SS7 3TS	B8	273			273	
15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF			B8	1140.3	-1140.3	
CPT/25/13/FUL	396-408 London Road Benfleet Essex SS7			SUI GEN	90	-90	
14/0474/FUL	St Johns Ambulance Centre Eastern Esplanade Canvey Island Essex SS8 7PN	SUI GEN	104.63			104.63	
15/0283/FUL	The Smithy Southend Arterial Road Benfleet Essex SS6 7TY	SUI GEN	13			13	
CPT/557/13/FUL	The Nook Arterial Road Rayleigh Essex SS6 7TY			SUI GEN	22.7	-22.7	
CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA			SUI GEN	710	-710	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF			SUI GEN	7.4	-7.4	
		Total Gains	1800.13	Total Losses	4648.4		Total Under Construction 559

Appendix 2: Information on Town Centre Uses

Town Centre Uses – Completions 1st April 2015 to 31st March 2016

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
15/0753/FUL	360 Long Road Canvey Island Essex SS8 0JU			A1	16.9
14/0655/FUL	148A High Street Canvey Island Essex SS8 7SL			A1	85
15/0596/FUL	7 Canvey Road Canvey Island Essex SS8 0LL			A1	36
15/0660/FUL	348 London Road Hadleigh Essex SS7 2DD			A1	96
15/0112/FUL	209 High Street Canvey Island Essex SS8 7RN			A2	60
15/0040/FUL	65 Hart Road Thundersley Benfleet Essex SS7 3PB			A2	53.9
15/0144/FUL	269 London Road Hadleigh Essex SS7 2BN			A2	246
15/0040/FUL	65 Hart Road Thundersley Benfleet Essex SS7 3PB	A3	53.9		
15/0144/FUL	269 London Road Hadleigh Essex SS7 2BN	A3	246		
14/0655/FUL	148A High Street Canvey Island Essex SS8 7SL	A5	85		
14/0604/FUL	48 High Road Benfleet Essex SS7 5LH			B1A	100
14/0149/CPA	55 High Street Hadleigh Benfleet Essex SS7 2PA			B1A	252.04
14/0320/CPA	358 London Road Hadleigh Benfleet Essex SS7 2DD			B1A	176
15/0196/FUL	St. Nicholas' Parish Church 208 Long Road Canvey Island Essex SS8 0JR	D1	12		
15/0112/FUL	209 High Street Canvey Island Essex SS8 7RN	D1	60		
15/0036/ECC	Montgomerie County Junior School Rushbottom Lane Thundersley Benfleet Essex SS7 4LW	D1	127		
CPT/94/14/FUL	The Deanes School Daws Heath Road Benfleet Essex SS7 2TD	D1	20.04		
		Total Gains	603.94	Total Losses	1121.84

Town Centre Uses – Extant Permissions at 1st April 2016

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
CPT/613/13/FUL	178 High Road Benfleet Essex SS7 5LD			A1	32.9	-32.9	
15/0261/FUL	32 High Road Benfleet Essex SS7 5LH			A1	116.28	-116.28	
15/0167/FUL	Oak Lodge Catherine Road Benfleet Essex SS7 1AR	A1	17			17	
14/0296/FUL	13 High Street Canvey Island Essex SS8 7RB			A1	53	-53	
CPT/56/96/RES/G	Land South Northwick Road Canvey Island Essex SS8 0PS	A1	5378				5378
15/0952/FUL	117-123 London Road Benfleet Essex SS7 5UH			A1	304	-304	
15/1029/FUL	6 Roseberry Walk Benfleet Essex SS7 4EW			A1	93	-93	
15/0414/CPA	216 London Road Hadleigh Essex SS7 2PD			A1	130	-130	
CPT/407/13/FUL	363 London Road Hadleigh Essex SS7 2BT			A1	446.38	-446.38	
15/0759/CPA	250 London Road Hadleigh Essex SS7 2DE			A1	124	-124	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
14/0589/FUL	109-111 High Road Benfleet Essex SS7 5LN	A1	25				25
15/0346/FUL	308 High Road Benfleet Essex SS7 5HB	A1	326			326	
15/0847/CPA	206 High Road Benfleet Essex SS7 5LD			A2	66	-66	
15/0131/FUL	206 High Road Benfleet Essex SS7 5LD			A2	60	-60	
CPT/134/13/FUL	15 Village Drive Canvey Island Essex SS8 0LJ	A2	19			19	
15/0183/FUL	91 Furtherwick Road Canvey Island Essex SS8 7AY	A2	53.5			53.5	
CPT/407/13/FUL	363 London Road Hadleigh Essex SS7 2BT	A2	446.38			446.38	
15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT			A2	20	-20	
CPT/4/14/FUL	286 High Road Benfleet Essex SS7 5HB	A2	28				28
15/0530/FUL	275-277 High Road Benfleet Essex SS7 5HA			A2	68	-68	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
15/0930/FUL	Flutes 9 - 15 High Street Benfleet Essex SS7 1NA			A3	76	-76	
15/0100/FUL	Kings Park Village Creek Road Canvey Island Essex SS8 8HE	A3	680				680
CPT/483/08/REN	59 Furtherwick Road Canvey Island Essex SS8 7AG	A3	154.4				154.4
14/0675/FUL	61-63 Hart Road Thundersley Benfleet Essex SS7 3PB	A3	39				39
15/0414/CPA	216 London Road Hadleigh Essex SS7 2PD	A3	130			130	
15/0759/CPA	250 London Road Hadleigh Essex SS7 2DE	A3	124			124	
15/0530/FUL	275-277 High Road Benfleet Essex SS7 5HA	A3	154			154	
15/1029/FUL	6 Roseberry Walk Benfleet Essex SS7 4EW	A4	93			93	
CPT/546/11/FUL	128 London Road Benfleet Essex SS7 5SQ	A5	43.39				43.39
15/0261/FUL	32 High Road Benfleet Essex SS7 5LH	A5	116.28			116.28	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
15/0131/FUL	206 High Road Benfleet Essex SS7 5LD	A5	60			60	
14/0296/FUL	13 High Street Canvey Island Essex SS8 7RB	B1a	53			53	
14/0609/CPA	193A Church Road Thundersley Benfleet Essex SS7 4PN			B1a	88.76	-88.76	
14/0610/CPA	191A Church Road Thundersley Benfleet Essex SS7 4PN			B1a	46.98	-46.98	
15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB			B1a	285.7	-285.7	
15/0730/FULCLO	Crucible House Endway Hadleigh Essex SS7 2AN	B1a	221			221	
CPT/269/08/FUL	6 Claydons Lane Rayleigh Essex SS6 7UP	B1a	1035				1035
15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF			B1a	102.4	-102.4	
CPT/655/13/FUL	378 London Road Benfleet Essex SS7 1AX	D1	52.49			52.49	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
15/0999/FUL	Appleton School Croft Road Benfleet Essex SS7 5RN	D1	282			282	
15/0866/FUL	Jotmans Hall Primary School High Road Benfleet Essex SS7 5RG	D1	137.2			137.2	
14/0258/FUL	Appleton School Croft Road Benfleet Essex SS7 5RN	D1	956			956	
CPT/613/13/FUL	178 High Road Benfleet Essex SS7 5LD			D1	32.9	-32.9	
14/0527/FUL	224 Long Road Canvey Island Essex SS8 0JS	D1	74			74	
14/0192/FUL	Leigh Beck Infant School Point Road Canvey Island Essex SS8 7TD	D1	19				19
15/0655/FUL	37A Central Wall Road Canvey Island Essex SS8 9PJ	D1	16.42			16.42	
14/0080/FUL	S E E V I C Runnymede Chase Benfleet Essex SS7 1TW	D1	690			690	
14/0201/FUL	S E E V I C Runnymede Chase Benfleet Essex SS7 1TW	D1	187.65			187.65	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
15/0533/FUL	Cedar Hall Day School Hart Road Benfleet Essex SS7 3UQ	D1	74			74	
CPT/75/12/FUL	The Church Of St George Rushbottom Lane Benfleet Essex SS7 4DN	D1	79				79
CPT/645/13/FUL	Robert Drake Primary School Church Road Benfleet Essex SS7 3HT	D1	278				278
15/1034/FUL	Robert Drake Primary School Church Road Benfleet Essex SS7 3HT	D1	26				26
14/0076/FUL	Thundersley Methodist Church Kennington Avenue Benfleet Essex SS7 4BS	D1	35			35	
15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT			D1	58	-58	
15/0623/FUL	Citadel London Road Hadleigh Essex SS7 2PF	D1	21.4			21.4	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
CPT/260/12/FUL	Hadleigh Infant & Nursery School Bilton Road Hadleigh Benfleet Essex SS7 2HQ	D1	19.64				19.64
14/0370/FUL	146-148 London Road The Salvation Army Hadleigh Temple Corps Hadleigh Benfleet Essex SS7 2PF	D1	14.4			14.4	
CPT/293/11/FUL	12 Constitution Hill Benfleet Essex SS7 1ED	D1	7.13				7.13
14/0555/FUL	The Deanes School Daws Heath Road Hadleigh Benfleet Essex SS7 2TD	D1	14.4			14.4	
15/0359/FUL	Westwood Primary School Beresford Close Hadleigh Essex SS7 2SU	D1	12.8			12.8	
15/0661/FUL	Canvey Island Football Club Park Lane Canvey Island Essex SS8 7PX	D2	183			183	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
15/0100/FUL	Kings Park Village Creek Road Canvey Island Essex SS8 8HE	D2	506				506
14/0474/FUL	St Johns Ambulance Centre Eastern Esplanade Canvey Island Essex SS8 7PN	D2			46.67	-46.67	
14/0662/FUL	Hadleigh & Thundersley Cricket Club Cricket Club Pavilion John Burrows Recreation Ground Rectory Road Hadleigh Essex SS7 2NA	D2	253.5			253.5	
		Total Gains	13134.98	Total Losses	2928.25		Total Under Construction 8317.56

Appendix 3: Information on Housing Completions

Housing – Completions & Demolitions - 1st April 2015 to 31st March 2016

Application	Location	Number of Homes		
		Gain	Loss	Net
CPT/343/06/FUL	Rear of 29 & 31 Chesterfield Avenue, Benfleet, Essex, SS7 4AJ	2	1	1
CPT/46/07/REN	12 Melcombe Road, Benfleet, Essex, SS7 5NB	0	1	-1
CPT/163/07/FUL	Lubbins Car Park, Eastern Esplanade, Canvey Island, Essex	2	0	2
CPT/498/07/FUL	51 Wavertree Road, Benfleet, Essex, SS7 5AW	2	0	2
CPT/319/08/RES	Land btw Long Acre & Homestead, Great Burches Road, Thundersley, Essex, SS7 3NG	0	1	-1
CPT/263/11/FUL	Land South of Woodview & St Leonards, Swale Road, Benfleet, Essex	2	0	2
CPT/289/11/FUL	125 Daws Heath Road, Benfleet, Essex, SS7 2TA	1	0	1
CPT/422/11/FUL	R/O 42/44 Albert Road, Benfleet, Essex, SS7 4DJ	1	0	1
CPT/697/11/FUL	Land Off Kiln Road, Benfleet, Essex, SS7 1SJ	46	0	46
CPT/57/12/FUL & CPT/462/12/FUL	150 Shipwrights Drive, Benfleet, Essex, SS7 1RF	1	0	1
CPT/219/12/FUL	1 Elm Road, Canvey Island, Essex, SS8 7AW	6	0	6
CPT/345/12/FUL & CPT/19/13/FUL	121 Church Road, Hadleigh, Essex, SS7 2EJ	0	1	-1
CPT/378/12/FUL, CPT/300/13/FUL & CPT/302/13/FUL	Land on the Chase, between Swale Road & Wensley Road	2	0	2
CPT/513/12/FUL	19 Beck Road, Canvey Island, Essex, SS8 7QW	2	0	2
CPT/529/12/FUL	40 Roggel Road, Canvey Island, Essex, SS8 7HN	0	1	-1
CPT/651/12/FUL	1 Limetree Road, Canvey Island, Essex, SS8 8JW	1	0	1
CPT/698/12/FUL	12 Munsterburg Road, Canvey Island, Essex, SS8 8HP	2	0	2
CPT/25/13/FUL	396-408 London Road, Benfleet, Essex, SS7 1AX	24	1	23
CPT/76/13/FUL	12 Roggel Road, Canvey Island, Essex, SS8 7HN	1	0	1
CPT/85/13/FUL & CPT/466/12/FUL	76 Kellington Road, Canvey Island, Essex, SS8 8EL	1	0	1
CPT/125/13/FUL	62 Westerland Avenue (Plot 1), Canvey Island, Essex, SS8 8JS	1	0	1
CPT/129/13/FUL	41 St Marks Road, Hadleigh, Essex, SS7 2PU	2	0	2
CPT/196/13/FUL	240 High Street, Canvey Island, Essex, SS8 7SY	1	0	1
CPT/328/13/FUL	134 Central Avenue, Canvey Island, Essex, SS8 9QP	2	0	2
CPT/439/13/FUL & CPT/85/14/FUL	92 Church Parade, Canvey Island, Essex, SS8 9RH	3	0	3

Application	Location	Number of Homes		
		Gain	Loss	Net
CPT/454/13/FUL	Land Adjacent 141 Church Parade, Canvey Island, Essex, SS8 9RD	1	0	1
CPT/467/13/FUL	64 St Marys Road, Benfleet, Essex, SS7 1NN	1	0	1
CPT/503/13/FUL	66 Hall Farm Road, Benfleet, Essex, SS7 5JR	3	0	3
CPT/512/13/FUL	Acean Building (Formerly the Warehouse), Beech Road, Hadleigh, Essex, SS7 2AG	19	0	19
CPT/522/13/FUL	47 Paarl Road, Canvey Island, Essex, SS8 9BT	0	1	-1
CPT/541/13/FUL	141 Shipwrights Drive, Benfleet, Essex, SS7 1RG	0	1	-1
CPT/607/13/FUL(CPT/203/12/FUL superseded)	Bonholm, Bondina & Former Surgery, Vanderwelt Avenue, Canvey Island, Essex, SS8 7RW	6	0	6
CPT/675/13/FUL	46 Common Approach, Benfleet, Essex, SS7 3RX	1	1	0
CPT/682/13/FUL	15 Poplar Road, Canvey Island, Essex, SS8 7BN	1	0	1
CPT/46/14/FUL & 15/0745/FUL	178 High Road (1 st Floor), Benfleet, Essex, SS7 5LD	0	2	-2
CPT/62/14/FUL & 14/0220/FUL	Land adjacent to 53 Underhill Road, Benfleet, Essex, SS7 1EP	1	0	1
14/0015/FUL	19 Larup Avenue, Canvey Island, Essex, SS8 8AJ	0	1	-1
14/0016/FUL	23 May Avenue, Canvey Island, Essex, SS8 7EE	0	1	-1
14/0081/FUL	178 Benfleet Road, Benfleet, Essex, SS7 1QQ	1	0	1
14/0149/CPA	55 High Street, Hadleigh, Essex, SS7 2PA	2	0	2
14/0311/FUL & CPT/88/10/REN	Hornbeams, Catherine Road, Benfleet, Essex, SS7 1AR	0	1	-1
14/0329/FUL	332 London Road, Benfleet, Essex, SS7 1BG	1	0	1
14/0379/FUL	51 Chapman Road, Canvey Island, Essex, SS8 7QS	0	1	-1
14/0424/FUL	24 Wincoat Drive, Benfleet, Essex, SS7 5AH	2	0	2
14/0446/FUL	25 Craven Avenue, Canvey Island, Essex, SS8 0DJ	0	1	-1
14/0487/FUL	Ferneigh, Wensley Road, Benfleet, Essex, SS7 3DS	1	1	0
14/0507/FUL	381 Rayleigh Road, Benfleet, Essex, SS7 3ST	2	0	2
14/0548/FUL	44 London Road, Benfleet, Essex, SS7 5TJ	0	1	-1
14/0659/FUL	156 Shipwrights Drive, Benfleet, Essex, SS7 1RF	1	0	1
14/0660/FUL	Whitegates, Goldfinch Lane, Benfleet, Essex, SS7 3LQ	0	1	-1
14/0770/FUL	19 Clifton Road, Canvey Island, Essex, SS8 0EE	0	1	-1
15/0012/FUL	32 Chapman Road, Canvey Island, Essex, SS8 7QS	0	1	-1

Application	Location	Number of Homes		
		Gain	Loss	Net
15/0022/FUL	44 Kents Hill Road, Benfleet, Essex, SS7 5PL	0	1	-1
15/0092/FUL	230 Church Road, Benfleet, Essex, SS7 4PL	0	1	-1
15/0149/FUL	50 Hall Farm Road, Benfleet, Essex, SS7 5JS	2	1	1
15/0197/FUL	47 Daws Heath Road, Benfleet, Essex, SS7 3UT	3	1	2
15/0212/FUL	1 Urmond Road, Canvey Island, Essex, SS8 9AD	0	1	-1
15/0264/FUL	14 Paarl Road, Canvey Island, Essex, SS8 9BT	0	1	-1
15/0572/FUL	23 Fleet Road, Benfleet, Essex, SS7 5JE	0	1	-1
15/0922/FUL	11 Rosbach Road, Canvey Island, Essex, SS8 7JW	0	1	-1
15/0977/FUL	111 Benfleet Road, Benfleet, Essex, SS7 1QF	0	1	-1
TOTAL		153	30	123

Appendix 4: Information on Extant Housing Consents

Housing – Summary of Extant Consents as at 1st April 2016

Source	Consents	Gain	Loss	Net
Dwellings Under Construction*	57	287	4	283
Extant Planning Permissions (FULL and RES)	61	194	23	171
Outline Planning Permissions	5	20	4	16
Planning Permissions awaiting S106	1	600	0	600
TOTAL	124	1101	31	1070

* Includes Remaining Dwellings from Completions and dwellings under construction

Housing – Consents under Construction as at 1st April 2016

Application	Location	Proposed Dwellings			Commenced*	2001-2015	
		Gain	Loss	Net		Gain	Loss
CPT/97/99/FUL	Land north of Romsey of Drive, Benfleet, Essex, SS7 5UB	16	0	16	25/05/1999	14	0
CPT/111/02/FUL	Holehaven Caravan Camp, Haven Road, Canvey Island, Essex, SS8 0NR	17	0	17	11/10/2004	10	0
CPT/24/05/FUL	320 London Road, Hadleigh, Essex, SS7 2BA	32	0	32	14/07/2005	12	0
CPT/605/06/FUL	26 & 28 Bartley Road, Benfleet, Essex, SS7 4DB	2	2	0	29/03/2007	1	2
CPT/46/07/REN	12 Melcombe Road, Benfleet, Essex, SS7 5NB	2	1	1	20/04/2015	0	1
CPT/147/07/FUL	S/O 11 Clifton Avenue, Benfleet, Essex, SS7 5RB	2	1	1	24/06/2010	0	0
CPT/319/08/RES	Land btw Long Acre & Homestead, Great Burches Road, Thundersley, Essex, SS7 3NG	1	1	0	04/07/2012	0	1
CPT/129/10/FUL	679 High Road, Benfleet, Essex, SS7 5SF	3	0	3	16/03/2010	0	0
CPT/655/11/FUL	Land Adj 49 Hall Crescent, Hadleigh, Essex, SS7 2QW	1	0	1	Y	0	0
CPT/697/11/FUL	Land Off Kiln Road, Thundersley, Essex, SS7 1SJ	150	3	147	18/07/2012	139	3
CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island, Essex, SS8 7AE	2	1	1	01/08/2013	0	1
CPT/302/12/FUL	Braeside Farm, Great	1	1	0	25/03/2015	0	0

Application	Location	Proposed Dwellings				2001-2015	
		Gain	Loss	Net	Commenced*	Gain	Loss
	Burches Road, Benfleet, Essex, SS7 3HD						
CPT/345/12/FUL & CPT/19/13/FUL	121 Church Road, Hadleigh, Essex, SS7 2EJ	2	1	1	13/07/2015	0	1
CPT/389/12/FUL	11 Telese Avenue, Canvey Island, Essex, SS8 7LR	1	1	0	12/03/2013	0	1
CPT/515/12/FUL	Land Adj 69 Waarden Road, Canvey Island, Essex, SS8 9AB	1	0	1	10/03/2015	0	0
CPT/529/12/FUL	40 Roggel Road, Canvey Island	1	1	0	Y	0	1
CPT/628/12/OUT & CPT/628/12/RES	Corner of Brook Road and Hall Farm Road, Benfleet, Essex	14	0	14	04/03/2015	0	0
CPT/25/13/FUL	396-408 London Road, Benfleet, Essex, SS7 1AX	51	1	50	10/03/2014	24	1
CPT/123/13/FUL	62 Westerland Avenue (Plot 2), Canvey	1	1	0	29/11/2013	0	1
CPT/140/13/FUL	71 High Street, Canvey Island, Essex, SS8 7RD	4	0	4	02/12/2014	0	0
CPT/271/13/FUL	9 Hernen Road, Canvey Island, Essex, SS8 8BT	3	1	2	26/01/2016	0	0
CPT/314/13/FUL & CPT/315/13/FUL	Land to the East of Wall Road, Canvey Island, Essex, SS8 7TW	5	1	4	26/11/2014	0	0
CPT/398/13/FUL	Land R/O 149-151 High Street, Canvey Island, Essex, SS8 7RQ	3	0	3	19/02/2015	0	0
CPT/522/13/FUL	47 Paarl Road, Canvey Island, Essex, SS8 9BT	6	1	5	10/03/2015	0	1
CPT/532/13/OUT & CPT/78/14/RES	Land to the rear of 106 Rectory Road, Hadleigh, Essex, SS7 2NQ	1	0	1	15/01/2015	0	0
CPT/541/13/FUL	141 Shipwrights Drive, Benfleet, Essex, SS7 1RG	1	1	0	07/10/2015	0	1
CPT/46/14/FUL & 15/0745/FUL	178 High Road (1 st Floor), Benfleet, Essex, SS7 5LD	3	2	1	Y	0	2
14/0015/FUL	19 Larup Avenue, Canvey Island, Essex, SS8 8AJ	4	1	3	Y	0	1
14/0016/FUL	23 May Avenue, Canvey Island, Essex, SS8 7EE	2	1	1	18/08/2015	0	1
14/0022/FUL	Land Adjacent to Wealone, Wensley Road, Benfleet, Essex, SS7 3DS	1	0	1	07/11/2014	0	0
14/0311/FUL & CPT/88/10/REN	Hornbeams, Catherine Road, Benfleet, Essex, SS7 1AR	1	1	0	28/04/2015	0	1

Application	Location	Proposed Dwellings				2001-2015	
		Gain	Loss	Net	Commenced*	Gain	Loss
14/0320/CPA	358 London Road, Hadleigh, Essex, SS7 2DD	2	0	2	Y	1	0
14/0379/FUL	51 Chapman Road, Canvey Island, Essex, SS8 7QS	4	1	3	02/06/2015	0	1
14/0389/FUL	140 Shipwrights Drive, Benfleet, Essex, SS7 1AX	7	0	7	17/06/2015	0	0
14/0446/FUL	25 Craven Avenue, Canvey Island, Essex, SS8 0DJ	2	1	1	10/02/2015	0	1
14/0487/FUL	Fernleigh, Wensley Road, Benfleet, Essex, SS7 3DS	2	1	1	02/07/2015	1	1
14/0497/FULCLC	R/O 37-46 St Christophers Close, Canvey Island, Essex, SS8 9NG	3	0	3	15/01/2016	0	0
14/0548/FUL	44 London Road, Benfleet, Essex, SS7 5TJ	13	1	12	Y	0	1
14/0589/FUL	109-111 High Road, Benfleet, Essex, SS7 5LN	7	0	7	18/03/2015	0	0
14/0604/FUL	48 High Road, Benfleet, Essex, SS7 5LH	2	0	2	10/02/2016	0	0
14/0602/FUL	Land North of 201-219 Kiln Road, Benfleet, Essex, SS7 1SJ	71	0	71	Y	0	0
14/0660/FUL	Whitegates, Goldfinch Lane, Benfleet, Essex, SS7 3LQ	1	1	0	21/07/2015	0	1
14/0724/FUL	58 Rhoda Road North, Benfleet, Essex, Benfleet, Essex, SS7 3EH	1	0	1	26/02/2016	0	0
14/0770/FUL	19 Clifton Road, Canvey Island, Essex, SS8 0EE	2	1	1	29/09/2015	0	1
15/0012/FUL	32 Chapman Road, Canvey Island, Essex, SS8 7QS	2	1	1	07/10/2015	0	1
15/0022/FUL	44 Kents Hill Road, Benfleet, Essex, SS7 5PL	2	1	1	08/02/2016	0	1
15/0062/FUL & 15/0666/FUL (revised scheme)	Land adj 75 Central Avenue, Canvey Island, Essex, SS8 9QR	2	0	2	10/12/2015	0	0
15/0092/FUL	230 Church Road, Benfleet, Essex, SS7 4PL	8	1	7	26/06/2015	0	1
15/0209/FUL	335-339 London Road, Hadleigh, Essex, SS7 2BT	7	0	7	Y	0	0

Application	Location	Proposed Dwellings			2001-2015		
		Gain	Loss	Net	Commenced*	Gain	Loss
15/0212/FUL	1 Urmond Road, Canvey Island, Essex, SS8 9AD	1	1	0	21/08/2015	0	1
15/0264/FUL	14 Paarl Road, Canvey Island, Essex, SS8 9BT	4	1	3	25/08/2015	0	1
15/0249/FUL	Land Adjacent to 12 Whernside Avenue, Canvey Island, Essex, SS8 8EG	1	0	1	04/11/2015	0	0
15/0562/FUL & 15/0563/FUL	100 High Street, Canvey Island, Essex, SS8 7SQ	2	0	2	11/01/2016	0	0
15/0572/FUL	23 Fleet Road, Benfleet, Essex, SS7 5JE	2	1	1	20/10/2015	0	1
15/0766/OUT	Carningle, The Common, Benfleet, Essex, SS7 3LH	3	1	2	11/12/2015	0	1
15/0922/FUL	11 Rosbach Road, Canvey Island, Essex, SS8 7JW	2	1	1	20/10/2015	0	1
15/0977/FUL	111 Benfleet Road, Benfleet, Essex, SS7 1QF	1	1	0	02/02/2016	0	1
TOTAL		488	39	449		202	35

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

Housing – Full and Reserved Matters Consents as at 1st April 2016

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/327/11/FUL	4-12 Park Chase, Hadleigh, Essex, SS7 2BZ	25	0	25
CPT/562/11/OUT & CPT/126/13/FUL & 14/0758/FUL	Land Adj 34 Crescent Road, Benfleet, Essex, SS7 1JL	3	0	3
CPT/358/12/FUL	Brickfields, Great Burches Road, Thundersley, Essex, SS7 3ND	13	0	13
CPT/498/12/FUL	Land Adj Briars Cottage, Leige Avenue, Canvey	4	0	4
CPT/574/12/FUL	12 Marine Approach, Canvey Island, Essex, SS8 0AL	1	0	1
CPT/671/12/FUL	Thames Court, Western Esplanade, Canvey Island, Essex, SS8 0AY	2	0	2
CPT/684/12/FUL & 14/0725/FUL	Land Between 117 & 123 Lionel Road, Canvey Island, Essex, SS8 9DY	2	0	2
CPT/170/13/FUL	9 Aalten Avenue, Canvey Island, Essex, SS8 7QP	2	1	1
CPT/197/13/FUL	R/O 179/181 Church Road, Benfleet, Essex, SS7 4PN	1	0	1
CPT/207/13/FUL	24 Kimberley Road, Benfleet, Essex, SS7 5NQ	1	1	0
CPT/267/13/FUL	81 Daws Heath Road, Benfleet, Essex, SS7 2TA	2	1	1
CPT/446/13/FUL	Land Adj to 134 Cedar Road, Canvey Island, Essex, SS8 9HS	1	0	1
CPT/490/13/FUL	125-127 High Street, Canvey Island, Essex, SS8	14	0	14

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
	7RF			
CPT/591/13/FUL	297 Benfleet Road, Benfleet, Essex, SS7 1PR	1	1	0
CPT/599/13/FUL	R/O 17 & 19 Downer Road, Benfleet, Essex, SS7 1BQ	2	0	2
CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	6	1	5
CPT/670/13/FUL	8 Westwood Road, Canvey Island, Essex, SS8 0ED	1	1	0
CPT/674/13/FUL	86 Grove Road, Benfleet, Essex, SS7 1JJ	1	1	0
CPT/686/13/FUL	18-32 High Road, Benfleet, Essex	3	0	3
14/0001/FUL	335 London Road, Hadleigh, Essex, SS7 2BT	6	0	6
14/0003/FUL	Pandoras Box, 300 Long Road, Canvey Island, Essex, SS8 0JS	2	0	2
14/0028/FUL	Land rear of Holbrook House, Church Road, Hadleigh, Essex, SS7 2DG	1	0	1
14/0151/FUL	7 The Sorrells, Benfleet, Essex, SS7 4JU	1	0	1
14/0331/FUL	Five Acres, Great Burches Road, Benfleet, Essex, SS7 3ND	1	1	0
14/0465/FUL	7 Kollum Road, Canvey Island, Essex, SS8 7TU	2	1	1
14/0493/FUL	61 Mornington Road, Canvey Island, Essex, SS8 8BG	2	1	1
14/0609/CPA	193a Church Road, Benfleet, Essex, SS7 4PN	1	0	1
14/0610/CPA	191a Church Road, Benfleet, Essex, SS7 4PN	1	0	1
14/0644/FUL	8 Heideburg Road, Canvey Island, Essex, SS8 8HB	2	1	1
14/0677/FUL	3 Highfield Avenue, Benfleet, Essex, SS7 1RY	1	1	0
14/0733/FUL	Rear of Silver Jubilee, Hilton Road, Canvey Island, Essex, SS8 9UB	4	0	4
15/0250/FUL	Site adjacent to Pauls Court, Meppel Avenue, Canvey Island, Essex	6	1	5
15/0265/FUL	Land adjacent to 45 Fleet Road, Benfleet, Essex, SS7 5JL	2	0	2
15/0270/FUL	120-122 Lionel Road, Canvey Island, Essex, SS8 9DY	3	1	2
15/0273/FUL	70 Church Road, Hadleigh, Essex, SS7 2DW	1	0	1
15/0301/FUL	64 Kimberley Road, Benfleet, Essex, SS7 5NQ	2	0	2
15/0400/FUL	21 Brandenburg, Canvey Island, Essex, SS8 8HA	4	1	3
15/0406/FUL	25-27 Foster Road, Canvey Island, Essex, SS8 8AR	2	2	0
15/0423/FUL	58 Central Wall Road, Canvey Island, Essex, SS8 9PQ	2	1	1
15/0495/FUL	25 St Johns Road, Hadleigh, Essex, SS7 2PZ	1	0	1
15/0526/FUL	Rear of 60 Daws Heath Road, Benfleet, Essex, SS7 2TA	1	0	1
15/0545/FUL	211 London Road, Benfleet, Essex, SS7 5UN	10	0	10
15/0555/FUL	323-325 London Road, Hadleigh, Essex, SS7 2BT	6	0	6
15/0595/FUL	109 Long Road, Canvey Island, Essex, SS8 0JB	8	1	7
15/0715/CPA	82 High Street, Hadleigh, Essex, SS7 2PB	5	0	5
15/0827/FUL	Coniston Farm, Coniston Road, Benfleet, Essex, SS7	1	1	0

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
	3JD			
15/0847/CPA	206 High Road, Benfleet, Essex, SS7 5LD	1	0	1
15/0858/FUL	106 Rectory Road, Hadleigh, Essex, SS7 2NQ	2	1	1
15/0887/FUL	Land adj 16 Gifford Road, Benfleet, Essex, SS7 5XU	1	0	1
15/0892/FUL	Site Adj 26 Gifford Road, Benfleet, Essex, SS7 5XU	1	0	1
15/0910/FUL	Nashlea Farm, Poors Lane, Benfleet, Essex, SS7 2XF	6	0	6
15/0911/FUL	Land Adjacent 2 Wensley Road, Benfleet, Essex, SS7 3DT	1	0	1
15/0930/FUL	Flutes 9-15 High Street, Benfleet, Essex, SS7 1NA	1	0	1
15/0952/FUL	117-123 London Road, Benfleet, Essex, SS7 3LH	10	0	10
15/0961/FUL	Land Adjacent to 1 Norwood Drive, Benfleet, Essex, SS7 1LJ	1	0	1
15/1015/FUL	319 Daws Heath Road, Benfleet, Essex, SS7 2TY	1	1	0
16/0014/FUL	2a Castle Road, Hadleigh, Essex, SS7 2AY	1	0	1
16/0028/FUL	Site Opposite 14 St Clements Crescent, Benfleet, Essex, SS7 5XE	1	0	1
16/0038/APA	Oak Tree Farm, Sherwood Crescent, Benfleet, Essex, SS7 2LF	1	0	1
16/0039/APA	Oak Tree Farm, Sherwood Crescent, Benfleet, Essex, SS7 2LF	1	0	1
16/0049/FUL	22 Kingsley Lane, Benfleet, Essex, SS7 3TU	2	1	1
TOTAL		194	23	171

Housing – Outline Consents as at 1st April 2016

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/20/13/OUT	178 High Road (2 nd Floor), Benfleet, Essex, SS7 5LD	2	0	2
CPT/70/13/OUT	80 Daws Heath Road, Benfleet, Essex, SS7 2TA	2	1	1
CPT/218/13/OUT	Weir House & Land Adj Arterial Road, Rayleigh, Essex, SS6 7TR	13	1	12
CPT/666/13/OUT	190-192 Daws Heath Road, Benfleet, Essex, SS7 2TB	1	2	-1
15/0987/OUT	40 Roggel Road, Canvey Island, Essex, SS8 7HN	2	0	2
TOTAL		20	4	16

Housing – Consents awaiting Section 106 Resolution as at 1st April 2016

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/707/11/OUT	Thorney Bay Caravan Park, Thorney Bay Road, Canvey Island	600	0	600
TOTAL		600	0	600