



castlepoint

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Local Plan

DRAFT Authority Monitoring Report

1st April 2017 – 31st March 2018

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Introduction

The Authority Monitoring Report (here on in known as the “report”) monitors the Council's plan-making and development progress in the period 1st April 2017 until the 31st March 2018.

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.; and
- 2) The progress achieved in delivering sustainable development, assessed against a range of output indicators for the period 1st April 2017 to the 31st March 2018.

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.

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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.

Local Development Scheme

The Local Development Scheme (LDS) sets out the programme for preparing the Local Development Plan (LDP). A revised Local Development Scheme was adopted in July 2017.

New Local Plan

Following the decision to withdraw the Local Plan in 2017, the Council has been subject to review from central government. In November 2017 the Council received a letter from the Ministry of Housing, Communities and Local Government (MHCLG) stating that reasonable progress in plan-making had not been made. The Council responded in January 2018 setting out the reasons why plan making had been stalled and the introduction to a new strategic plan across south Essex called the Joint Strategic Plan (JSP). The JSP was sought to be a rationale to solve housing needs and key infrastructure issues faced across south Essex. However, in March 2018 the Secretary of State responded highlighting their concerns that the JSP, although was a sufficient solution for the long term vision of the sub-region, would not be enough to help increase housing delivery and needs of the borough in the short term. Therefore, the Secretary of State pursued Castle Point Borough in the intervention process.

In November 2018 the Council decided to not proceed with the Pre-Publication Local Plan 2018, as a result the New Local Plan has been delayed.

The Castle Point Adopted Local Plan November 1998 including the Proposals Map (as saved by the Secretary of State in 2007), represent the development plan for Castle Point.

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):

- Castle Point SHLAA Update 2016;
- South Essex Strategic Housing Market Assessment May 2016 (Turley Associates & Edge Analytics)

- Greater Essex Growth & Infrastructure Framework (AECOM)

At the 31st March 2017 the following evidence base work was underway:

- Essex Gypsy and Traveller Accommodation Needs Assessment Update (ORS);
- South Essex Economic Development Needs Assessment (GVA);
- South Essex Retail Study (Peter Brett Associates)
- Addendum to South Essex Strategic Housing Market Assessment May 2016 (Turley Associates & Edge Analytics)
- South Essex Strategic Flood Risk Assessment (AECOM)

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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 2017 to the 31st March 2018. It reports on the change in the provision of industrial floorspace falling within B class uses. Use class B1a (offices) is dealt with under the town centre indicator (BD4).

Figure 1: Total amount of additional employment floorspace by type

Floorspace (m ²)	B2 – General Industrial	B8 – Storage & Distribution	Sui generis	Total
Gains	535.5	0	0	535.5
Losses	293	1048.8	90	1431.8
Net	242.5	-1048.8	-90	-896.3

There was an overall net loss of employment floor space in the period 2017 to 2018. A significant proportion of this loss is associated with the demolition of an existing MOT garage / car sales operation and disused warehouse building and the erection of a new convenience store at 308 High Road, South Benfleet. The other significant loss was associated with the change of use from a food colouring distribution warehouse (Class B8) to office use (Class B1 (a)) at 59 Brunel Road Manor Trading Estate Benfleet.

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 2017 until the 31st March 2018.

Figure 2: Total amount of gross employment floorspace on Previously Developed Land (PDL)

Floorspace	m ²	%
Previously Developed Land	535.5	100
Partial Previously Developed Land	0	0

All of the industrial development completed in 2017/18 took place on previously developed land.

Indicator BD3

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

Figure 3: Net employment land available by type

Extant Planning Permissions (m ²)	B1c – Light Industrial	B2 – General Industrial	B8 – Storage & Distribution	Sui Generis	Total
Gains	6,687.00	17,344.00	17,100.00	4,429.63	45,560.63
Losses	609.60	84.00	2,082.30	1,075.40	3,851.30
Total	6,077.40	17,260.00	15,017.70	3,354.23	41,709.33

There are currently extant permissions which have the capacity to provide 41,709.33m² (4.17ha) of net employment floorspace in the borough.

The majority of the extant permissions are located in the West and South West of Canvey Island on Land opposite Morrisons, Northwick Road and Land South of Roscommon Way.

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 2017 until the 31st March 2018. It also seeks to identify where these were delivered in town centres as opposed to out of town centre locations.

Figure 4: Net additional floorspace for town centre uses by type

Floorspace (m ²)	A1	A2	A3	B1a	D1	D2	Total
All Town Centre Uses	446.2	-20	68	305.8	-345	-40.7	414.3
All Town Centre Uses in Town Centre Locations	326	-20	0	0	-58	0	248

There was an overall gain of town centre uses in town centre locations with the completion of 326m² of retail floorspace in the form of a Sainsbury Local at 308 High Road Benfleet Essex.

There was also an overall gain town centres uses in out of town locations with 305.8m² of new office space completed in Manor Trading Estate. The other main gain of town

centre uses in out of town centre locations involved the loss of a Gym (D2 use class) to an A1 retail shop at 15 Kents Hill Road South Benfleet, which meets other sustainability objectives.

As at April 2018 there were 60 extant permissions affecting town centre uses with a net capacity of 33,205m². 8,940.12m² is currently under construction. A significant proportion of the extant floorspace is for out of town centre provision. Another proportion accounts for extension to education establishments. 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.

In December 2014, the Council alongside four other South Essex LPAs commissioned Turley Associates and Edge Analytics to update the Thames Gateway South Essex Strategic Housing Market Assessment (SHMA) which for the first time establish the OAN for the whole South Essex sub-region and update the OAN for the component LPAs. The SHMA was published in May 2016. Following the release of the 2014-based projections in May and July 2016 and the availability of the emerging findings from the EDNA, the SHMA was updated by the Addendum to the SHMA May 2017. This set the Objectively Assessed Need (OAN) for Castle Point at between 326 and 410. Whilst a range was provided, the Assessment indicated that the upper end of the range (410) should be used for Castle Point.

The new NPPF 2018 at Paragraph 60 of states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method. The draft Local Plan states that there is a need for 5,130 new homes between 2018 – 2033. This equates to an objectively assessed housing need (OAN) for Castle Point of 342 dwellings per annum.

Figure 5: Housing Target

Start of Period	End of Period	Total Housing Required	Source of Target
1st April 2012	31st March 2016	1,140 (285 per annum)	CLG 2012-based Household Projections
1st April 2016	31st March 2017	390 (390 per annum)	CLG 2012-based Household Projections & SHMA 2016
1st April 2017	31st March 2037	8,200 (410 per annum)	SHMA 2016
1st April 2018	31st March 2033	5,130 (342 per annum)	CLG 2014-based Standard Methodology

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 6: Additional dwellings in previous years (net)

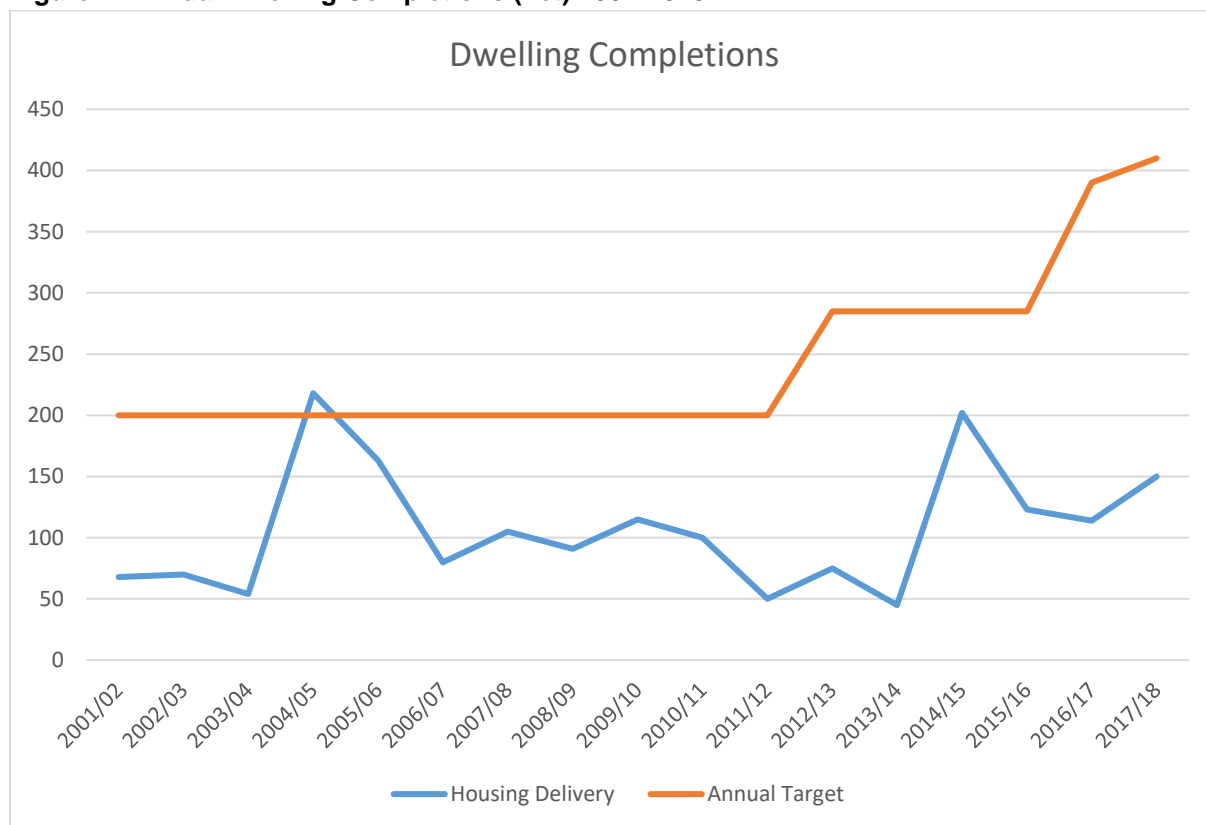
Year	Source of Target	Net Additional Dwellings[1]	Annualised Target	Performance Against Target	Cumulative Performance
2001/02	RSS	68	200	-132	-132
2002/03	RSS	70	200	-130	-262
2003/04	RSS	54	200	-146	-408
2004/05	RSS	218	200	18	-390
2005/06	RSS	163	200	-37	-427
2006/07	RSS	80	200	-120	-547
2007/08	RSS	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
2015/16	CLG 2012	123	285	-162	-1781
2016/17	CLG 2012-based Household Projections & SHMA 2016	114	390	-276	-2057
2017/18	SHMA 2016	150	410	-260	-2317
Total		1,823	4,140	-2,317	

Annual Completion Rate 2001 to 2018

107

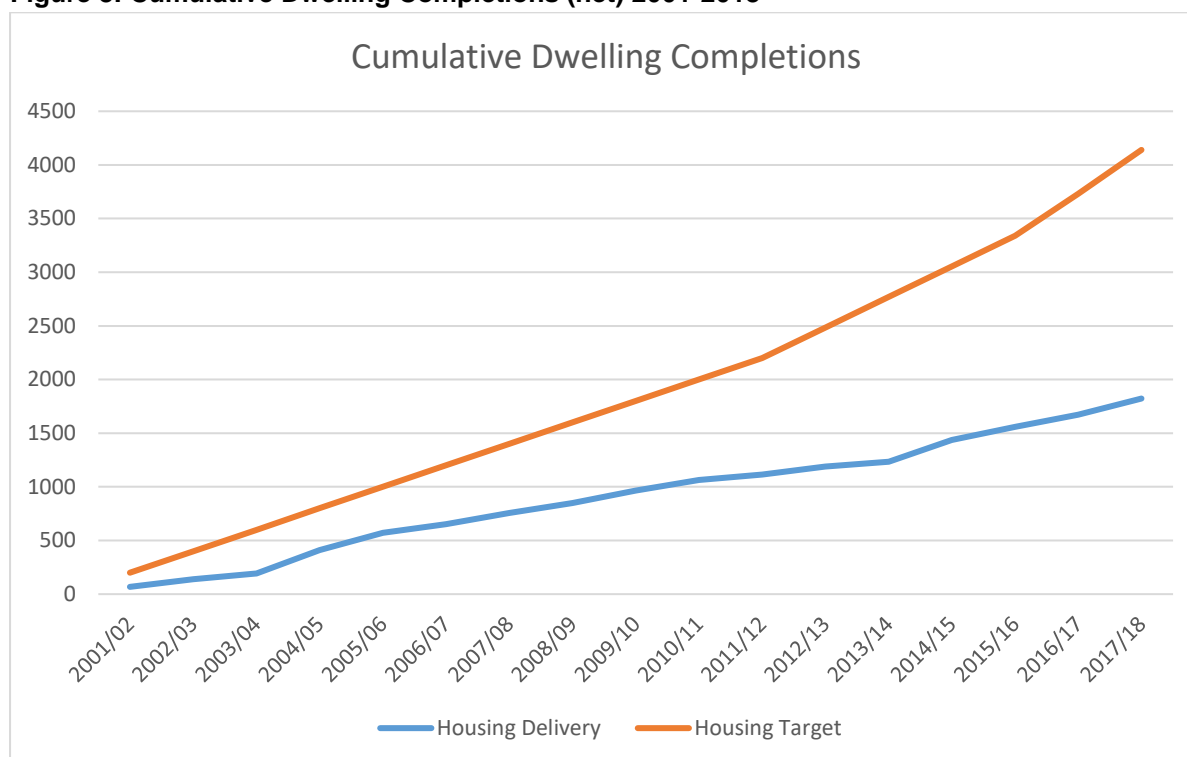
During the period 2001 to 2018, the annual completion rate was 107 homes per annum (excluding the provision of park homes¹). This level of delivery was significantly below the required dwellings per annum identified in figure 5. Delivery remained low during the period 2012 to 2018. Figures 9 and 10 show the annual and cumulative delivery rates of housing in the borough from 2001-2018 against the relevant housing target.

Figure 7: Annual Dwelling Completions (net) 2001-2018



¹ Park homes and caravans provision can be found under indicator H5.

Figure 8: Cumulative Dwelling Completions (net) 2001-2018



These charts demonstrate under-delivery against the RSS Target to 2013, and against the 2012-based CLG Household Projections and SHMA target 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 9: Net additional dwellings for the reporting year

Year	Net Additional Dwellings
2017/18	150
Total 2001 to 2018	1,823
Total 2012 to 2018	709

During 2017/18, 410 homes should have been delivered in Castle Point to deliver sufficient homes to meet the requirements set out in the Strategic Housing Market Assessment 2016. However, during this year only 150 net additional dwellings were delivered in Castle Point.

Since 2012/13, 709 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 2017 there has been under-delivery in the order of 971 homes.

H2c: Net additional dwellings in future years

Figure 10: Net additional dwellings in future years

Phasing	Time Period	Target	NPPF Buffer	Required Supply (Five Years)	Required Annual Completion Rate	Supply identified in the SHLAA*
0 to 5 Years	2018 – 2023	1,710	342 (20%)	2052	410	819
5 to 10 Years	2023– 2028	1,710	0%	1710	342	711
10 to 15 Years	2028 – 2033	1,710	0%	1710	342	298

* 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 2018 to 2023, it is therefore necessary to identify sufficient housing land to provide 1,710 homes to meet the annual requirement for 342 homes per the standard methodology for the calculation of housing need. Additionally, capacity for a further 342 homes should be identified to meet the 20% ‘buffer’ requirements of the NPPF. This brings the total requirement to 2,052 homes (410.4 homes per annum).

The SHLAA identifies a maximum five year housing land supply of 819 homes (178.20 homes per annum). This figure comprises all sites within the existing urban area (811 homes, which are not necessarily entirely consistent with policy, nor have been risk assessed), plus 8 homes on Green Belt sites with planning permission.

When this supply is compared to the five year housing requirement there is only a 2 year supply of housing in Castle Point (i.e. the five year housing land supply) of 40%. There is a need to identify further deliverable sites with a capacity in the order of 1,233 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.

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 be 342 homes per annum.

For the period 2023-2028 (5-10 years) the SHLAA shows there is a maximum of 711 homes which could be secured (142 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.

For the period 2027-2032 (10-15 years) the SHLAA shows there is a maximum of 298 homes which could be secured (60 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.

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.

Paragraph 60 of the NPPF 2018 states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.

The local housing need assessment calculations are based on the most recent Sub National Household Projections (SNPP) and the latest projections were published in September 2018, as a result the consequences of any previous shortfall in delivery against the former Regional Spatial Strategy target (the last target subject to independent examination and testing) within Castle Point is already captured. Therefore any shortfall in delivery prior to this year is no longer relevant and a review of the need to keep this monitoring indicator in future AMR's will be made.

Indicator H3

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

H3a: Consents Granted

Figure 11 shows that in 2017/18 46 consents were granted, (excluding Section 106 cases under negotiation) which would result in an additional (net) gain of 80 dwellings, 24 of which are on sites previously unidentified in the SHLAA).

Figure 11: New Consents for Housing Granted in 2017/18

	Consents (Sites)	Gains (Dwellings)	Losses (Dwellings)	Net (Dwellings)	Windfall (Dwellings)
Granted in 2017/18 (excluding awaiting S106)	46	80	22	58	24

H3b: Resolution subject to S106

There are no new consents for housing awaiting S106 agreements as at 31 March 2018.

H3c: Starts on Site

Figure 12 shows that in 2017/18 there were 50 dwellings started on site. Of the 50 starts on site, 6 dwellings were granted consent during 2017/18 and are under construction. During 2017/18, 2 dwellings were started and completed within the year.

Figure 12: Starts on site in 2017/18

	Consents	Dwellings
Started in Period	15	50
Granted and Complete in Period	1	2
Granted and Partially Completed	0	0
Granted and Under Construction in Period	5	6

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 2017 until the 31st March 2018.

Figure 13: Net additional pitches (gypsy and traveller)

	Permanent	Transit	Total
Number of Pitches	0	0	0

No additional gypsy and traveller pitches have been granted consent in the 2017/18 period.

Indicator H5

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

Figure 14: Change in the number of caravans in residential use 2001 to 2017

	Holehaven	Kings Park	Kingsley Park	Thorney Bay	Total	% Change
Apr-01	31	320	93	0	444	
Apr-11	31	762	93	333	1,219	174%
Apr-14	31	782	93	498	1,404	15%
Apr-15	31	785	93	500	1,409	0.40%
Apr-16	32	790	93	533	1,448	3%
Apr-17	32	803	93	644	1,572	9%
Apr-18	32	807	93	644	1,576	0.25%

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.

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. The rate of increase fell in 2015 and 2016, but increased to by 9% in 2017 before falling again during 2017/18 to a rate of increase of only 0.25%.

The number of people living in caravans 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 over-heating 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 2017 to the 31st March 2018.

Figure 15: 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
2016/17	3	4	9	16
2017/18	0	18	7	25

TOTAL	122	53	50	225
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25 affordable housing units were delivered in Castle Point in 2017/18, representing 16.4% of total housing provision (152 dwellings). This level of provision is an improvement on the annual average provision for the period 2001 to 2016 of 11.5%, but significantly below the housing market requirement for affordable housing identified in the South Essex Strategic Housing Market Assessment 2016 of between 50% and 57% of new homes per annum.

This indicates that provision in line with OAN would require between 50% and 57% of new homes per annum across the housing market area to be affordable in order to meet the need for affordable housing.

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 16: 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%
2016/17	137	91	66%
2017/18	152	85	56%

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 improved housing provision in Castle Point between 2015/16 and 2017/2018, however this has resulted in the

proportion of new homes provided on previously developed land to remain lower than in earlier years.

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 2017/18, 107 homes (gross) were delivered on sites of 0.1ha in size or greater.

Figure 17: Gross Dwelling Density

Year	% New Homes delivered at: dwelling density per hectare (ha)	% New Homes delivered at: dwelling density per hectare (ha)	% 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	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
2016/17	65	8	27
2017/18	63	8	36

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 on the Kiln Road sites. 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 18: Number of planning permissions granted contrary to Environment Agency advice

	Flood Risk	Water Quality	Total
EA Advise Against	0	0	0

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 2017 to the 31st March 2018.

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 19: Change in areas of biodiversity importance

	Loss	Addition	Total
Area of Biodiversity Importance	1	7	6

As a result of the 2012 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 2017 to the 31st March 2018, one application for the installation of renewable energy equipment was made in Castle Point. This was for the construction of a ground-mounted solar photovoltaic (PV) array, underground cabling, fencing and switch-gear units at the Canvey Island Water Recycling Centre, Thames Road, Canvey Island.

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

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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 20: Local Plan Policies Support on Appeal

Planning Application Number	Appeal Decision	Policies Supported	Policies Not Supported
CPT/122/13/OUT	DIS	NPPF	
16/0838/FUL	ALL	T2, EC2, RDG12	
16/0725/FUL	ALL	EC2, H17, RDG7, RDG8	
16/0662/REM	ALL	EC3, T8	
16/0976/FUL	DIS	NPPF	
16/0925/FUL	DIS	EC2, RDG2, RDG3, RDG6	
16/0872/FUL	DIS	EC2,	
16/0777/FUL	DIS	RDG2, RDG3, EC2, RDG12	RDG8
16/0336/FUL	DIS	EC2 (elements of proposal)	EC2 (elements of proposal)
17/0293/FUL	ALL	EC2, RDG7	
17/0492/FUL	DIS	GB5, EC2	
17/0412/VAR	DIS	EC3	
17/0383/FUL	DIS	EC2, RDG7	
17/0080/FUL	DIS	EC2, RDG2, RDG7	

In 2017/18 there were 3 appeal decisions relating to the refusal of planning permission for additional residential dwellings. Of these appeals none were successful.

As of 31st March 2017 there were no extant appeals.

Figure 21: Appeals for housing development in 2017/18

	No. of Appeals	Proposed Dwellings		
		Gain	Loss	Net
Appeals Allowed	0	0	0	0
Appeals Dismissed	3	267	1	266
Extant Appeals	0	0	0	0
Total Appeals	3	267	1	266

Appendix 1: Information on Industrial Uses

Industrial Uses – Completions 1st April 2017 to 31st March 2018

Application	Site Address	Development Use Class	Floor space Gain (m ²)	Development Use Class	Floor space Loss(m ²)
15/0282/FUL	30 Brunel Road Manor Trading Estate Benfleet Essex SS7 4PS	B2	170.5		
15/0346/FUL	308 High Road Benfleet Essex SS7 5HB			B8	-661
15/0346/FUL	308 High Road Benfleet Essex SS7 5HB			B2	-293
15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT			B8	-82
15/0748/FUL	Unit 4-5 Charfleets Road Canvey Island Essex SS8 0PQ	B2	180		
16/0737/CLP	59 Brunel Road Manor Trading Estate Benfleet Essex SS7 4PS			B8	-305.8
17/0275/FUL	24-26 Armstrong Road Manor Trading Estate Benfleet Essex SS7 4PW	B2	185		
CPT/25/13/FUL	396-408 London Road South Benfleet Benfleet Essex SS7 1AX			SUIGEN	-90
		Total Gains	535.5	Total Losses	-1431.8

Industrial Uses – Extant Permissions at 1st April 2018

Application	Site Address	Development Use Class	Existing	Proposed Floor space (m ²)	Net Floor space (m ²)	Not Started	Under Construction
14/0474/FUL	St Johns Ambulance Centre Eastern Esplanade Canvey Island Essex SS8 7PN	SUIGEN	0	104.63	104.63	104.63	
14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	B1C	0	6,400	6,400	6,400	
14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	B2	0	12,000	12,000	12,000	

Application	Site Address	Development Use Class	Existing	Proposed Floor space (m ²)	Net Floor space (m ²)	Not Started	Under Construction
14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	B8	0	6,300	6,300	6,300	
14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	SUIGEN	94	1,200	1,106	1,106	
15/0283/FUL	The Smithy Southend Arterial Road Benfleet Essex SS6 7TY	SUIGEN	0	13	13	13	
15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	B2	0	4,582	4,582	4,582	
15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	B8	0	9,955	9,955	9,955	
15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	SUIGEN	0	2,890	2,890	2,890	
15/0405/FUL	63 Stadium Way Benfleet Essex SS7 3TS	B8	532	805	273	0	273
15/0498/FUL	231 London Road Hadleigh Essex SS7 2RF	SUIGEN	0	61	61	61	
15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF	B8	1,140.3	0	-1,140.3	-1,140.3	
15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF	SUIGEN	7.4	0	-7.4	-7.4	

Application	Site Address	Development Use Class	Existing	Proposed Floor space (m ²)	Net Floor space (m ²)	Not Started	Under Construction
15/1052/FUL	412 & 412A Kents Hill Road North Benfleet Essex SS7 4AB	B1C	86.6	68	-18.6	-18.6	
16/0014/FUL	2A Castle Road Hadleigh Essex SS7 2AY	B2	84	0	-84	-84	
16/0106/FUL	Oikos Storage Ltd Hole Haven Wharf Haven Road Canvey Island Essex SS8 0NR	SUIGEN	270	0	-270	-270	
16/0200/FUL	95 High Street Benfleet Essex SS7 1ND	SUIGEN	88	0	-88	-88	
16/0200/FUL	95 High Street Benfleet Essex SS7 1ND	B2	0	114	114	114	
16/0331/FUL	Unit 5 Mulberry Road Canvey Island Essex SS8 0PR	B8	0	100	100	100	
16/0528/FUL	Unit 1B Pelican Retail Park Claydons Lane Thundersley Benfleet Essex SS6 7UP	SUIGEN	462	717	255	255	
16/0987/OUT	92-94 Foksville Road Canvey Island SS8 7BE	B8	876	0	-876	-876	
17/0104/FUL	48 High Road South Benfleet Benfleet Essex SS7 5LH	B1C	143	0	-143	0	-143

Application	Site Address	Development Use Class	Existing	Proposed Floor space (m ²)	Net Floor space (m ²)	Not Started	Under Construction
17/0257/FUL	Clifda Steels Ltd Northwick Road Canvey Island Essex SS8 0PS	B2	995.1	1,454.1	459	459	
17/0794/FUL	Site Adjacent To 69 Stadium Way Thundersley Benfleet Essex SS7 3TS	B8	0	389	389	389	
18/0010/FUL	Warehouse Alma Road Benfleet Essex SS7 2EF	B8	66	0	-66	-66	
CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA	SUIGEN	710	0	-710	-710	
CPT/386/10/FUL	76,78 & 80 Furtherwick Road Canvey Island Essex SS8 7AJ	B2	0	189	189	0	189
CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island Essex SS8 7RQ	B1C	0	287	287	0	287
CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	B1C	448	0	-448	-448	
CPT/605/13/FUL	12 White Road Charfleets Industrial Estate Canvey Island Essex SS8 0PQ	B8	87	170	83	0	83
		Total	6,089.4	47,798.73	41,709.33	41,020.33	689

Appendix 2: Information on Town Centre Uses

Town Centre Uses – Completions 1st April 2017 to 31st March 2018

Application	Site Address	Development Use Class	Completed Floorspace (m ²)	Land Allocation
14/0662/FUL	Hadleigh & Thundersley Cricket Club Cricket Club Pavilion John Burrows Recreation Ground Rectory Road Hadleigh Essex SS7 2NA	D2	253.5	OTH
15/0346/FUL	308 High Road Benfleet Essex SS7 5HB	A1	326	TC
15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT	A2	-20	TC
15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT	D1	-58	TC
16/0573/FUL	316 London Road Benfleet Essex SS7 5XR	A1	-174	RES
16/0737/CLP	59 Brunel Road Manor Trading Estate Benfleet Essex SS7 4PS	B1A	305.8	EMP
17/0371/FUL	Hadleigh Police Station 6-8 Hall Crescent Hadleigh Benfleet Essex SS7 2QW	D1	-227	RES
17/0434/FUL	124 Hart Road Thundersley Benfleet Essex SS7 3PS	D1	-60	EMP
17/0434/FUL	124 Hart Road Thundersley Benfleet Essex SS7 3PS	A3	60	EMP

Application	Site Address	Development Use Class	Completed Floorspace (m ²)	Land Allocation
17/0438/FUL	15 Kents Hill Road South Benfleet Benfleet Essex SS7 5PN	A1	294.2	SHP
17/0438/FUL	15 Kents Hill Road South Benfleet Benfleet Essex SS7 5PN	D2	-294.2	SHP
17/0479/FUL	296 London Road Hadleigh Benfleet Essex SS7 2DD	A3	8	OTH
	Total		414.3	

Town Centre Uses – Extant Permissions at 1st April 2017

Application	Site Address	Development Use Class	Existing (m ²)	Proposed (m ²)	Net (m ²)	Not Started	Under Construction (m ²)
CPT/546/11/FUL	128 London Road Benfleet Essex SS7 5SQ	A5	66.11	109.50	43.39	0.00	43.39
15/0999/FUL	Appleton School Croft Road Benfleet Essex SS7 5RN	D1	10,565.00	10,847.00	282.00	282.00	
14/0723/FUL	316-318 London Road Benfleet Essex SS7 5XR	D1	0.00	217.00	217.00	217.00	0.00
14/0723/FUL	316-318 London Road Benfleet Essex SS7 5XR	A1	174.00	0.00	-174.00	-174.00	

Application	Site Address	Development Use Class	Existing (m²)	Proposed (m²)	Net (m²)	Not Started	Under Construction (m²)
15/0866/FUL	Jotmans Hall Primary School High Road Benfleet Essex SS7 5RG	D1	0.00	137.20	137.20	0.00	137.20
16/0573/FUL	316 London Road Benfleet Essex SS7 5XR	D1	0.00	217.00	217.00	0.00	217.00
16/0691/FUL	125 Vicarage Hill Benfleet Essex SS7 1PD	D2	481.00	561.00	80.00	80.00	
16/0958/FUL	176 High Road South Benfleet Benfleet Essex SS7 5LD	D1	72.00	113.00	41.00	41.00	
15/0131/FUL	206 High Road Benfleet Essex SS7 5LD	A5	0.00	60.00	60.00	60.00	
15/0131/FUL	206 High Road Benfleet Essex SS7 5LD	A2	60.00	0.00	-60.00	-60.00	
15/0167/FUL	Oak Lodge Catherine Road Benfleet Essex SS7 1AR	A1	0.00	17.00	17.00	17.00	
16/0435/FUL	290 Kiln Road Thundersley Benfleet Essex SS7 1QT	B1A	121.50	155.00	33.50	33.50	
14/0527/FUL	224 Long Road Canvey Island Essex SS8 0JS	D1	525.00	599.00	74.00	74.00	0.00

Application	Site Address	Development Use Class	Existing (m²)	Proposed (m²)	Net (m²)	Not Started	Under Construction (m²)
16/0504/FUL	King Canute PH And Land Adjacent Canvey Road Canvey Island Essex SS8 0QA	A1	83.00	24.00	-59.00	-59.00	
16/0504/FUL	King Canute PH And Land Adjacent Canvey Road Canvey Island Essex SS8 0QA	D1	0.00	175.00	175.00	175.00	
15/0100/FUL	Kings Park Village Creek Road Canvey Island Essex SS8 8HE	A3	0.00	680.00	680.00	0.00	680.00
16/0792/FUL	The Oysterfleet Hotel Knightswick Road Canvey Island Essex SS8 9DA	A3	26.00	40.00	14.00	14.00	
15/0100/FUL	Kings Park Village Creek Road Canvey Island Essex SS8 8HE	D2	0.00	506.00	506.00	0.00	506.00
16/0788/FUL	191 - 193 High Street Canvey Island Essex SS8 7RN	A1	87.50	78.00	-9.50	-9.50	
15/0183/FUL	91 Furtherwick Road Canvey Island Essex SS8 7AY	A2	86.00	139.50	53.50	53.50	

Application	Site Address	Development Use Class	Existing (m ²)	Proposed (m ²)	Net (m ²)	Not Started	Under Construction (m ²)
CPT/483/08/REN	59 Furtherwick Road Canvey Island Essex SS8 7AG	A3	90.10	244.50	154.40	0.00	154.40
16/0744/FUL	1A Oak Road Canvey Island Essex SS8 7AX	D1	0.00	229.00	229.00	0.00	229.00
14/0474/FUL	St Johns Ambulance Centre Eastern Esplanade Canvey Island Essex SS8 7PN	D2	46.67	0.00	-46.67	-46.67	
17/0372/FUL	72 Furtherwick Road Canvey Island Essex SS8 7AJ	A2	62.00	0.00	-62.00	-62.00	
15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	B1A	0.00	8,928.00	8,928.00	8,928.00	
14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	A3	0.00	700.00	700.00	700.00	
16/0419/FUL	Roscommon Way Canvey Island Essex	A3	0.00	167.00	167.00	167.00	
16/0433/FUL	Sluice Farm Haven Road Canvey Island Essex SS8 0LU	D2	0.00	1,355.00	1,355.00	1,355.00	
16/0419/FUL	Roscommon Way Canvey Island Essex	A1	0.00	7,919.50	7,919.50	7,919.50	

Application	Site Address	Development Use Class	Existing (m²)	Proposed (m²)	Net (m²)	Not Started	Under Construction (m²)
17/0257/FUL	Clifda Steels Ltd Northwick Road Canvey Island Essex SS8 0PS	B1A	426.00	0.00	-426.00	-426.00	
CPT/56/96/RES/G	Land South Northwick Road Canvey Island Essex SS8 0PS	A1	0.00	5,378.00	5,378.00	0.00	5,378.00
16/0045/FUL	112 Central Avenue Canvey Island Essex SS8 9QP	D2	124.00	0.00	-124.00	-124.00	
14/0675/FUL	61-63 Hart Road Thundersley Benfleet Essex SS7 3PB	A3	492.00	531.00	39.00	0.00	39.00
14/0080/FUL	SEEVIC Runnymede Chase Benfleet Essex SS7 1TW	D1	300.00	990.00	690.00	690.00	0.00
14/0201/FUL	SEEVIC Runnymede Chase Benfleet Essex SS7 1TW	D1	142.35	330.00	187.65	187.65	0.00
17/0047/FULCLC	Runnymede Swimming Pool R/o Council Offices Kiln Road Thundersley Benfleet Essex SS7 1TF	D2	0.00	435.00	435.00	0.00	435.00

Application	Site Address	Development Use Class	Existing (m²)	Proposed (m²)	Net (m²)	Not Started	Under Construction (m²)
16/0302/FUL	The Green Room Rear Of Council Offices Kiln Road Thundersley Benfleet Essex SS7 1TF	B1A	239.00	128.00	-111.00	-111.00	
16/0302/FUL	The Green Room Rear Of Council Offices Kiln Road Thundersley Benfleet Essex SS7 1TF	A3	0.00	111.00	111.00	111.00	
CPT/75/12/FUL	The Church Of St George Rushbottom Lane Benfleet Essex SS7 4DN	D1	684.00	763.00	79.00	0.00	79.00
16/0807/FUL	87 London Road Benfleet Essex SS7 5TG	A2	0.00	46.00	46.00	46.00	
15/0949/ECC	Land Adj To Glenwood Special School Rushbottom Lane Thundersley Benfleet Essex SS7 4LW	D1	1,058.00	6,789.00	5,731.00	5,731.00	
16/0701/FUL	92 Arundel Road Thundersley Benfleet Essex SS7 4EF	A1	67.00	87.00	20.00	20.00	
16/0059/FUL	Robert Drake Primary School Church Road Benfleet Essex SS7 3HT	D1	9.00	16.00	7.00	7.00	

Application	Site Address	Development Use Class	Existing (m²)	Proposed (m²)	Net (m²)	Not Started	Under Construction (m²)
15/0952/FUL	117-123 London Road Benfleet Essex SS7 5UH	A1	304.00	0.00	-304.00	-304.00	
14/0076/FUL	Thundersley Methodist Church Kennington Avenue Benfleet Essex SS7 4BS	D1	0.00	35.00	35.00	35.00	0.00
17/0986/CPA	Hadleigh Hall Parade 244-258 London Road Hadleigh Benfleet Essex SS7 2DE	B1A	434.60	0.00	-434.60	-434.60	0.00
15/0793/FUL	363 London Road Hadleigh Essex SS7 2BT	A1	503.50	115.00	-388.50	-388.50	
16/0527/CPA	88 High Street Hadleigh Benfleet Essex SS7 2PB	A1	74.00	0.00	-74.00	-74.00	
16/0190/CPA	387 London Road Hadleigh Benfleet Essex SS7 2BY	B1A	306.00	0.00	-306.00	-306.00	
15/0498/FUL	231 London Road Hadleigh Essex SS7 2RF	A1	265.00	126.00	-139.00	-139.00	
16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	A1	205.00	0.00	-205.00	-205.00	

Application	Site Address	Development Use Class	Existing (m²)	Proposed (m²)	Net (m²)	Not Started	Under Construction (m²)
15/0730/FULCLO	Crucible House Endway Hadleigh Essex SS7 2AN	B1A	109.00	330.00	221.00	221.00	
18/0010/FUL	Warehouse Alma Road Benfleet Essex SS7 2EF	B1A	0.00	66.00	66.00	66.00	
15/0759/CPA	250 London Road Hadleigh Essex SS7 2DE	A3	0.00	124.00	124.00	124.00	
15/0759/CPA	250 London Road Hadleigh Essex SS7 2DE	A1	124.00	0.00	-124.00	-124.00	
18/0070/FUL	280 High Road Benfleet Essex SS7 5HA	A1	90.00	135.00	45.00	45.00	
CPT/293/11/FUL	12 Constitution Hill Benfleet Essex SS7 1ED	D1	269.00	276.13	7.13	0.00	7.13
15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF	B1A	102.40	0.00	-102.40	-102.40	
14/0555/FUL	The Deanes School Daws Heath Road Hadleigh Benfleet Essex SS7 2TD	D1	0.00	14.40	14.40	14.40	0.00
CPT/269/08/FUL	6 Claydons Lane Rayleigh Essex SS6 7UP	B1A	0.00	1,035.00	1,035.00	0.00	1,035.00
	TOTAL		18,873.73	52,078.73	33,205.00	24,264.88	8,940.12

Appendix 3: Information on Housing Completions

Housing – Completions & Demolitions - 1st April 2017 to 31st March 2018

Application	Site Address	Gain	Loss	Net
14/0389/FUL	140 Shipwrights Drive Thundersley Benfleet Essex SS7 1RE	3	0	3
14/0493/FUL	61 Mornington Road Canvey Island Essex SS8 8BG	2	0	2
14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	47	0	47
14/0644/FUL	8 Heideburg Road Canvey Island Essex SS8 8HB	2	0	2
14/0724/FUL	58 Rhoda Road North Thundersley Benfleet Essex SS7 3EH	1	0	1
14/0733/FUL	Rear Of Silver Jubilee Hilton Road Canvey Island Essex SS8 9UB	4	0	4
15/0022/FUL	44 Kents Hill Road Benfleet Essex SS7 5PL	2	0	2
15/0212/FUL	1 Urmond Road Canvey Island Essex SS8 9AD	1	0	1
15/0273/FUL	70 Church Road Hadleigh Essex SS7 2DW	1	0	1
15/0400/FUL	21 Brandenburg Road Canvey Island Essex SS8 8HA	4	0	4
15/0495/FUL	25 St Johns Road Hadleigh Essex SS7 2PZ	1	0	1
15/0666/FUL	Land Adj 75 Central Avenue Canvey Island Essex SS8 9QR	2	0	2
15/0696/FUL	408 London Road Benfleet Essex SS7 1AX	36	0	36
15/0734/FUL	333 London Road Hadleigh Essex SS7 2BT	0	1	-1
15/0847/CPA	206 High Road Benfleet Essex SS7 5LD	1	0	1
15/0922/FUL	11 Rosbach Road Canvey Island Essex SS8 7JW	2	0	2
15/0961/FUL	Land Adjacent To 1 Norwood Drive Benfleet Essex SS7 1LJ	1	0	1
15/1026/FUL	Land East Of Swanley Swale Road Benfleet Essex	5	0	5
15/1037/FUL	70 Paarl Road Canvey Island Essex SS8 9BU	2	0	2
16/0045/FUL	112 Central Avenue Canvey Island Essex SS8 9QP	2	0	2
16/0051/FUL	1 Northfalls Road Canvey Island Essex SS8 7QQ	0	1	-1
16/0087/FUL	4A Champlain Avenue Canvey Island Essex SS8 9QL	1	0	1
16/0164/FUL	21 Lynton Road Hadleigh Benfleet Essex SS7 2QG	4	0	4

Application	Site Address	Gain	Loss	Net
16/0418/FUL	271 Rayleigh Road Thundersley Benfleet Essex SS7 3XF	6	0	6
16/0492/FUL	76 High Street Hadleigh Benfleet Essex SS7 2PB	4	0	4
16/0605/FUL	41 Templewood Road Hadleigh Benfleet Essex SS7 2RJ	2	0	2
16/0646/FUL	2 Harvest Road Canvey Island Essex SS8 9PD	1	0	1
16/0706/FUL	Adj 55 Hannett Road Canvey Island Essex SS8 8LP	2	0	2
16/0762/FUL	120 - 122 Lionel Road Canvey Island Essex SS8 9DY	1	0	1
17/0120/FUL	29 St Annes Road Canvey Island Essex SS8 7LS	2	0	2
CPT/319/08/RES	Land Between Long Acre And Homestead Farm GT Burches Road Thundersley Essex SS7 3NG	1	0	1
CPT/358/12/FUL	Brickfields Great Burches Road Thundersley Essex SS7 3ND	1	0	1
CPT/522/13/FUL	47 Paarl Road Canvey Island Essex SS8 9BT	4	0	4
CPT/541/13/FUL	141 Shipwrights Drive Benfleet Essex SS7 1RG	1	0	1
CPT/599/13/FUL	Land To The Rear Of 17 And 19 Downer Road Benfleet Essex SS7 1BQ	1	0	1
CPT/97/99/FUL	Land North Of Romsey Drive Benfleet Essex SS7 5UB	2	0	2
Total		152	2	150

Appendix 4: Information on Extant Housing Consents

Housing – Extant Consents as at 1st April 2018

Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
14/0001/FUL	335 London Road Hadleigh Benfleet Essex SS7 2BT	0	6	6	6	0	0
14/0015/FUL	19 Larup Avenue Canvey Island Essex SS8 8AJ	1	4	3	0	4	-1
14/0016/FUL	23 May Avenue Canvey Island Essex SS8 7EE	1	2	1	0	2	-1
14/0028/FUL	Land Rear Of Holbrook House Church Road Hadleigh Benfleet Essex SS7 2DG	0	1	1	0	1	0
14/0151/FUL	7 The Sorrells Benfleet Essex SS7 4JU	0	1	1	1		
14/0331/FUL	Five Acres Great Burches Road Thundersley Benfleet Essex SS7 3ND	1	1	0	0	1	-1
14/0446/FUL	25 Craven Avenue Canvey Island Essex SS8 0DJ	1	2	1	2		-1
14/0465/FUL	7 Kollum Road Canvey Island Essex SS8 7TU	1	2	1	-1	2	
14/0493/FUL	61 Mornington Road Canvey Island Essex SS8 8BG	1	2	1	-1	0	2
14/0548/FUL	44 London Road Benfleet Essex SS7 5TJ	1	13	12	-1	0	13
14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	0	71	71	7	0	64
14/0604/FUL	48 High Road Benfleet Essex SS7 5LH	0	2	2	0	1	1
14/0668/FUL	396 London Road Benfleet Essex SS7 1AX	0	22	22	22		
14/0677/FUL	3 Highfield Avenue Thundersley Benfleet Essex SS7 1RY	1	1	0	0		
14/0725/FUL	Land Btwn 117 And 123 Lionel Road	0	2	2	0	2	0

Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
	Canvey Island Essex SS8 9DY						
14/0758/FUL	Land Adj 34 Crescent Road South Benfleet Benfleet Essex SS7 1JL	0	3	3	3		
15/0062/FUL	Land Adjacent To 75 Central Avenue Canvey Island Essex SS8 9QR	0	2	2	2		
15/0250/FUL	Site Adjacent To Pauls Court Meppel Avenue Canvey Island Essex	1	6	5	5	1	-1
15/0270/FUL	120-122 Lionel Road Canvey Island Essex SS8 9DY	1	3	2	2		
15/0301/FUL	64 Kimberley Road Benfleet Essex SS7 5NQ	0	2	2	2		
15/0400/FUL	21 Brandenburg Road Canvey Island Essex SS8 8HA	1	4	3	0	0	3
15/0406/FUL	25-27 Foster Road Canvey Island Essex SS8 8AR	2	2	0	0	2	-2
15/0423/FUL	58 Central Wall Road Canvey Island Essex SS8 9PQ	2	2	0	-2	2	0
15/0498/FUL	231 London Road Hadleigh Essex SS7 2RF	0	8	8	8		
15/0501/FUL	84 Vicarage Hill Benfleet Essex SS7 1PE	1	3	2	2		
15/0526/FUL	Rear Of 60 Daws Heath Road Benfleet Essex SS7 2TA	0	1	1	1		
15/0545/FUL	211 London Road Benfleet Essex SS7 5UN	0	10	10	10		
15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT	0	6	6	0	6	
15/0562/FUL	100 High Street Canvey Island Essex SS8 7SQ	2	3	1	0	1	

Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
15/0563/FUL	100 High Street Canvey Island Essex SS8 7SQ	0	1	1	0	1	
15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	1	8	7	7		
15/0696/FUL	408 London Road Benfleet Essex SS7 1AX	0	37	37	1	0	36
15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	0	19	19	1	2	16
15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	0	5	5	3	2	
15/0734/FUL	333 London Road Hadleigh Essex SS7 2BT	1	2	1	0	2	-1
15/0766/OUT	Carningle The Common Benfleet Essex SS7 3LH	1	3	2	3		-1
15/0793/FUL	363 London Road Hadleigh Essex SS7 2BT	0	4	4	4		
15/0827/FUL	Coniston Farm Coniston Road Benfleet Essex SS7 3JD	1	1	0	-1	1	
15/0858/FUL	106 Rectory Road Hadleigh Essex SS7 2NQ	1	2	1	1		
15/0887/FUL	Land Adj To 16 Gifford Road Benfleet Essex SS7 5XU	0	1	1	1		
15/0891/FUL	Site Adjacent 17 St Clements Crescent Benfleet Essex SS7 5XE	0	1	1	1		
15/0892/FUL	Site Adjacent 26 Gifford Road Benfleet Essex SS7 5XU	0	1	1	1		
15/0910/FUL	Nashlea Farm Poors Lane Benfleet Essex SS7 2XF	0	6	6	6		
15/0911/FUL	Land Adjacent 2 Wensley Road Benfleet Essex SS7 3DT	0	1	1	1		
15/0952/FUL	117-123 London Road Benfleet Essex SS7 5UH	0	10	10	10		

Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
15/0957/FUL	Land Rear Of 74 Essex Way Benfleet Essex SS7 1LT	0	1	1	0	1	
15/0977/FUL	111 Benfleet Road Benfleet Essex SS7 1QF	1	1	0	0	1	-1
15/0987/OUT	40 Roggel Road Canvey Island Essex SS8 7HN	0	2	2	2		
15/1015/FUL	319 Daws Heath Road Benfleet Essex SS7 2TY	1	1	0	1	0	-1
15/1046/FUL	Carningle The Common Benfleet Essex SS7 3LH	0	1	1	0	1	0
16/0014/FUL	2A Castle Road Hadleigh Essex SS7 2AY	0	1	1	1		
16/0025/FUL	309 Thundersley Park Road Benfleet Essex SS7 1AH	1	1	0	0	0	0
16/0028/FUL	Site Opposite 14 St Clements Crescent Benfleet Essex SS7 5XE	0	1	1	0	0	1
16/0038/APA	Oak Tree Farm Sherwood Crescent Benfleet Essex SS7 2LF	0	1	1	1		
16/0039/APA	Oak Tree Farm Sherwood Crescent Benfleet Essex SS7 2LF	0	1	1	1		
16/0049/FUL	22 Kingsley Lane Benfleet Essex SS7 3TU	1	2	1	1		
16/0051/FUL	1 Northfalls Road Canvey Island Essex SS8 7QQ	1	2	1	2	0	-1
16/0053/FUL	34 Gafzelle Drive Canvey Island Essex SS8 7NA	1	2	1	0	0	1
16/0057/FUL	14 St Marks Road Hadleigh Benfleet Essex SS7 2PY	1	3	2	2		
16/0069/FUL	231 London Road Hadleigh Benfleet Essex SS7 2RF	0	6	6	0	6	0
16/0088/CPA	80 High Street Hadleigh Essex SS7 2PB	0	3	3	0	3	

Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	5	14	9	9		
16/0153/FUL	Long View Little Gypps Road Canvey Island Essex SS8 9HG	1	13	12	12		
16/0164/FUL	21 Lynton Road Hadleigh Benfleet Essex SS7 2QG	1	4	3	0	0	3
16/0190/CPA	387 London Road Hadleigh Benfleet Essex SS7 2BY	0	4	4	4		
16/0290/FUL	43 Greenwood Avenue Benfleet Essex SS7 1LD	1	1	0	0		
16/0330/FUL	18 Lynton Road Hadleigh Benfleet Essex SS7 2QQ	1	1	0	0		
16/0350/FUL	450 Rayleigh Road Thundersley Benfleet Essex SS7 3SU	0	2	2	2		
16/0479/FUL	Site Adj 12 Avondale Road Benfleet Essex SS7 1EJ	0	1	1	1		
16/0485/FUL	61 Elm View Road South Benfleet Essex SS7 5AR	1	1	0	-1	1	
16/0494/FUL	1 Wincoat Close Benfleet Essex SS7 5AJ	0	1	1	1		
16/0504/FUL	King Canute PH And Land Adjacent Canvey Road Canvey Island Essex SS8 0QA	1	4	3	3		
16/0513/FUL	14 Downer Road North Thundersley Benfleet Essex SS7 3EG	1	2	1	1		
16/0527/CPA	88 High Street Hadleigh Benfleet Essex SS7 2PB	0	1	1	1		
16/0533/FUL	2A Castle Road Hadleigh Benfleet Essex SS7 2AY	0	1	1	1		
16/0547/FUL	Land Adjacent 5 Shrewsbury Drive Thundersley Benfleet Essex SS7 4HZ	0	1	1	1		

Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
16/0573/FUL	316 London Road Benfleet Essex SS7 5XR	0	1	1	1		
16/0577/FUL	331 London Road Benfleet Essex SS7 1BL	0	1	1	1		
16/0581/FUL	40 Thundersley Park Road Benfleet Essex SS7 1ET	1	1	0	-1	1	
16/0644/FUL	Thames Court Western Esplanade Canvey Island Essex SS8 0AY	0	2	2	2		
16/0649/FUL	412A Kents Hill Road North Thundersley Benfleet Essex SS7 4AB	0	1	1	1		
16/0684/FUL	Land Adjacent 270 Daws Heath Road Hadleigh Benfleet Essex SS7 2TP	0	1	1	1		
16/0720/FULCLC	Garage Site Land Adjacent To Lawns Court Thundersley Essex SS7 4LG	0	2	2	0	0	2
16/0729/FUL	88 High Street Hadleigh Benfleet Essex SS7 2PB	1	5	4	0	5	-1
16/0762/FUL	120 - 122 Lionel Road Canvey Island Essex SS8 9DY	1	3	2	-1	2	1
16/0765/FUL	71 Watlington Road Benfleet Essex SS7 5DT	1	0	-1	0	0	-1
16/0783/FUL	Land Adj 64 Winterswyk Avenue Canvey Island Essex	0	1	1	1		
16/0786/FUL	19 Holbek Road Canvey Island Essex SS8 8NT	1	2	1	0	0	1
16/0788/FUL	191 - 193 High Street Canvey Island Essex SS8 7RN	2	2	0	0		
16/0789/RES	40 Roggel Road Canvey Island Essex SS8 7HN	0	2	2	0	0	2
16/0807/FUL	87 London Road Benfleet Essex SS7 5TG	1	1	0	0		
16/0836/FUL	204 Kiln Road Thundersley Benfleet Essex SS7 1SL	1	1	0	0		

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16/0837/FUL	14 St Marks Road Hadleigh Benfleet Essex SS7 2PY	1	3	2	2	0	0
16/0840/FUL	190 - 192 Daws Heath Road Hadleigh Benfleet Essex SS7 2TB	2	2	0	0		
16/0847/FUL	11 Roggel Road Canvey Island Essex SS8 7HN	1	1	0	0		
16/0901/FUL	4 Hindles Road Canvey Island Essex SS8 8HT	1	1	0	0	0	0
16/0913/FUL	Land At Rear Of 219 Kiln Road Thundersley Benfleet Essex SS7 1RS	0	5	5	0	5	
16/0914/FUL	Land Adjacent To 17 Alma Close Benfleet Essex SS7 2EG	0	1	1	1		
16/0954/FUL	40 Park Road Thundersley Benfleet Essex SS7 3PP	1	2	1	1		
16/0983/FUL	50 Albert Road Benfleet Essex SS7 4DJ	0	1	1	0	0	1
16/0984/FUL	60 Daws Heath Road Hadleigh Benfleet Essex SS7 2TA	0	2	2	0	0	2
16/0987/OUT	92-94 Foksville Road Canvey Island SS8 7BE	0	10	10	10		
17/0045/FUL	315 Daws Heath Road Hadleigh Benfleet Essex SS7 2TY	1	1	0	0		
17/0071/FUL	29 Denham Road Canvey Island Essex SS8 9HB	1	3	2	2		
17/0104/FUL	48 High Road South Benfleet Benfleet Essex SS7 5LH	0	1	1	1		
17/0111/FUL	34 Orchill Drive Hadleigh Benfleet Essex SS7 2LS	2	2	0	0		
17/0141/FUL	24 Oxford Road Canvey Island Essex SS8 7SJ	1	1	0	0		
17/0215/FUL	Land Adj To 12 Avondale Road South Benfleet Benfleet Essex SS7 1EJ	0	1	1	0	1	

Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
17/0249/FUL	30 Hellendoorn Road Canvey Island Essex SS8 7JA	1	1	0	0		
17/0252/FUL	September Cottage Hilltop Avenue Benfleet Essex SS7 1PH	1	1	0	0		
17/0284/FUL	20 Ouida Road Canvey Island Essex SS8 7JP	1	2	1	1		
17/0340/FUL	Swans Green Hall Hart Road Thundersley Benfleet Essex SS7 3PE	0	5	5	5		
17/0371/FUL	Hadleigh Police Station 6-8 Hall Crescent Hadleigh Benfleet Essex SS7 2QW	0	2	2	0	2	0
17/0372/FUL	72 Furtherwick Road Canvey Island Essex SS8 7AJ	0	1	1	1		
17/0414/FUL	25 Grafton Road Canvey Island Essex SS8 7BT	1	2	1	1		
17/0437/FUL	Coniston Farm Coniston Road Thundersley Benfleet Essex SS7 3JD	1	1	0	0		
17/0457/FUL	20 Clarendon Road Canvey Island Essex SS8 8DR	1	2	1	1		
17/0508/FUL	Plot 2 81 Daws Heath Road Hadleigh Benfleet Essex	0	1	1	1		
17/0516/FUL	Bowercombe Great Burches Road Thundersley Benfleet Essex SS7 3NA	0	1	1	1		
17/0519/FUL	71 Watlington Road South Benfleet Benfleet Essex SS7 5DT	0	2	2	2		
17/0524/FUL	1A Clarence Road South Benfleet Benfleet Essex SS7 1DE	1	2	1	1	0	0
17/0547/FUL	178 High Road Benfleet Essex SS7 5LD	0	1	1	1		
17/0554/FUL	315 Daws Heath Road Hadleigh Benfleet Essex SS7 2TY	1	1	0	0		

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17/0555/FUL	Land Adj 81 May Avenue Canvey Island Essex	0	1	1	1		
17/0577/FUL	Swanley Swale Road Thundersley Benfleet Essex SS7 3DR	1	3	2	2		
17/0586/FUL	Woodberry Manor Woodberry Close Canvey Island Essex SS8 9PP	0	1	1	1		
17/0614/FUL	Land To West Of 19 Grove Road South Benfleet Benfleet Essex SS7 5LA	0	1	1	1		
17/0619/FUL	204 Kiln Road Thundersley Benfleet Essex SS7 1SL	1	2	1	1	0	0
17/0644/FUL	31 Knightswick Road & Oysterfleet Hotel Canvey Island Essex SS8 9PA	0	3	3	3	0	0
17/0655/FUL	Land To Rear Of 57 The Dale Thundersley Benfleet Essex SS7 1TD	1	1	0	0		
17/0659/FUL	Land To The Rear Of 30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	3	3	3		
17/0662/FUL	72 Furtherwick Road Canvey Island Essex SS8 7AJ	0	1	1	1		
17/0676/OUT	Land North West Of Albion Rd/St Clements Road Junction Benfleet Essex SS7 5XG	0	6	6	6		
17/0708/FUL	6 Juliers Road Canvey Island Essex SS8 7EW	1	1	0	-1	1	
17/0714/FUL	Land Adjacent To 106 Thundersley Park Road Benfleet Essex SS7 1ES	0	1	1	1	0	0
17/0719/OUT	Land To Rear Of 179 Kiln Road Thundersley Benfleet Essex	0	7	7	7		
17/0761/FUL	Sundial Tabora Avenue Canvey Island Essex SS8 9QH	1	2	1	1		

Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
17/0785/FUL	14 Downer Road North Thundersley Benfleet Essex SS7 3EG	1	2	1	0	1	
17/0830/FUL	11 Roggel Road Canvey Island Essex SS8 7HN	1	2	1	1		
17/0838/FUL	106 Rectory Road Hadleigh Benfleet Essex SS7 2NQ	1	2	1	-1	2	
17/0910/FUL	30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	1	1	1		
17/0986/CPA	Hadleigh Hall Parade 244-258 London Road Hadleigh Benfleet Essex SS7 2DE	0	0	0	0	0	0
17/1021/FUL	Land Adjacent 301 The Chase Benfleet Essex	0	1	1	1		
17/1028/FUL	Land To West Of 14 Thundersley Park Road Benfleet Essex SS7 1ET	0	1	1	1		
17/1029/CPA	389 London Road Hadleigh Benfleet Essex SS7 2BY	0	1	1	1	0	0
17/1029/CPA	389 London Road Hadleigh Benfleet Essex SS7 2BY	0	1	1	1	0	0
17/1041/FUL	73 Tewkes Road Canvey Island Essex SS8 8HG	1	2	1	1		
18/0036/FUL	315 Daws Heath Road Hadleigh Benfleet Essex SS7 2TY	1	1	0	-1	1	
18/0093/FUL	41 Parkstone Avenue Thundersley Benfleet Essex SS7 1SP	0	1	1	1		
CPT/111/02/FUL	Hole Haven Caravan Camp Haven Road Canvey Island Essex SS8 0NR	0	17	17	7	0	10
CPT/129/10/FUL	679 High Road Benfleet Essex SS7 5SF	0	3	3	0	3	0
CPT/147/07/FUL	11 Clifton Avenue Benfleet Essex SS7 5RB	1	2	1	-1	2	
CPT/19/13/FUL	121 Church Road Hadleigh Essex SS7 2EJ	1	2	1	0	2	-1

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CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA	0	32	32	20	0	12
CPT/267/13/FUL	81 Daws Heath Road Benfleet Essex SS7 2TA	1	2	1	2	0	-1
CPT/302/12/FUL	Braeside Farm Great Burches Road Thundersley Benfleet Essex SS7 3HD	1	1	0	0	1	-1
CPT/302/12/FUL	Braeside Farm Great Burches Road Thundersley Benfleet Essex SS7 3HD	1	1	0	2	1	-1
CPT/315/13/FUL	Land To East Of Wall Road Canvey Island Essex	0	3	3	1	0	2
CPT/327/11/FUL	4-12 Park Chase Hadleigh Benfleet Essex SS7 2BZ	0	25	25	25		
CPT/358/12/FUL	Brickfields Great Burches Road Thundersley Essex SS7 3ND	0	13	13	-1	12	2
CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island Essex SS8 7RQ	0	3	3	2	1	
CPT/46/07/REN	12 Melcombe Road Benfleet Essex SS7 5N3	1	2	1	0	2	-1
CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	0	14	14	0	14	
CPT/529/12/FUL	40 Roggel Road Canvey Island Essex England SS8 7HN	1	1	0	1		-1
CPT/591/13/FUL	297 Benfleet Road Benfleet Essex SS7 1PR	1	1	0	0	1	-1
CPT/599/13/FUL	Land To The Rear Of 17 And 19 Downer Road Benfleet Essex SS7 1BQ	0	2	2	1	0	1
CPT/605/06/FUL	26 And 28 Bartley Road Thundersley Benfleet Essex SS7 4DB	2	2	0	0	1	-1

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CPT/655/11/FUL	Land Adj To 49 Hall Crescent Hadleigh Essex SS7 2QW	0	1	1	0	1	0
CPT/670/13/FUL	8 Westwood Road Canvey Island Essex SS8 0ED	1	1	0	0		
	TOTALS	91	633	542	282	108	154

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