



Authority Monitoring Report and Infrastructure Funding Statement

1st April 2024 – 31st March 2025

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1. Introduction

The Authority Monitoring Report (hereinafter referred to as the "report") monitors the Council's plan-making and development progress from 1st April 2024 to 31st March 2025.

The Report covers four matters:

1. The progress in preparing the Castle Point Plan and other planning documents in accordance with the timetable set out in the Local Development Scheme.
2. The progress achieved in delivering sustainable development, assessed against a range of output indicators for the period 1st April 2024 to 31st March 2025.
3. An Infrastructure Funding Statement setting out details of S106 Agreements that the Council has entered with developers and Community Infrastructure Levy (CIL) income received.
4. Information on how the Council has fulfilled the Duty to Cooperate for the period 1st April 2024 to 31st March 2025.

It's important to highlight that currently, Castle Point does not have designated Neighbourhood Development Order or Neighbourhood Plan Areas that require reporting on.

This report is being prepared in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended and Community Infrastructure Level (Amendment)(England)(no.2) Regulations 2019.

Given that this AMR pertains a set reporting period, beginning on the 1st April 2024 and ending on the 31st March 2025, it does not encompass any developments or decisions made after that date.

2. Plan Preparation Progress

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). For Castle Point, this includes the Castle Point Plan and Supplementary Planning Documents.

During the monitoring period, the LDS was updated in January 2025. This replaces the previous version from January 2024. The table below summarises the progress of the Local Development Plan and identifies key milestones during this monitoring period.

Castle Point Plan Timetable as per Local Development Scheme January 2025

Stage	Time Period	Progress
Issues Identification	January 2023 - August 2023	Completed
Options Development	September 2023 – June 2024	Completed
Developing The Plan	June 2024 – March 2025	An 8 week Options Engagement with partners, the community, local businesses and other stakeholders was complete in Summer 2024. A summary of the comments received is available on our website . Plan drafting and evidence preparation was ongoing until July 2025.
Publication	April 2025 – May 2025	At the end of December 2024, the new government published a revised National Planning Policy Framework, which, amongst other things, reset the standard methodology for calculating the government's requirement for housing, and introduced changes to how the Green Belt should be considered in plan making. Both of these issues have presented additional challenges to the preparation of the Castle Point Plan and extra work has meant that our timetable has fallen behind. The government have

Stage	Time Period	Progress
		<p>also extended the deadline for submission of a local plan under the 2004 Act to December 2026 as result of the December 2024 NPPF update.</p> <p>As a result, the Regulation 19 Consultation was held from 1 August to 26 September 2025.</p> <p>Due to a technology error, a further consultation was held from 24 October to 5 December 2025.</p>
Submission	June 2025	<p>At the end of December 2024, the new government published a revised National Planning Policy Framework, which, amongst other things, reset the standard methodology for calculating the government's requirement for housing, and introduced changes to how the Green Belt should be considered in plan making. Both of these issues have presented additional challenges to the preparation of the Castle Point Plan and the extra work has meant that our timetable has fallen behind. The government have also extended the deadline for submission of a local plan under the 2004 Act to December 2026 as result of the December 2024 NPPF update.</p> <p>As result, this stage is now expected to be reached in January 2026. .</p>
Examination	July 2025 – January 2026	<p>Dependent on PINs</p> <p>This stage is now expected January to August 2026.</p>
Adoption	April 2026	<p>Dependent on PINs</p> <p>This stage is now expected November 2026.</p>

An update to the Local Development Scheme has been prepared after the monitoring period and has been adopted by the Council in July 2025 and December 2025. The Council remains on track to submit the Castle Point Plan under the requirements of the 2004 Planning and Compulsory Purchase Act. The latest version of the Local Development Scheme can be found here: [Local Development Scheme - Castle Point Borough Council](#)

The Council have prepared a large quantity of evidence in preparation for the Castle Point Plan, this evidence can be found here: [General Evidence Documents | CastlePoint](#)

Supplementary Planning Documents

During the monitoring period, no Supplementary Planning Documents have been adopted by the Council.

However, work has been ongoing for updates to the Essex Parking Standards and the South Benfleet Conservation Area Appraisal and Management Plan during the monitoring period. A summary of this activity is set out below.

Essex Parking Standards (now known as Essex Parking Guidance)

The Council approved the adoption of the 2009 Essex Parking Standards as a Supplementary Planning Document in January 2010. These standards have been applied to planning applications across the Borough since that time.

Over the last 15 years there have been considerable changes in technologies, safety and designs of vehicles which have resulted in requirements for larger size parking bays, provision for different vehicle types and provision of appropriate charging facilities for electric vehicles. Furthermore, national policy in relation to parking has changed. Therefore, an updated Essex Parking Guidance was considered necessary.

This work has been lead by the Essex Planning Officers Association (EPOA). EPOA is a collaborative body that brings together planning officers across Essex to address strategic planning issues that affect the region.

This work has been ongoing for a number of years with an evidence base report being prepared by Integrated Transport Planning Ltd. This identifies the need for an approach which assesses the level of accessibility of the development when applying these standards.

A draft of the Essex Parking Guidance was published for consultation by Essex County Council, on behalf of EPOA in October 2023 to February 2024.

As a result of the consultation, the Essex Parking Guidance was reviewed and updated accordingly. The final version was prepared in September 2024.

The Parking Guidance is designed to ensure that new developments achieve a balanced approach between encouraging a reduced reliance on private vehicles whilst still providing sufficient parking arrangements. The guidance ensures the provision of safe and accessible travel by all transport modes, in a way that does not prejudice the safety or quality of new development.

Although outside of the monitoring period, the Council has revoked the 2009 Essex Parking Standards and have adopted the 2024 Essex Parking Guidance in October 2025.

South Benfleet Conservation Area Appraisal and Management Plan and Design Code

The South Benfleet Conservation Area was designated in November 1990. A Conservation Area Appraisal and Management Plan was adopted in 2006.

Due to the prominent location of South Benfleet in the borough, and adjacent to the railway station, development and redevelopment within the conservation area has occurred since

2006. It is therefore appropriate to undertake a review of the conservation area to put in place an updated management plan.

A Character Area Appraisal and Management Plan (CAAMP) help to protect and enhance areas of special historic or architectural interest. The Character Area Appraisal establishes a base line of the existing area including why it was designated and what makes it significant. The Management Plan builds upon the findings of the appraisal to set out management proposals which respond to the opportunities for enhancement of the area and how these can be addressed in the short and long term.

A Design Code sets out guidelines and principles to help shape the visual and functional aspects of the built environment to ensure that future developments are considerate of and informed by the existing area. For South Benfleet, the Design Code has used the CAAMP as a baseline to provide an understanding and assessment of the conservation area's significance, including its historic development and the contribution made by its buildings and open spaces.

A draft South Benfleet CAAMP and associated Design Code was agreed for consultation at the meeting of Council on 17 July 2024. Following this, consultation was undertaken between 22 July and 16 September 2024.

Following the consultation, the draft CAAMP and design code were updated where appropriate to take account of the comments made during the consultation. The final versions were prepared in January and June 2025.

Although outside of the monitoring period, the Council has revoked the South Benfleet Conservation Area Appraisal and Management Plan 2006 and adopted the South Benfleet Conservation Area Appraisal and Management Plan and Design Code in October 2025.

Following adoption of the Castle Point Plan, there will either be updates or replacements of the remaining four existing Supplementary Planning Documents (excluding the Essex Parking Guidance and South Benfleet Conservation Area Appraisal and Management Plan) and the potential preparation of new Supplementary Planning Documents.

3. Duty to Cooperate

Castle Point has embraced a collaborative approach to engage with others in plan-making activities, especially concerning strategic cross-boundary issues. This cooperative effort extends beyond the Castle Point Plan and encompasses various other areas of work. The table provided below delineates the diverse forms of collaborative efforts in which the Council is actively involved for plan-making objectives.

Additional information will be published regarding the Duty to Cooperate to support the Castle Point Plan at the appropriate time during the plan making process.

Scheduled Frequency	Description of work/ meetings / workshops	Outputs
Monthly	SEC Joint Officers Group Planning Officer meetings and workshops. Discussion of cross boundary issues, best practice, local development plan progress, sub-regional planning across South Essex.	Agreement of working together to and exploration of sub-regional planning.
Monthly	SEC (Association of South Essex Local Authorities) Leaders and Chief Executives	Joint working delivering Joint Strategic Plan for South Essex.
Quarterly	EPOA planning policy and development management forums. Facilitates the sharing of good practice and facilitation of cooperation and joint working on issues of a strategic nature and common interest across Greater Essex.	Commissioning the preparation of joint evidence including Gypsy and Traveller Accommodation Assessments (GTAA).
Quarterly	EPOA Chief Officers meetings. Facilitates the sharing of good practice and facilitation of cooperation and joint working on issues of a strategic nature and common interest across Greater Essex.	Overseeing and setting the parameters for the preparation of joint evidence across Greater Essex.
Quarterly	Castle Point Regeneration Partnership Held with key statutory consultee partners focussing on project delivery and supporting growth, the economy and environmental matters	Focus to deliver the Local Plan post adoption
6 monthly	Essex Planning Portfolio meetings	Forum for collaboration at members level of cross boundary issues.
Ad-hoc	One-to-one meetings with neighbouring local authorities; including Basildon, Rochford, Thurrock, Southend, Essex County Council as required and joint working on specific issues	Agreement of cross-boundary issues. Consideration of options for joint working, for example on evidence, where appropriate.

4. Economic Development Monitoring

Monitoring is an essential aspect of the plan-making process because it helps determine whether Local Plans are delivering the intended development. This enables the local planning authority to record its achievements and review its plans and policies where they are not effectively securing development that meets the needs of the area.

The full data can be found in Appendix 1: Information on Industrial Uses and Appendix 2: Information on Town Centre Uses.

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 seeks to identify the total amount and type of completed employment floorspace (gross and net) within the borough during the period 1st April 2024, to 31st March 2025. It reports on the change in the provision of industrial floorspace falling within B class uses. Offices and other low impact commercial uses previously classified under use class B1 but now classified under use class E(g) following an amendment to the Use Classes Order in August 2020, are dealt with under the town centre indicator (BD4).

Total amount of additional employment floorspace by type April 2024 – March 2025

Floorspace (m ²)	B8 - Storage & Distribution	B2 – General Industrial	E(g) - General Industrial	Sui generis	Total
Gains	400	2,469.9	0	0	2,869.9
Losses	0	0	2,247	94	2,341
Net	400	2,469.9	-2,247	-94	528.9

Employment growth was limited within the reporting year mainly due to the losses on one site (Hobsons and Sons Ltd). However Land at Roscommon Way continued to deliver gains in Canvey, and alongside the site Land at Northwick which also has permission and the capacity to deliver large gains in employment land, there is still large potential for growth within the Borough.

The loss of E(g) occurred on one site (Hobson And Sons Ltd Kenneth Road Benfleet, planning reference: 21/0813/Ful). The old industrial building was underutilised by the previous owners and was demolished and is being replaced with 30 residential dwellings.

Indicator BD2

Indicator BD2 seeks to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land during the period from 1st April 2024, until 31st March 2025.

Total amount of gross industrial employment floorspace on Previously Developed Land (PDL) April 2024 – March 2025

	Floorspace (m ²)
Previously Developed Land	-2,247
Partial Previously Developed Land	0

Employment growth in this indicator appears to be low as the majority of completions in terms of floorspace this year was at the South of Roscommon Way site which is a greenfield site. The loss on Previously Developed land was recorded at a single site (Hobson and Sons Ltd, Kenneth Road, Benfleet; ref. 21/0813/FUL). The former industrial premises, which had been underutilised, were demolished and are being redeveloped to provide 30 residential dwellings.

Indicator BD3

Indicator BD3 aims to determine the total area of land available for employment purposes in Castle Point, and how it is divided among different use classes.

Net employment land available by type at March 31st 2025

	B2 – General Industrial	B8 - Storage or distribution	C1 - Hotel	Sui generis	Total
Extant Planning Permissions	5,421	9,925	2,288	3,588	21,222

Using standard employment densities, this is sufficient to provide at least 558 additional jobs in the local economy. The employment capabilities have been calculated using the Employment Densities Guide ([Employment Densities Guide](#)) published by the Homes and Communities Agency. The Guide provides nationally recognised ratios for estimating the number of Full-Time Equivalent (FTE) jobs that different types of commercial floorspace typically support. These ratios express the average floorspace required per employee, allowing a consistent and transparent method for forecasting job creation from new development. Most of the extant permissions is located at West Canvey, at land south of Northwick Road, and land south of Roscommon Way.

Indicator BD4

Indicator BD4: seeks to identify the total amount of completed retail, office, and leisure floorspace delivered in the period from 1st April 2024, until 31st March 2025. This indicator now captures all uses falling within Use Class E, plus any *sui generis* uses normally found in town centres such as pubs. It also seeks to identify where these were delivered in town centres as opposed to out-of-town centre locations.

There was no new town centre development in the 2024/25 year. However, there is extant consent for 12,909sqm of town centre development. This includes extensive permissions at west Canvey comprising offices and commercial use compatible with town centre activities. Details of these consents can be found at Appendix 2: Information on Town Centre Uses.

5. Housing Monitoring

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

Indicator H1-Housing Target

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.

The Adopted Local Plan only extended to 2001 in terms of the housing supply position, and consequently there is no current target in an adopted plan for housing delivery in Castle Point. In the absence of an up-to-date target in an adopted Local Plan, guidance set out by the Government in the Housing Delivery Test Measurement Rule Book indicates that the standard methodology figure should be used for housing need calculations. The standard methodology results in a calculated housing need in Castle Point of **686 homes per annum** which has been applied for the purpose of this report. This standard method target resulted from the NPPF update in December 2024 during the reporting year. It is calculated through a new method than previous targets, which is linked to the Governments new target of 1.5 million new homes to be delivered across the current parliament. This new methodology does not take into account Green Belt or flood risk or any other footnote 7 constraints.

In doing so it calculates purely off of unconstrained land and existing settlement figures which created the uplift from the previous target of 355 homes per annum. This new target of 686 homes per annum is a vast increase on previous standard method targets of around 350-375 homes per annum. Castle Point struggled to deliver close to previous targets over the past two decades. The last time the borough achieved its housing target was in the reporting year 2004/5 where it delivered 218 homes with a target of 200. The forthcoming Castle Point Plan will establish a new housing figure once adopted.

Indicator H2-Housing Delivery in the Reporting Year

This section sets out a summary of the homes delivered during the monitoring period. Further details are set out in Appendix 3 and Appendix 4 of this report.

Net additional dwellings for the reporting year 2024 - 2025

Type	Completions	Losses	Net
Traditionally Built	68	5	63
Mobile Homes	0	0	0
Caravans	160	202	-42
Boats	4	4	0
TOTALS	232	211	21

During 2024/25, housing delivery in Castle Point was shaped by wider national trends. Across England, new housing completions fell to their lowest level since 2012/2013 (excluding the Covid period), with a provisional figure of around 182,150 completed compared to 210,890

completed in 2022/2023. This slowdown reflected a combination of economic pressures, including elevated material costs, constrained labour supply, and higher borrowing rates.

Within this national context, Castle Point recorded 232 housing completions. The overall growth figure was offset by the large number of caravans permanently removed from the Thorney Bay site to enable the redevelopment of Sandy Bay Park Homes. However, the ongoing programme at Thorney Bay/Sandy Bay is expected to deliver a net increase of 173 homes. Accordingly, while the site initially records substantial losses, the planned redevelopment will contribute positively to future housing supply and aligns with the broader national emphasis on diversifying housing delivery through regeneration and renewal.

Indicator H3 - Housing Delivery Test

Indicator H3 monitors delivery to date against the established housing target and determines the extent to which the Housing Delivery Test set out in the NPPF has been achieved.

The Government publish their results of the Housing Delivery Test annually, however this always covers the previous year. For example, the latest published data was in December 2024, and relates to the 2023 measurement.

The table below sets out the result of the Housing Delivery Test for 2023 for Castle Point.

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2023 measurement
2020/21	2021/22	2022/23		2020/21	2021/22	2022/23		
236	355	352	943	144	205	156	505	54%

However, using the latest data available, the table below sets out the current position.

Additional dwellings in previous years (net)

Year	Method	Net Homes	Target
2022/23	Standard Method	235	351
2023/24	Standard Method	-58	355
2024/25	Standard Method	21	686
Total		198	1392

During the period 2022/23 to 2024/25, 198 homes (net) have been delivered in Castle Point. This stands at 14% of the requirement and means that the NPPF requires the Council to prepare an action plan to improve the delivery of homes. It also requires the Council to apply the presumption in favour of sustainable development with an emphasis on addressing housing need, when determining planning applications.

Indicator H4 - Future Housing Supply

The NPPF requires local planning authorities to be able to identify a supply of deliverable sites to meet housing needs for the forthcoming five years and to be able to identify developable sites beyond that to meet needs up until at least year 10.

A housing trajectory has been calculated for those sites that can be delivered under the 1998 Adopted Local Plan. A revised trajectory has been prepared to accompany the Castle Point Plan, however as the Plan has not been adopted during the monitoring period, the trajectory within this AMR does not reflect the emerging Castle Point Plan.

Housing Trajectory at April 2025

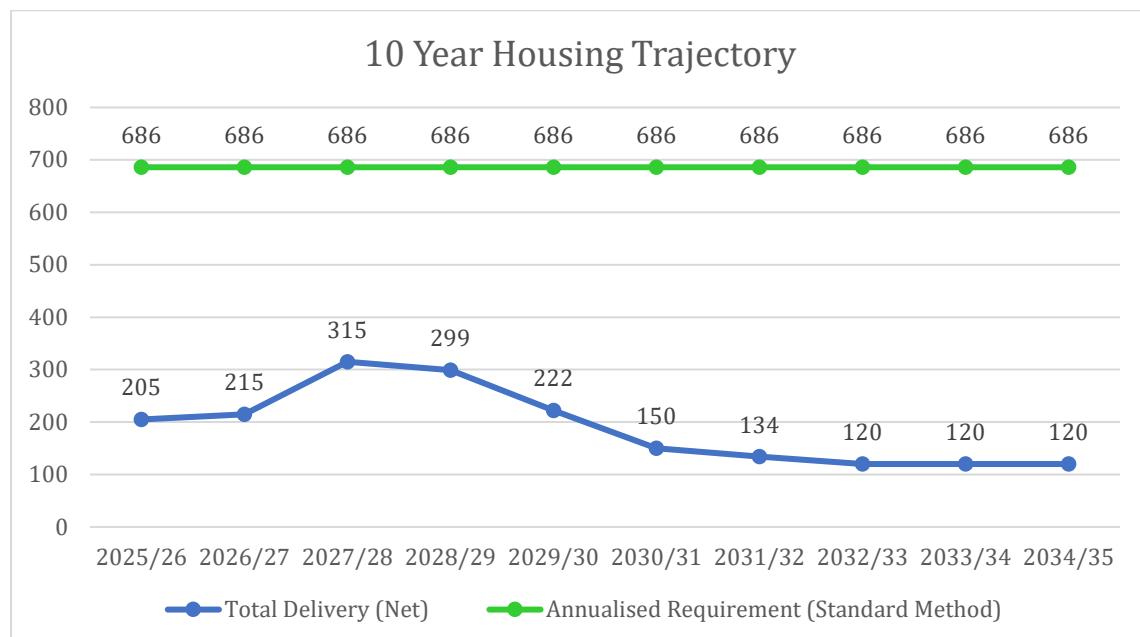
Planning Ref	Name of Site	Capacity (Gross) at April 2025	Replacements	Notes on progress	Permissioned as of 31.03.25	Five Years					Ten Years					TOTAL
						2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	
22/0665/FUL	Garden World Plants Ltd, Canvey Road	55		All units underway as of 31.03.2025	55	15	20	20								55
21/1137/FUL	Land Rear of 248 Hart Road, Thundersley	46			46	10	16	20								46
24/0042/FUL	Walsingham House, Lionel Road, Canvey	33			33	10	10	13								33
CPT/24/05/FUL	320 London Road, Hadleigh	20			20	10	10									20
23/0560/FUL	173-195 Church Road, Thundersley	44	13		44		15	15	14							44
CPT/1327/11/FUL	4-12 Park Chase, Hadleigh	25			25	10	15									25
18/0424/CPA	351-359 London Road, Hadleigh	13			13				3	10						13
18/0638/FUL	The Haystack Public House, Long Road, Canvey	14			14	14										14
18/0366/FUL	246-250 High Road, Benfleet	11			11	5	6									11
23/0423/FUL	Site off the Warren and Tanglewood, Hall Crescent, Hadleigh	12	2		12		12									12
	Land at Thorney Bay	173		Continuation of existing consents.	173	40	40	40	40	13						173
Additional Planning Permissions @ 1 April 2025		702	151		702	125	125	125	125	105	97					702
Totals for Extant Consents		1154	166		1154	239	269	242	189	118	97	0	0	0	0	1154
Windfall		360							45	45	45	45	45	45	45	360
Total Supply (Gross)		1514				165	175	275	267	208	150	134	120	120	120	1734
Losses on large extant sites		166				40	40	40	32	14						166
Total (Net)		1680				205	215	315	299	222	150	134	120	120	120	1900
Annualised Requirement (Standard Method)						686	686	686	686	686	686	686	686	686	686	2.77
5 year supply calculated using 20% buffer (In years)						1.53	1.46	1.36	1.12	0.31	0.78	0.60	0.44	0.23	0.15	
Housing Delivery Test						45%	39%	63%	78%	78%	63%	48%	38%	35%	34%	YEARS SUPPLY

The Housing Trajectory sets out the anticipated delivery from all sites with extant planning consents as of 1 April 2025, including calculating losses through replacements and accounting for windfall. It forms the basis for calculating the five-year supply and Housing Delivery Test performance across the plan period.

Currently, the housing trajectory does not identify enough housing to meet the requirement for 686 homes per annum for the next 10 years. This means that the presumption in favour of sustainable development as set out in the NPPF applies when assessing proposals for housing development. This has implications for the Council in terms of resisting development that it may feel is inappropriately located or poorly designed both when determining applications and when it comes to appeal situations.

Furthermore, the predicted supply of housing is not even over time. Therefore, there will be periods where the level of under supply against the standard method requirement is particularly acute. This is shown by the graph below. The table below compares this trajectory to the requirement to maintain a five-year supply of deliverable sites and a supply of developable sites up to at least 10 years. However it should be noted that the trajectory will be updated through the adoption of the Castle Point Plan.

Housing Trajectory compared to Standard Methodology Requirement 2025 - 2035



Net Additional Dwellings in Future Years

Period	Target	20% Buffer	Required Supply (Five Years)	Supply Identified in Trajectory	Number of Years of Supply
2025-2030	4,116	686	3,430	1,256	0.91
2030-2035	4,116	686	3,430	644	0.15

This table indicates that the Council is unable to identify five years' worth of housing land supply and will be unable to do so going forward. It will be necessary to get the Castle Point Plan in place to overcome this situation.

Indicator H5 - Permitting Housing Development

Indicator H5 monitors progress over the year in actively bringing sites forward for development for housing. This is critical to the delivery of the trajectory above.

H5a: Consents Granted

New Consents for Housing Granted in the period April 2024 – March 2025

Period	Consents (Sites)	Gains (Dwellings)	Losses (Dwellings)	Net (Dwellings)	Windfall (Dwellings)
Granted in 2024-2025	31	113	21	92	61

A relatively small number of homes were granted consent in 2024/25. In the period from April 2024 to March 2025, planning consent was granted for 92 homes (net) over 31 sites. Most of the sites consented from 2024 to 2025 were windfall sites because the current Local Plan dates back to 1998.

H5b: Resolution subject to S106

There are currently no applications that are awaiting an S106 agreement to be signed before works can commence.

H5c: Starts on Site

The table below shows that in the period from April 2024 to March 2025, 6 consents for housing development were implemented through starts on site, with the potential to deliver 43 homes.

Starts on Site

Year	Consents	Dwellings
2018/2019	28	118
2019/2020	23	70
2020/2021	21	131
2021/2022	19	69
2022/2023	18	76
2023/2024	20	172
2024/2025	6	43

Indicator H5d: Appeals outstanding within a period

The table below sets out all appeals for housing outstanding at 1 April 2025.

Planning Application Reference	Site Address	Proposal	PINs Appeal Reference
24/0174/FUL	Land To The South Of 125 Mount Road Thundersley Benfleet Essex SS7 1AD	Construction of 1No. dwelling	APP/M1520/W /24/3355554
24/0127/FUL	Rear Of 103-105 High Street Benfleet Essex SS7 1ND	Demolish existing outbuildings and construct 2No. 3 bed semi-detached houses with associated amenity space, parking and changes to vehicular access	APP/M1520/W /24/3355973
23/0225/FUL	Land Adjacent To 153 Bramble Road Hadleigh Benfleet Essex SS7 2UU	1no. dwelling with new access and private amenity space	APP/M1520/W /24/3338627
24/0058/FUL	252 Kiln Road Thundersley Benfleet Essex SS7 1RR	Alterations and extensions to convert existing house into 4no. flats including loft conversion with rear and side dormers	APP/M1520/W /24/3347678
23/0168/FUL	Burches Riding School Great Burches Road Thundersley Benfleet SS7 3NE	Removal of all existing equestrian buildings, engineered surfaces and storage compounds and construction of 5no. dwellings	APP/M1520/W /24/3345623
22/0484/FUL	Land At Brook Farm Daws Heath Road Hadleigh Essex	Construct 173No. dwellings including public open space, landscaping, access, drainage, parking, servicing, utilities and all associated infrastructure and ancillary buildings	APP/M1520/W /24/3351658
24/0152/FUL	Land Adjacent To 124 Benfleet Road Thundersley Benfleet Essex SS7 1QH	Erection of 4 bedroom dwelling with new vehicular access	APP/M1520/W /24/3353856
23/0558/FUL	Land To Rear/Side Of 37 Ormonde Gardens Leigh-on-Sea Essex SS9 3RG	Erection of 2-storey, 2-bedroom dwelling and associated landscaping	APP/M1520/W /24/3338048
23/0578/FUL	19 Beveland Road Canvey Island Essex SS8 7QU	Demolition of existing bungalow and construction of building containing 5No. flats with garage and parking spaces	APP/M1520/W /24/3339318
24/0121/FUL	8 Felstead Road Benfleet Essex SS7 1BJ	Demolition of the existing mechanics workshop to be replaced with 1No. dwelling	APP/M1520/W /24/3350152

Planning Application Reference	Site Address	Proposal	PINs Appeal Reference
24/0233/OUT	460 Daws Heath Road Hadleigh Benfleet Essex SS7 2UD	Outline application to replace existing dwelling and outbuildings with 3no. new dwellings (all matters reserved except scale and layout)	APP/M1520/W/24/3357595
23/0175/FUL	Glen Lodge Glen Road Benfleet Essex SS7 1AN	Alterations and extensions to convert existing storage outbuildings into 1No. self-contained dwelling	APP/M1520/W/24/3337464
24/0579/OUT	Land Rear Of 301 Rayleigh Road Thundersley Benfleet Essex SS7 3XA	9 dwellings and new estate road (outline)	APP/M1520/W/25/3358764
23/0241/OUT	Land East Of Chase Mews, West Of No.310 The Chase, And North Of The Chase, Benfleet Essex SS7 3DN	Outline planning application for the erection of up to 47 dwellings and all associated works including new access onto The Chase (all matters reserved except for access)	APP/M1520/W/24/3356256

Indicator H6 - Gypsy and Traveller Provision

Indicator H6: Net additional pitches for Gypsy and Travellers seeks to identify the number of new gypsy and traveller pitches granted consent within Castle Point in the period 1st April 2024 until the 31st March 2025.

Indicator H6 also identifies where permission has been granted for existing pitches to be enlarged, as some family groups may seek to meet their needs in this way rather than through separate provision.

Net Additional Pitches (Gypsy and Traveller)

Number of New Pitches	Number of Existing Pitches Enlarged
0	0

Indicator H7 - Affordable Housing Provision

Indicator H7: Number of Affordable Homes Delivered (gross) seeks to identify the number of affordable homes delivered in Castle Point, as defined in the NPPF.

Number of Affordable Homes Delivered (gross)

Year	Social Rent	Intermediate	Affordable Rent	Total
2011/12	17	-	17	17
2012/13	22	-	-	22
2013/14	-	-	0	0
2014/15	25	15	15	55
2015/16	-	-	19	19
2016/17	3	4	9	16
2017/18	0	18	7	25
2018/19	2	0	0	2
2019/20	0	0	0	0
2020/21	13	0	0	13
2021/22	0	0	0	0
2022/23	0	0	0	0
2023/24	0	0	9	9
2024/25	0	3	0	3
TOTAL	82	40	76	181

Three new affordable homes were delivered in 2024/25. There is a need to increase the supply of affordable housing to address the needs of first-time buyers as the cost of housing currently sits at around 10 times average incomes. There is also a need to reduce homelessness. There has been increased pressure on the Council's homelessness service as a result of the cost-of-living crisis and interest rate increases and legislative changes forcing landlords out of the private rented sector.

Indicator H8 - Housing Development on Previously Developed Land

Indicator H8 looks at new and converted dwellings on previously developed land and seeks to monitor the number of homes that are being built on previously developed land.

New and Converted Dwellings on Previously Developed Land

Year	Gross Dwellings	Gross Dwellings on Previously Developed Land	% Gross on Previously Developed Land
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%
2018/19	91	77	85%
2019/20	121	99	82%
2020/21	124	115	93%
2021/22	185	175	95%
2022/23	141	109	77%
2023/24	93	49	52%
2024/25	68	58	78%

Within Castle Point, consistently high use has been made of previously developed land.

Indicator H9: Dwelling Densities

Indicator H9 seeks to assess gross dwelling density to identify how efficiently land is being utilised for housing.

Gross Dwelling Density (% New Homes delivered at: dwelling density per hectare(ha))

Year	<30	30-50	>50
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
2018/19	52	0	48
2019/20	92	8	0
2020/21	30	22	48
2021/22	19	8	73
2022/23	12	1	53
2023/24	29	12	47
2024/25	16	6	78

Development of housing has occurred across a range of densities. Nonetheless, it's noteworthy that some homes are still being provided at low density. This has implications for land use in addressing housing needs. The construction of more homes at lower densities necessitates larger land allocations to fulfil overall housing requirements.

6. Infrastructure Funding Statement

This statement includes a Section 106 Report addressing the requirements of Regulation 121A Schedule 2 paragraph 3 of the Community Infrastructure Levy Regulations 2010 as amended by the Community Infrastructure Levy (Amendment)(England) (No. 2) Regulations 2019.

Castle Point Borough Council implemented a Community Infrastructure Levy (CIL) on the 1 May 2023.

The Table below sets out the Council's approach to seeking S106 Contributions with CIL in place. This table is extracted from the Council's [Developer Contributions Guidance SPD](#) and represents the practice of the Council.

Section 106 Contributions	CIL Contributions
Schools and other education facilities	
<ul style="list-style-type: none"> Education (including early years and childcare, primary, secondary and post-16) Hadleigh Library – redevelopment and enhancement 	<ul style="list-style-type: none"> Education (including early years and childcare, primary, secondary and post-16) where not secured through S106 Adult employment, skills and training facilities in Castle Point Other Library provision and/or enhancements in Castle Point
Medical Facilities	
<ul style="list-style-type: none"> On-site provision of healthcare facilities Contributions towards off-site facilities that would serve the proposed development 	<ul style="list-style-type: none"> NHS Estates Plan for Castle Point where not secured through S106
Open Spaces and green infrastructure	
<ul style="list-style-type: none"> On-site open space provision, management and maintenance Local off-site open space in lieu of on-site provision 	<ul style="list-style-type: none"> Strategic level open space provision and enhancement Green connectivity to and between open spaces
Sports and Recreation Facilities	
<ul style="list-style-type: none"> Local Football Facilities Plan (Appleton School, Deanes School, Waterside Leisure Centre, King George's playing field) On site indoor sports provision Reprovision or compensatory provision of lost playing pitches 	<ul style="list-style-type: none"> Playing Pitch Strategy – non football elements Built Facilities Strategy where not secured through S106
Flood defences	
<ul style="list-style-type: none"> On-site SUDS and other measures to deliver site level drainage strategy 	<ul style="list-style-type: none"> South Essex Surface Water Management Plan Projects in Castle Point Infrastructure projects in the Canvey Six Point Plan Infrastructure projects within the Thames Estuary 2100 Plan

Roads and other transport facilities	
<ul style="list-style-type: none"> • Any transport schemes required to deliver any site • Any public transport schemes required to deliver any site • On-site cycle, bridleway and walking network infrastructure, and connections into wider network • Other measures as identified as necessary through a site level Transport Assessment 	<ul style="list-style-type: none"> • Strategic Transport Projects • Strategic Sustainable Transport Projects
Other matters – list is not exclusive but is indicative of common requirements	
<ul style="list-style-type: none"> • Affordable housing • Biodiversity Net Gain • Essex Coast RAMS (as set out in the <u>Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document</u>) • Landscaping provision, maintenance and management • Heritage Assets – enhancement, protection, maintenance and management • Emergency service facilities 	<ul style="list-style-type: none"> • Emergency Service Estate Improvements

Infrastructure Funding Statement 2024 - 2025 - Section 106 Monies

This section of the Infrastructure Funding Statement addresses the money received under S106 and how they were allocated and spent in 2024/25.

It should be noted that in some instances S106 Agreements will include clauses that require payments to be made to the County Council for highways and education as examples. Where these payments are made directly to the County Council, they are not captured in this infrastructure funding statement. Essex County Council also prepare a separate infrastructure funding statement which captures S106 money received and to be spent by the organisation. The Essex County Council Infrastructure Funding Statement should be read alongside this statement for Castle Point. This is available to view on the [ECC website](#).

In terms of S106 contributions received by Castle Point, the following table provides a summary of S106 Contribution income and expenditure in the period between the 1st April 2024 and the 31st March 2025

Financials	Description	S106	Essex Coast RAMS	TOTAL
Start Balance	Total Amount of unallocated S106 Money Held at 1 April 2024	£729,080.39	£34,221.64	£763,302.03
Income	Total S106 Money Received 1 April 2024-31 March 2025	£463,468.68	£14,781.02	£478,249.70
Expenditure	Total S106 Monies Spent 1 April 2024-31 March 2025	£13,307.42	£7,298.79	£20,606.21
End Balance	Total S106 Monies Unspent at 31 March 2025	£1,179,241.65	£42,195.45	£1,220,945.52

Section 106 Agreements Entered Into During The Reporting Year

Application	Site	Clause	Date
24/0042/FUL	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	Off-site Affordable Housing contribution - £74,358 Biodiversity Contribution- £62,000 Healthcare Contribution - £16,300	04/06/2024

2024/25 S106 Income

The following table displays the incoming Section 106 Money for the 2024-2025 financial year. A total of **£478,741.28** was received during this period as detailed below. It should be noted that due to the small cost many of the payments towards the Essex Coast RAMS are received upfront and therefore are potentially liable for Refunds should the application be refused or the permission not implemented.

Application	Site	Clause	Monies Received
19/0549/FUL	Chase Nurseries	Affordable housing contribution for off site delivery	£160,590.00
19/0764/FUL	Long Road/Haron Close	Affordable housing contribution for off site delivery	£135,929.98
23/0423/FUL	Tanglewood & The Warren	Essex Coast RAMS	£1,600.00
23/0423/FUL	Tanglewood & The Warren	Healthcare Contribution	£6,770.00
24/0042/FUL	Walsingham House SS8 9DE	Administration costs	£3,458.70
24/0042/FUL	Walsingham House SS8 9DE	Biodiversity Net Gain Contribution	£62,000.00
24/0042/FUL	Walsingham House SS8 9DE	Healthcare Contribution	£16,300.00
23/0009/VAR 20/0328/FUL	39-43 High St, Canvey SS8 7RD	Affordable Housing	£63,180.00
21/0813/FUL	Kenneth Road, Benfleet SS7 3AF	Healthcare Contribution	£15,240.00
24/0056/FUL	376 London Road, Benfleet	Essex Coast RAMS	£313.52
24/0178/FUL	57 The Chase	Essex Coast RAMS	£163.86
24/0227/FUL	19 Romsey Road South Benfleet	Essex Coast RAMS	£163.86

Application	Site	Clause	Monies Received
24/0348/PA20A	Oak Court 110-112 Rayleigh Road	Essex Coast RAMS	£327.72
24/0378/FUL	Thatch Farm Bramble Crescent Hadleigh	Essex Coast RAMS	£578.00
23/0416/FUL	12 Zider Pass Canvey Island Essex SS8 7QJ	Essex Coast RAMS	£327.72
24/0415/FUL	S Stibbards & Sons 4 Commonhall Lane Hadleigh	Essex Coast RAMS	£163.86
24/0326/FUL	Land Adjacent To 1 Prestwood Drive Thundersley	Essex Coast RAMS	£163.86
23/0764/FULCLC	Site Adjacent To 45 Linden Way Canvey Island SS8 9JB	Essex Coast RAMS	£491.58
24/0495/FUL	387 London Road Hadleigh	Essex Coast RAMS	£655.44
24/0470/FUL	49 Church Road Thundersley Benfleet	Essex Coast RAMS	£163.86
24/0494/FULCLC	Garage Site Carlton Drive Hadleigh	Essex Coast RAMS	£327.72
24/0348/PA20A	Oak Court 110-112 Rayleigh Road Thundersley	Essex Coast RAMS	£327.72
24/0042/FUL	Walsingham House Lionel Road Canvey Island	Essex Coast RAMS	£5,407.38

Application	Site	Clause	Monies Received
24/0571/FUL	64 High Street Canvey Island	Essex Coast RAMS	£1,147.02
24/0418/FUL	393 London Road Hadleigh Benfleet	Essex Coast RAMS	£163.86
24/0436/OUT	Land Rear Of 116-124 Church Road Hadleigh	Essex Coast RAMS	£491.58
24/0473/FUL	Corner Club R/O 149 - 151 High Street Canvey Island	Essex Coast RAMS	£491.58
24/0641/FUL	Monico 1 - 3 Eastern Esplanade Canvey Island	Essex Coast RAMS	£156.76
24/0710/FUL	5 Borrett Avenue Canvey Island	Essex Coast RAMS	£327.72
24/0641/FUL	Monico 1 - 3 Eastern Esplanade Canvey Island	Essex Coast RAMS	£7.10
24/0689/FUL	15 Hernen Road Canvey Island Essex	Essex Coast RAMS	£327.72
25/0106/FUL	132 Kiln Road Thundersley Benfleet	Essex Coast RAMS	£491.58
25/0187/FUL	Land to the Rear of 2 Cedar Park Close SS7 3RU	Essex Coast RAMS	£163.86
		TOTAL	£478,249.70

2024/25 S106 Expenditure

This section looks at the expenditure of S106 Money in the 2024-2025 financial year. £20,209.22 was spent within the reporting period. No S106 money was spent on repaying money borrowed, and no S106 money was spent on **monitoring costs**. During the monitoring period, three RAMs payments were refunded as set out in the table below.

Application	Site	Clause	Monies Spent
23/0462/FUL	37-39 High Road Benfleet Essex	Essex Coast RAMS Transferred to CCC	£156.76
23/0496/FUL	102 - 106 High Street Canvey Island Essex	Essex Coast RAMS Transferred to CCC	£156.76
23/0559/FUL	87-89 Furtherwick Road Canvey Island	Essex Coast RAMS Transferred to CCC	£156.76
23/0048/FUL	19 Beveland Road Canvey Island	Essex Coast RAMS Transferred to CCC	£156.76
23/0634/FUL	7 Ivy Road Thundersley Benfleet	Essex Coast RAMS Transferred to CCC	£156.76
23/0744/FUL	246-250 High Road Benfleet	Essex Coast RAMS Transferred to CCC	£1,254.08
23/0552/FUL	286 London Road Benfleet	Essex Coast RAMS Transferred to CCC	£1,254.08
23/0664/FUL	25-27 High Street Canvey Island	Essex Coast RAMS Transferred to CCC	£156.76
24/0020/FUL	21 Park Road Canvey Island Essex	Essex Coast RAMS Transferred to CCC	£156.76
23/0593/FUL	19 Romsey Road Benfleet Essex	Essex Coast RAMS Transferred to CCC	£156.76
23/0048/FUL	19 Beveland Road Canvey Island	Essex Coast RAMS Transferred to CCC	£156.76
23/0048/FUL	19 Beveland Road Canvey Island	Essex Coast RAMS Transferred to CCC	£156.76

Application	Site	Clause	Monies Spent
23/0048/FUL	19 Beveland Road Canvey Island	Essex Coast RAMS Transferred to CCC	£156.76
24/0016/FUL	Homeacre Windermere Road Thundersley	Essex Coast RAMS Transferred to CCC	£156.76
24/0152/FUL	Land Adjacent To 124 Benfleet Road Thundersley	Essex Coast RAMS Transferred to CCC	£156.76
23/0744/FUL	246-250 High Road Benfleet	Essex Coast RAMS Transferred to CCC	£1,254.08
22/0592/FUL	210 High Road Benfleet Essex	Essex Coast RAMS Transferred to CCC	£550.84
22/0818/FUL	1 Foxmeadows Thundersley Benfleet	Essex Coast RAMS Transferred to CCC	£550.84
CPT/697/11/FUL	Ashcroft Place, Kiln Road (Shipwrights Meadow)	Shipwrights Meadow Management Plan	£13,307.42
		Total	£20,209.22

Details of Refunds of S106 Monies 2024/25

Application	Site	Clause	Monies Refunded	Reason for Refund
These refunds were carried forward to reflect the balance changes between the reporting years.		Essex Coast RAMS refunds awarded in 23/24	£550.84	
23/0749/FUL	199 Central Avenue Canvey Island	Essex Coast RAMS	£ 156.76	Permission Refused

Application	Site	Clause	Monies Refunded	Reason for Refund
23/0332/FUL	199 Central Avenue Canvey Island	Essex Coast RAMS	£ 156.76	Permission Refused
24/0746/FUL	Acres Way Great Burches Road Thundersley	Essex Coast RAMS	£ 163.86	Permission Refused
23/0210/FUL	4 Bilton Road Hadleigh Benfleet	Essex Coast RAMS	£156.76	Permission Refused
Total			£1,184.98	

Unspent S106 Monies at 31 March 2025

At the end of March 2025, there were S106 Monies sitting with Castle Point Borough Council amounting to **£1,179,241.65**. The table that follows details what this money was secured for.

Unspent S106 Monies at 31 March 2025

Application	Site	Clause	Unspent Monies	Deadline for Spending
15/0709/FUL	Solby Wood Farm	Monitoring Fee	£700.00	-
19/0549/FUL	Chase Nurseries	Affordable Housing RE 19 houses	£313,481.7	Spending has commenced
19/0764/FUL	Long Road/Haron Close	Affordable Housing RE 24 Flats	£135,929.98	-
19/0697/FUL	344-347 London Road	Affordable Housing RE 34 Flats	£104,124.66	-
18/1016/FUL	359-396 London Road, Benfleet	Affordable Housing	£213,797.78	-
CPT/511/10/FUL	Morrison's, High Street, Hadleigh	Air Quality Monitoring	£14,117.00	-

Application	Site	Clause	Unspent Monies	Deadline for Spending
19/0697/FUL	344-347 London Road	Health Contribution	£14,177.61	-
19/0549/FUL	Chase Nurseries	Health Contribution	£7,542.98	-
14/0707/OUT 14/0602/FUL	r/o 201-219 Kiln Road	Health Contribution	£23,300.00	-
CPT/358/12/FUL	Brickfields Great Burches Road Thundersley	Monitor Plan & Management of Woodland & Grassland Areas	£3,500.00	-
14/0707/OUT 14/0602/FUL	r/o 201-219 Kiln Road	Monitoring	£5,875.00	-
19/0686/FUL	19-27 Kents Hill Road	LSVR	£27,078.00	-
- CPT/697/11/FUL	Ashcroft Place, Kiln Road (Shipwrights Meadow)	Shipwrights Meadow Management Plan	£32,645.16	Spending has commenced
23/0423/FUL	Tanglewood & The Warren	RAMS	£1,600.00	-
23/0423/FUL	Tanglewood & The Warren	Healthcare Contribution	£6,770.00	-
24/0042/FUL	Walsingham House SS8 9DE	Administration costs	£3,458.70	10 th Anniversary
24/0042/FUL	Walsingham House SS8 9DE	Biodiversity Net Gain Contribution	£62,000.00	10 th Anniversary
24/0042/FUL	Walsingham House SS8 9DE	NHS Health Contribution	£16,300.00	10 th Anniversary
23/0009/VAR 20/0328/FUL	39-43 High St, Canvey SS8 7RD	Affordable Housing	£63,180.00	-
21/0813/FUL	Kenneth Road, Benfleet SS7 3AF	Healthcare Contribution	£15,240.00	-

Application	Site	Clause	Unspent Monies	Deadline for Spending
	Sub Total	Healthcare	£83,270.59	
	Sub Total	Affordable Housing	£857,592.12	
	Sub Total	BNG	£62,000	
	Sub Total	Monitoring	£13,534	
	Sub Total	Miscellaneous	£48,362	
	Grand Total		£1,064,758.57	

Committed S106 Agreements

Application	Site	Clause	Committed Monies
CPT/697/11/FUL	Ashcroft Place, Kiln Road	Health Contribution	£101,023.00
CPT/697/11/FUL	Ashcroft Place, Kiln Road (Shipwrights Meadow)	Shipwrights Meadow Monitor Mitigation Site Management Plan	£15,000.00
Total			£116,023

The Healthcare contribution of £101,023 secured under application CPT/697/11/FUL has been confirmed as committed expenditure to the NHS and is no longer subject to a spending deadline. The £15,000 secured for the Shipwrights Meadow Mitigation Site Management Plan is likewise committed and will be delivered in accordance with the approved management plan overseen by Pinnacle. Both obligations are therefore recorded as Committed Spend for the monitoring year. Ongoing delivery and compliance will be tracked through established reporting arrangements with the respective delivery partners.

Unspent RAMS Funds

Application	Site	Clause	Unspent Monies
18/0638/FUL	The Haystack Public House Car Park	Essex Coast RAMS	£2,100
22/0482/FUL	Chapman Sands Sailing Club	Essex Coast RAMS	£963.97
22/0461/FUL	Land Rear Of 316 - 320 High Road	Essex Coast RAMS	£963.97
23/0177/FUL	64 High Street Canvey Island	Essex Coast RAMS	£963.97
22/0774/FUL	111 Hart Road	Essex Coast RAMS	£688.55
22/0592/FUL	210 High Road	Essex Coast RAMS	£550.84
23/0304/FUL	1 Fox Meadows	Essex Coast RAMS	£550.84
23/0061/FUL	Land Adjacent To 2A St Johns Road Hadleigh	Essex Coast RAMS	£413.13
22/0211/FUL	Wensley Road	Essex Coast RAMS	£381.90
21/0888/FUL	2 Elm Road	Essex Coast RAMS	£381.90
22/0871/FUL	5 Watlington Road Benfleet	Essex Coast RAMS	£275.42
22/0612/FUL	Land Rear Of 3 Vaagen Road	Essex Coast RAMS	£275.42
22/0606/FUL	Land At Corner Of Albion Road And St Clements Road	Essex Coast RAMS	£275.42
23/0088/FUL	Linden Court 41 Linden Road Thundersley	Essex Coast RAMS	£275.42
23/0123/FUL	12 Crescent Road	Essex Coast RAMS	£275.42
22/0756/FUL	Nashlea Farm Poors Lane	Essex Coast RAMS	£254.60
22/0637/FUL	21 Stadium Way Thundersley	Essex Coast RAMS	£228

Application	Site	Clause	Unspent Monies
22/0914/FUL	32 Poors Lane Hadleigh	Essex Coast RAMS	£137.71
21/1074/FUL	27 Green Road	Essex Coast RAMS	£137.71
22/0367/FUL	2 The Dale	Essex Coast RAMS	£137.71
22/0381/FUL	32 Poors Lane	Essex Coast RAMS	£137.71
22/0700/FUL	Land To Rear/side of 37 Ormonde Gardens	Essex Coast RAMS	£137.71
22/0776/FUL	R/O 6 Maurice Road	Essex Coast RAMS	£137.71
22/0887/FUL	Land Adjacent To 6 Herbert Road	Essex Coast RAMS	£137.71
22/0297/FUL	34 Parkstone Avenue	Essex Coast RAMS	£137.71
22/0587/FUL	11 Bartley Road	Essex Coast RAMS	£137.71
23/0115/FUL	45A High Street	Essex Coast RAMS	£137.71
22/0933/FUL	280 Hart Road	Essex Coast RAMS	£137.71
23/0045/FUL	Land North And Adjoining No. 38	Essex Coast RAMS	£137.71
22/0823/FUL	Land Between 48 - 56 Taranto Road	Essex Coast RAMS	£137.71
22/0866/FUL	25 Florence Road	Essex Coast RAMS	£131.71
21/0862/FUL	Rear Of 9 High Street	Essex Coast RAMS	£127.30
22/0258/FUL	Bowercombe Great Burches Road Thundersley Benfleet SS7 3NA	Essex Coast RAMS	£127.30
21/0032/FUL	150 London Road Benfleet Essex SS7 5SQ	Essex Coast RAMS	£125.80
20/0887/CPARR	125 London Road Benfleet Essex SS7 5UH	Essex Coast RAMS	£125.58
22/0911/FUL	376 London Road	Essex Coast RAMS	£313.52
24/0178/FUL	57 The Chase	Essex Coast RAMS	£163.86

Application	Site	Clause	Unspent Monies
24/0227/FUL	19 Romsey Road South Benfleet	Essex Coast RAMS	£163.86
24/0348/PA20A	Oak Court 110-112 Rayleigh Road	Essex Coast RAMS	£327.72
24/0378/FUL	Thatch Farm Bramble Crescent Hadleigh	Essex Coast RAMS	£578.00
23/0416/FUL	12 Zider Pass Canvey Island Essex SS8 7QJ	Essex Coast RAMS	£327.72
24/0415/FUL	S Stibbards & Sons 4 Commonhall Lane Hadleigh	Essex Coast RAMS	£163.86
24/0326/FUL	Land Adjacent To 1 Prestwood Drive Thundersley	Essex Coast RAMS	£163.86
23/0764/FULCLC	Site Adjacent To 45 Linden Way Canvey Island SS8 9JB	Essex Coast RAMS	£491.58
24/0495/FUL	387 London Road Hadleigh	Essex Coast RAMS	£655.44
24/0470/FUL	49 Church Road Thundersley Benfleet	Essex Coast RAMS	£163.86
24/0494/FULCLC	Garage Site Carlton Drive Hadleigh	Essex Coast RAMS	£327.72
24/0348/PA20A	Oak Court 110-112 Rayleigh Road Thundersley	Essex Coast RAMS	£327.72

Application	Site	Clause	Unspent Monies
24/0042/FUL	Walsingham House Lionel Road Canvey Island	Essex Coast RAMS	£5,407.38
24/0571/FUL	64 High Street Canvey Island	Essex Coast RAMS	£1,147.02
24/0418/FUL	393 London Road Hadleigh Benfleet	Essex Coast RAMS	£163.86
24/0436/OUT	Land Rear Of 116-124 Church Road Hadleigh	Essex Coast RAMS	£491.58
24/0473/FUL	Corner Club R/O 149 - 151 High Street Canvey Island	Essex Coast RAMS	£491.58
24/0641/FUL	Monico 1 - 3 Eastern Esplanade Canvey Island	Essex Coast RAMS	£156.76
24/0710/FUL	5 Borrett Avenue Canvey Island	Essex Coast RAMS	£327.72
24/0641/FUL	Monico 1 - 3 Eastern Esplanade Canvey Island	Essex Coast RAMS	£7.10
24/0689/FUL	15 Hernen Road	Essex Coast RAMS	£327.72
25/0106/FUL	132 Kiln Road	Essex Coast RAMS	£491.58
Total			£25,428

CIL 2024-2025

This section addresses the requirements of Regulations 121A Schedule 2 paragraph 3 of the Community Infrastructure Levy Regulations 2010 as amended by the Community Infrastructure Levy (Amendment)(England) (no.2) Regulations 2019 following the decision to adopt the Community Infrastructure Levy by the Council in May 2023.

CIL Summary Table

The table below lays out the Community Infrastructure Levy summary for Castle Point within the reporting year. Further details on this table can be found following the table.

Balance at the start of the Reporting Year	£972
CIL Monies Received	£248,930
CIL Expenditure	£22,888.64
Total Held at the end of the Reporting Year	£227,013.36
Demand Notices Outstanding	£274,306.53

The following table identifies the CIL income that was held at the start of the monitoring period.

Application	Site	Clause	Monies Received	Date Received
22/0705/FUL	Flat 106 104 High Street Canvey Island	CIL	£972.00	June 2023

Monies received from CIL demand notices Paid as of 31st March 2025.

In total, £248,930 was paid to the Council in relation to CIL demand notices within the Reporting Period.

Reference	Site Address	Monies Received	Date Received
23/0093/FUL	293 Benfleet Road Benfleet	£6,500	21/05/2024
23/0423/FUL	Site at Tanglewood / The Warren	£13,275	22/08/2024
23/0093/FUL	293 Benfleet Road Benfleet	£6,500	10/09/2024

Reference	Site Address	Monies Received	Date Received
24/0042/FUL	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	£3,458.70	13/09/2024
23/0423/FUL	Site Of The Warren And Tanglewood Hall Crescent Hadleigh	£13,275.00	01/11/2024
23/0744/FUL	246-250 High Road Benfleet Essex	£5,000	10/02/2025
23/0744/FUL	246-250 High Road Benfleet Essex	£10,000	10/02/2025
23/0744/FUL	246-250 High Road Benfleet Essex	£5,818.86	10/02/2025
23/0093/FUL	293 Benfleet Road Benfleet Essex SS7 1PR	£6,500	05/03/2025
23/0304/FUL	1 Foxmeadows Thundersley Benfleet	£13,237.50	21/03/2025
24/0020/FUL	21 Park Road Canvey Island Essex SS8 7PT	£3,335.20	11/06/2024
24/0020/FUL	21 Park Road Canvey SS8 7PT	£3,335.20	23/08/2024
23/0416/FUL	12 Zider Pass Canvey Island Essex SS8 7QJ	£12,734.45	04/09/2024
24/0359/FUL – CIL interest carried forward	83 Surig Road Canvey Island Essex SS8 9AG	£128.98	17/10/2024
24/0042/FUL	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	£119,928.50	12/03/2025
24/0042/FUL	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	£7,055.26	31/03/2025
23/0634/FUL	7 Ivy Road Thundersley Benfleet	£9,423.72	27/09/2024

Reference	Site Address	Monies Received	Date Received
23/0634/FUL	7 Ivy Road Thundersley Benfleet	£9,423.71	02/10/2024
	Total	£248,930	As at March 31st 2025

CIL Carried Forward For Canvey Town Council

Under the CIL regulations 59A, “In England, where all or part of a chargeable development—
(a)is not in an area that has a neighbourhood development plan in place; and (b)was not granted planning permission by a neighbourhood development order made under section 61E or 61Q (including a community right to build orders) of TCPA 1990, then, subject to paragraph (7), the charging authority must pass 15 per cent of the relevant CIL receipts to the parish council for that area.”

This is captured below as CIL viable developments on Canvey Island meet this requirement.

CIL carried forward for Canvey Council	£145.80	06/08/2024
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The following table address 121A –(1)(C) which sets out the total value of CIL set out in all demand notices issued within the reporting year.

CIL Demand Notices Issued within the reporting year April 1st 2024 – March 31st 2025.

As certain planning permissions may have CIL exemptions applied if they are extensions, if they are self-builds, if they are for affordable housing, or if they benefit from charitable relief, a demand notice of £0.00 may be issued. However if the exemptions are removed for whatever reason, a new demand notice for the appropriate amount will be issued.

Reference	Site Address	Proposal	Commencement Date	Demand Notice Issued	Amount Due
22/0774/FUL	111 Hart Road Thundersley Benfleet Essex SS7 3QP	Demolition of existing block of flats comprising 4No flats and replacement with new block comprising 9No. self-contained flats with off-street parking and new cross-over	17-Mar-25	12-Mar-25	£22,003.55

Reference	Site Address	Proposal	Commencement Date	Demand Notice Issued	Amount Due
23/0073/FUL	27 Craven Avenue Canvey Island Essex SS8 0BY	2No. detached dwellings with integral garages	24-Jun-24	01-Jul-24	£0.00
23/0304/FUL	1 Foxmeadows Thundersley Benfleet Essex SS7 3AR	Demolition of existing property and construction of 4No. dwellings with associated parking and amenity space including new crossovers	21-Jan-25	21-Jan-25	£26,475.00
23/0304/FUL	1 Foxmeadows Thundersley Benfleet Essex SS7 3AR	Demolition of existing property and construction of 4No. dwellings with associated parking and amenity space including new crossovers	21-Jan-25	21-Jan-25	£26,475.00
23/0416/FUL	12 Zider Pass Canvey Island Essex SS8 7QJ	Construction of 2No. chalet bungalows with vehicular access and associated facilities	05-Jul-24	05-Aug-24	£12,734.45
23/0416/FUL	12 Zider Pass Canvey Island Essex SS8 7QJ	Construction of 2No. chalet bungalows with vehicular access and associated facilities	05-Jul-24	05-Aug-24	£12,734.45
23/0416/FUL	12 Zider Pass Canvey Island Essex SS8 7QJ	Construction of 2No. chalet bungalows with vehicular access and associated facilities	05-Jul-24	11-Oct-24	£13,265.05
23/0416/FUL	12 Zider Pass Canvey Island Essex SS8 7QJ	Construction of 2No. chalet bungalows with vehicular access	05-Jul-24	11-Oct-24	£13,265.05

Reference	Site Address	Proposal	Commencement Date	Demand Notice Issued	Amount Due
		and associated facilities			
23/0423/FUL	Site Of The Warren And Tanglewood Hall Crescent Hadleigh Benfleet SS7 2QW	Demolish existing dwellings and construct block of 12No. flats	07-May-24	08-May-24	£53,100.00
23/0441/FUL	21 Netherfield Thundersley Benfleet Essex SS7 1TY	Demolition of side and rear projections, construction of a part two, part single storey rear/side extension with balcony above rear element, front porch and other external alterations	21-Mar-24	18-Jul-24	£20,193.00
23/0642/FUL	76A High Street Canvey Island Essex SS8 7SE	Demolition of existing building and replacement with a building of mixed uses comprising 1No. Retail unit (Class E) at ground floor and 4No. residential dwellings (Class C3) at first & second Floor	09-Aug-24	12-Aug-24	£4,610.32
23/0697/FUL	Thatch Farm Bramble Crescent Hadleigh Benfleet SS7 2UZ	Demolition of existing buildings and erection of 1No. dwelling with swimming pool and associated landscaping (amendment of	02-Sep-24	22-Aug-24	£0.00

Reference	Site Address	Proposal	Commencement Date	Demand Notice Issued	Amount Due
		approval 22/0869/FUL) Building footprint shifted towards the north by 2.5m, no other change			
23/0744/FUL	246-250 High Road Benfleet Essex SS7 5LA	Proposed alterations and change of use to ground floor to create Restaurant and 8No. flats at 1st and 2nd floor with associated off-street parking	10-Dec-24	03-Dec-24	£83,275.44
23/0744/FUL	246-250 High Road Benfleet Essex SS7 5LA	Proposed alterations and change of use to ground floor to create Restaurant and 8No. flats at 1st and 2nd floor with associated off-street parking	10-Dec-24	03-Dec-24	£83,275.44
24/0042/FUL	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	Phase 2 to provide 13No. flats and 20No. houses	15-Jul-24	22-Aug-24	£111,506.79
24/0133/FUL	Homestead Hilltop Avenue Benfleet Essex SS7 1PH	Demolition of existing chalet and out- buildings and replacement with 1No. dwelling	05-Dec-24	04-Dec-24	£0.00
24/0294/FUL	243A Vicarage Hill Benfleet	First-floor front extension, part single/part two storey rear	24-Jun-24	16-Jul-24	£28,977.46

Reference	Site Address	Proposal	Commencement Date	Demand Notice Issued	Amount Due
	Essex SS7 1PQ	extension and external alterations, including rooms in the roof (amendment to approval 24/0110/FUL)			
24/0571/FUL	64 High Street Canvey Island Essex SS8 7SE	Demolition of existing building and erection of 3 storey building comprising office to ground floor and 7No. self-contained flats	12-Mar-25	10-Mar-25	£10,895.53
24/0697/FUL	225 Hart Road Thundersley Benfleet Essex SS7 3UG	Single storey detached annexe in rear garden	15-Jan-25	18-Dec-24	£0.00
24/0776/FUL	73 The Chase Thundersley Benfleet Essex SS7 3BZ	Replacement dwelling	10-Mar-25	04-Mar-25	£0.00
Total					£523,236.53

CIL Expenditure within the reporting year.

The following table address 121A –(1)(E) which sets out the total amount of CIL expenditure within the reporting year.

Within the reporting year 2024-2025 the Council spent **£22,888.64** of Community Infrastructure Levy Monies. It is expected that over time as CIL is more commonly collected, as it is only a recent adoption in terms of Developer Contributions, the Council will be able to fund more Community Infrastructure Projects in line with the Infrastructure Development Plan.

Under the CIL regulations 59A, “In England, where all or part of a chargeable development— (a)is not in an area that has a neighbourhood development plan in place; and (b)was not granted planning permission by a neighbourhood development order made under section 61E or 61Q (including a community right to build orders) of TCPA 1990, then, subject to paragraph (7), the charging authority must pass 15 per cent of the relevant CIL receipts to the parish council for that area.” This is recorded below as Canvey Town Council CIL receipts.

Monies Spent	Date	Cause
£3,056.53	27/02/2025	15% Canvey Town Council Cil Receipts
£19,832.11	31/03/2025	15% Canvey Town Council Cil Receipts

Appendix 1: Information on Industrial Uses

Industrial Uses – Completions 1st April 2024 to 31st March 2025

Ward	Application	Site Address	Development Use Class	Existing	Proposed	Net	Under Construction	Completions
Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	B2	0	12,000	12,000	0	2469.9
Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	B8	0	6,300	6,300	0	400
Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	SUIGEN	94	1,200	1,106	0	-94
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet	E(g)	2,247	0	-2,247	0	-2,247
			Total	2,341	19,500	19,500	0	528.9

Industrial Extant Consents at 1st April 2025

Ward	Application	Site Address	Development Use Class	Existing	Proposed	Net	Under Construction	Net Complete to Date
Boyce	22/0592/FUL	210 High Road Benfleet	B8	30	0	-30	0	0
Canvey Island Winter Gardens	22/0805/FUL	Castle Point Service Station Somnes Avenue Canvey Island	SUIGEN	147.3	177.73	30.43	0	0
St. James'	CPT/24/05/FUL	320 London Rd Hadleigh	SUIGEN	710	0	-710	0	0
Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	B2	0	12,000	12,000	0	11,161
Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	Sui Gen	0	1,106	1,106	0	0
Canvey Island West	15/0293/RES	Land Opposite Morrisons, Northwick Road, Canvey Island	B2	0	4,582	4,582	0	0

Ward	Application	Site Address	Development Use Class	Existing	Proposed	Net	Under Construction	Net Complete to Date
Canvey Island West	15/0293/RES	Land Opposite Morrisons, Northwick Road, Canvey Island	B8	0	9,955	9,955	0	0
Canvey Island West	15/0293/RES	Land Opposite Morrisons, Northwick Road, Canvey Island	C1	0	2,288	2,288	0	0
Canvey Island West	15/0293/RES	Land Opposite Morrisons, Northwick Road, Canvey Island	Sui Generis	0	2,890	2,890	0	0
Canvey Island West	21/0292/FUL	25 Vikings Way Canvey Island	SUIGEN	0	272	272	0	0
			Total	887.3	33,270.73	32,383.43	0	11,161

Appendix 2: Information on Town Centre Uses

Town Centre Uses – Completions 1st April 2024 to 31st March 2025

There were no Town Centre completions within the Reporting Year April 2024 – March 2025.

Town Centre Uses – Extant Permissions at 1st April 2025

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(a)	Appleton	20/0060/FUL	322 London Road Benfleet	0	38	38	38	0
E(a)	Boyce	18/0366/FUL	246-250 High Road Benfleet	263	266	3	3	0
E(a)	Canvey Island West	21/0292/FUL	25 Vikings Way Canvey Island	272	0	-272	-272	0
E(a)	Canvey Island Winter Gardens	20/0664/FUL	Site Adjacent To Pauls Court Castle View School Meppel Avenue	0	174	174	174	0
E(a)	Cedar Hall	18/0223/FUL	179 Kiln Road Thundersley Benfleet	200.4	251	50.6	50.6	0
E(a)	St. James'	21/0428/FUL	363 London Road, Hadleigh	34.5	0	-34.5	-34.5	0
E(a)	St Peter's	20/0887/CPARR	125 London Road Benfleet Essex SS7 5UH	183	104	-79	-79	0

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(b)	Canvey Island South	21/0186/FUL	Unit 3 Knightswick Centre Furtherwick Road	0	82	82	82	0
E(b)	Canvey Island South	CPT/483/08/REN	59 Furtherwick Road Canvey Island	90.1	244.5	154.4	0	154.4
E(b)	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way	0	700	700	700	0
E(c)	Appleton	21/0032/FUL	150 London Road Benfleet Essex SS7 5SQ	70	96	26	0	26
E(c)	St. Mary's	20/0534/FUL	283 High Road Benfleet Essex SS7 5HA	67.5	0	-67.5	-67.5	0
E(d)	Canvey Island South	21/0186/FUL	Unit 3 Knightswick Centre Furtherwick Road Canvey Island	82	0	-82	-82	0
E(g)	Boyce	19/0674/FUL	132 Kiln Road Thundersley Benfleet	70	0	-70	-70	0
E(g)	Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island	0	287	287	0	287
E(g)	Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island	448	0	-448	-448	0

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(g)	Canvey Island West	15/0293/RES	Land Opposite Morrisons, Northwick Road, Canvey Island	0	8928	8928	8928	0
E(g)	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	0	6400	6400	3549	0
E(g)	Canvey Island Winter Gardens	20/0664/FUL	Site Adjacent To Pauls Court Castle View School Meppel Avenue Canvey Island	0	99.5	99.5	99.5	0
E(g)	Cedar Hall	20/0770/FUL	533 Rayleigh Road Thundersley Benfleet	206	1539	1333	0	1333
E(g)	Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet	2247	0	-2247	-2247	0
E(g)	St. James'	20/0270/CPA	Ash House 340-342 London Road Hadleigh Benfleet	334	0	-334	-334	0
E(g)	St. James'	16/0190/CPA	387 London Road Hadleigh Benfleet	306	0	-306	-306	0
E(g)	St. James'	18/0424/CPA	351-359 London Road Hadleigh Benfleet	1322	0	-1322	-1322	0

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(g)	St. James'	20/0108/FUL	Suite G 83 High Street Hadleigh Benfleet	-47	0	-47	-47	0
E(g)	St. James'	21/0428/FUL	363 London Road, Hadleigh	0	83.9	83.9	83.9	0
E(g)	St Peter's	19/0357/FUL	9A Parsons Road Thundersley Benfleet	0	28	28	28	0
E(g)	Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet	120	0	-120	-120	0
F1	Cedar Hall	20/0822/FUL	Thundersley County Primary School Dark Lane Benfleet	40	78	38	38	0
F1	St George's	CPT/75/12/FUL	The Church Of St George Rushbottom Lane Benfleet	684	763	79	0	79
F2(b)	Canvey Island Central	17/0525/FUL	Womens Institute Hall Lionel Road Canvey Island	99	0	-99	-99	0
Sui Generis	Appleton	20/0060/FUL	322 London Road Benfleet	174	0	-174	-174	0

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
Sui Generis	Canvey Island West	15/0293/RES	Land Opposite Morrisons, Northwick Road, Canvey Island	0	2,890	2,890	2,890	0
Sui Generis	St. Mary's	20/0534/FUL	283 High Road Benfleet	0	67.5	67.5	67.5	0
			Total	7,265.5	23,119.4	15,759.9	11,029.5	1,879.4

Appendix 3: Information on Housing Completions

Housing Completions Data									
Location	Reference	Address	Type	Bedrooms	Completion Status	PDLO	Priority	Completion Date	
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	1B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	1B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	1B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	1B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	1B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	2B	REDEV	PDL	HIGH	02-Sep-24

Planning Applications									
Reference	Planning Ref	Address	Planning Type	Proposed Use	Number of Units	Planning Status	Planning Decision	Priority	Date
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	2B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	2B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	2B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	2B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	2B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	2B	REDEV	PDL	HIGH	02-Sep-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	PRI	FLAT	2B	REDEV	PDL	HIGH	02-Sep-24
Boyce	20/0868/FUL	62 Hill Road Benfleet Essex SS7 1HL	PRI	HOUSE	4BPLUS	REDEV	PRTPDL	LOW	13-May-24

Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24

Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24

Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24

Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24

Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	2B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	1B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	1B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	1B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	1B	REDEV	PDL	HIGH	12-Jul-24

Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	1B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	1B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	1B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	1B	REDEV	PDL	HIGH	12-Jul-24
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet Essex SS7 3AF	PRI	FLAT	1B	REDEV	PDL	HIGH	12-Jul-24

Project Overview									
Location	Ref ID	Address	Category	Type	Size	Phase	Lead	Priority	Date
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	1B	REDEV	PDL	HIGH	05-Apr-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	26-Apr-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	26-Apr-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	26-Apr-24

Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-24
Canvey Island Central	18/1076/FUL	29 Denham Road Canvey Island Essex SS8 9HB	PRI	HOUSE	3B	NEW	PDL	MED	25-Oct-24
Canvey Island Central	18/1076/FUL	29 Denham Road Canvey Island Essex SS8 9HB	PRI	HOUSE	1B	NEW	PDL	MED	25-Oct-24
Canvey Island Central	18/1076/FUL	29 Denham Road Canvey Island Essex SS8 9HB	PRI	HOUSE	3B	NEW	PDL	MED	25-Oct-24

Planning Applications - Canvey Island									
Reference	Planning Ref	Address	Planning Type	Building Type	Number of Units	Planning Status	Planning Authority	Priority	Date
Canvey Island West	19/0365/FUL	Land At Rear Of 7 Palmerstone Road Canvey Island Essex SS8 0NB	PRI	HOUSE	3B	NEW	PRTPDL	LOW	12-Jun-24
Canvey Island West	19/0365/FUL	Land At Rear Of 7 Palmerstone Road Canvey Island Essex SS8 0NB	PRI	HOUSE	3B	NEW	PRTPDL	LOW	12-Jun-24
Canvey Island East	20/0312/FUL	Land Adjacent To 88 Holbek Road Canvey Island Essex SS8 8NL	PRI	HOUSE	2B	NEW	GFIELD	LOW	20-Jun-24
Canvey Island North	20/0582/FUL	Land Adjacent To 12 Corona Road Canvey Island Essex SS8 8EZ	PRI	HOUSE	1B	NEW	PRTPDL	HIGH	28-Nov-24
St. Mary's	21/0333/FUL	66 Wavertree Road Benfleet Essex SS7 5AP	PRI	HOUSE	3B	REDEV	PRTPDL	LOW	24-Jan-25
St. Mary's	21/0333/FUL	66 Wavertree Road Benfleet Essex SS7 5AP	PRI	HOUSE	4BPLUS	REDEV	PRTPDL	LOW	24-Jan-25

Planning Applications									
Reference	Planning Ref	Address	Planning Type	Building Type	Number of Units	Planning Status	Planning Type	Priority	Date
St. Mary's	21/0333/FUL	66 Wavertree Road Benfleet Essex SS7 5AP	PRI	HOUSE	3B	REDEV	PRTPDL	LOW	24-Jan-25
St. Mary's	21/0333/FUL	66 Wavertree Road Benfleet Essex SS7 5AP	PRI	HOUSE	3B	REDEV	PRTPDL	LOW	24-Jan-25
St. Mary's	21/0333/FUL	66 Wavertree Road Benfleet Essex SS7 5AP	PRI	HOUSE	4BPLUS	REDEV	PRTPDL	LOW	24-Jan-25
Canvey Island South	22/0122/FUL	62 May Avenue Canvey Island Essex SS8 7EU	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	29-Apr-24
Boyce	22/0297/FUL	34 Parkstone Avenue Thundersley Benfleet Essex SS7 1SR	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	17-Mar-25
Boyce	22/0297/FUL	34 Parkstone Avenue Thundersley Benfleet Essex SS7 1SR	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	17-Mar-25Is

Appendix 4: Information on Extant Housing Consents

Extant Consents for housing development in Castle Point at 1 April 2025

Ward	Application	ADDRESS	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Appleton	23/0552/FUL	286 London Road, Benfleet, Essex, SS7 5XR	0	8	8	8	0	0
Appleton	24/0796/FUL	51 Thundersley Park Road, Benfleet, Essex, SS7 1EG	0	8	8	0	8	0
Appleton	21/0604/FUL	Land Rear Of, 33 Croft Road, Benfleet, Essex, SS7 5RQ	0	4	4	0	1	3
Appleton	24/0056/FUL	376 London Road, Benfleet, Essex, SS7 1AX	1	3	2	2	0	0
Appleton	21/0067/FUL	Land Adj To 573 High Road, Benfleet, Essex, SS7 5RZ	0	2	2	0	2	0
Appleton	CPT/147/07/FUL	11 Clifton Avenue, Benfleet, Essex, SS7 5RB	1	2	1	0	2	-1
Appleton	21/0959/FUL	24 Homefields Avenue, Benfleet, Essex, SS7 5TY	1	1	0	0	1	-1
Appleton	24/0318/FUL	25 Tamarisk, Benfleet, Essex, SS7 5PW	1	1	0	0	0	0
Appleton	22/0269/FUL	29 Avondale Road, Benfleet, Essex, SS7 1EH	1	1	0	0	0	0
Boyce	18/0366/FUL	246-250 High Road, Benfleet, Essex, SS7 5LA	0	11	11	10	1	0
Boyce	18/1063/FUL	166/168 Kiln Road, Thundersley, Benfleet, Essex, SS7 1SU	3	10	7	10	0	-3
Boyce	22/0592/FUL	210 High Road, Benfleet, Essex, SS7 5LD	0	4	4	4	0	0
Boyce	25/0106/FUL	132 Kiln Road, Thundersley, Benfleet, Essex, SS7 1TJ	0	3	3	3	0	0

Ward	Application	ADDRESS	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Boyce	21/1085/FUL	10 Crescent Road, Benfleet, Essex, SS7 1JL	1	2	1	0	0	2
Boyce	21/0872/FUL	178 High Road, Benfleet, Essex, SS7 5LD	3	4	1	4	0	0
Boyce	22/0367/FUL	2 The Dale, Thundersley, Benfleet, Essex, SS7 1TD	1	2	1	2	0	0
Boyce	15/0977/FUL	111 Benfleet Road, Benfleet, Essex, SS7 1QF	1	1	0	0	1	-1
Boyce	24/0333/FUL	168 Shipwrights Drive, Thundersley, Benfleet, Essex, SS7 1RF	1	1	0	0	0	0
Boyce	19/0188/FUL	300 Benfleet Road, Benfleet, Essex, SS7 1PW	1	1	0	0	1	-1
Boyce	21/0005/FUL	32 Vicarage Hill, Benfleet, Essex, SS7 1PB	1	1	0	0	1	-1
Boyce	16/0581/FUL	40 Thundersley Park Road, Benfleet, Essex, SS7 1ET	1	1	0	0	1	0
Canvey Island Central	24/0042/FUL	Walsingham House, Lionel Road, Canvey Island, Essex, SS8 9DE	0	33	33	0	33	0
Canvey Island Central	21/0688/FUL	Walsingham House, Lionel Road, Canvey Island, Essex, SS8 9DE	0	9	9	0	6	3
Canvey Island Central	22/0612/FUL	Land Rear Of, 3 Vaagen Road, Canvey Island, Essex, SS8 9DP	0	2	2	2	0	0
Canvey Island Central	22/0223/FUL	44 Paarl Road, Canvey Island, Essex, SS8 9BT	1	2	1	0	2	-1
Canvey Island East	22/0482/FUL	Chapman Sands Sailing Club, Eastern Esplanade, Canvey Island, Essex, SS8 7PQ	0	7	7	4	3	0
Canvey Island East	CPT/315/13/FUL	Land To East Of Wall Road, Canvey Island, Essex	0	3	3	1	0	2
Canvey Island East	21/0645/FUL	Land Adjacent To 42 Zelham Drive, Canvey Island, Essex, SS8 7QR	0	2	2	0	2	0

Ward	Application	ADDRESS	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island East	24/0274/FUL	Land Adjacent To 61 Taranto Road, Canvey Island, Essex, SS8 7LQ	0	2	2	2	0	0
Canvey Island East	23/0416/FUL	12 Zider Pass, Canvey Island, Essex, SS8 7QJ	1	2	1	0	2	-1
Canvey Island East	21/0559/FUL	22 Seaview Road, Canvey Island, Essex, SS8 7PB	1	2	1	2	0	0
Canvey Island East	20/0465/FUL	29 Geylen Road, Canvey Island, Essex, SS8 8JN	1	2	1	2	0	0
Canvey Island East	20/0760/FUL	31 Lappmark Road, Canvey Island, Essex, SS8 7SZ	1	2	1	2	0	0
Canvey Island East	23/0587/FUL	9 Holton Road, Canvey Island, Essex, SS8 8NJ	0	1	1	1	0	0
Canvey Island East	23/0067/FUL	Land On Corner Of Smallgains Avenue And Gifhorn Road, Canvey Island, Essex, SS8 8LB	0	1	1	1	0	0
Canvey Island East	24/0020/FUL	21 Park Road, Canvey Island, Essex, SS8 7PT	1	1	0	0	1	-1
Canvey Island East	23/0183/FUL	30 Hellendoorn Road, Canvey Island, Essex, SS8 7JA	1	1	0	0	0	0
Canvey Island East	21/0520/FUL	4 Fleetwood Close, Canvey Island, Essex, SS8 7NR	1	1	0	-1	1	0
Canvey Island North	24/0689/FUL	15 Hernen Road, Canvey Island, Essex, SS8 8BT	0	6	6	6	0	0
Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street, Canvey Island, Essex, SS8 7RQ	0	3	3	2	1	0
Canvey Island North	21/0981/FUL	50 Westerland Avenue, Canvey Island, Essex, SS8 8JS	1	2	1	0	2	-1
Canvey Island North	22/0489/FUL	Land Adjoining 9 Heideburg Road, Canvey Island, Essex, SS8 8HB	0	1	1	1	0	0

Ward	Application	ADDRESS	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island North	23/0045/FUL	Land North And Adjoining No. 38, Eastfield Road, Canvey Island, Essex, SS8 8HR	0	1	1	1	0	0
Canvey Island South	18/0638/FUL	The Haystack Public House Car Park, Long Road, Canvey Island, Essex	0	14	14	0	14	0
Canvey Island South	24/0571/FUL	64 High Street, Canvey Island, Essex, SS8 7SE	0	7	7	7	0	0
Canvey Island South	23/0642/FUL	76A High Street, Canvey Island, Essex, SS8 7SE	1	4	3	3	0	0
Canvey Island South	21/0888/FUL	2 Elm Road, Canvey Island, Essex, SS8 7AW	1	3	2	0	2	1
Canvey Island South	22/0866/FUL	25 Florence Road, Canvey Island, Essex, SS8 7EJ	1	2	1	0	2	-1
Canvey Island South	21/0429/FUL	85 Furtherwick Road, Canvey Island, Essex, SS8 7AJ	0	1	1	1	0	0
Canvey Island South	19/0399/FUL	Elm House, 1 Elm Road, Canvey Island, Essex, SS8 7AW	0	1	1	0	1	0
Canvey Island South	22/0887/FUL	Land Adjacent To, 6 Herbert Road, Canvey Island, Essex, SS8 7ED	0	1	1	1	0	0
Canvey Island South	24/0641/FUL	Monico, 1 - 3 Eastern Esplanade, Canvey Island, Essex, SS8 7DN	8	9	1	9	0	0
Canvey Island South	24/0092/FUL	14 Kitkatts Road, Canvey Island, Essex, SS8 0DW	1	1	0	0	0	0
Canvey Island South	CPT/529/12/FUL	40 Roggel Road, Canvey Island, Essex, England, SS8 7HN	1	1	0	1	0	-1
Canvey Island South	22/0122/FUL	62 May Avenue, Canvey Island, Essex, SS8 7EU	1	1	0	-1	0	1
Canvey Island South	21/0140/FUL	9 And 11 Juliers Road, Canvey Island, Essex, SS8 7EW	2	1	-1	0	1	0

Ward	Application	ADDRESS	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Canvey Island West	22/0665/FUL	Garden World Plants Ltd, Canvey Road, Canvey Island, Essex, SS8 0QD	0	55	55	0	55	0
Canvey Island West	CPT/111/02/FUL	Hole Haven Caravan Camp, Haven Road, Canvey Island, Essex, SS8 0NR	0	17	17	7	0	10
Canvey Island West	22/0170/FUL	5 Tudor Road, Canvey Island, Essex, SS8 0ND	1	2	1	0	2	0
Canvey Island West	24/0492/CLP	14 St Agnes Drive, Canvey Island, Essex, SS8 9NE	1	0	-1	-1	0	0
Canvey Island Winter Gardens	20/0664/FUL	Site Adjacent To Pauls Court, Castle View School, Meppel Avenue, Canvey Island, Essex, SS8 9RZ	0	6	6	6	0	0
Canvey Island Winter Gardens	23/0764/FULCLC	Site Adjacent To 45 Linden Way, Canvey Island, SS8 9JB	0	3	3	3	0	0
Canvey Island Winter Gardens	23/0766/FULCLC	Land To Rear Of 39 - 49 Benderloch, Canvey Island, Essex, SS8 9QX	0	2	2	0	2	0
Canvey Island Winter Gardens	23/0750/FUL	199 Central Avenue, Canvey Island, Essex, SS8 9QP	1	2	1	1	0	0
Canvey Island Winter Gardens	20/0845/FUL	Land Adjacent To 15 Tabora Avenue, Canvey Island, Essex, SS8 9QH	0	1	1	0	1	0
Canvey Island Winter Gardens	22/0823/FUL	Land Between 48 - 56 Taranto Road, Canvey Island, Essex	0	1	1	1	0	0
Cedar Hall	21/1137/FUL	Land Rear Of 248 Hart Road, Thundersley, Benfleet, Essex, SS7 3UQ	0	46	46		46	0
Cedar Hall	19/0937/FUL	Land West Of 27 Kingston Road, Thundersley, Benfleet, Essex	0	9	9	0	9	0
Cedar Hall	20/0406/FUL	84-88 Hart Road, Thundersley, Benfleet, Essex, SS7 3PF	2	5	3	3	0	0
Cedar Hall	22/0933/FUL	280 Hart Road, Thundersley, Benfleet, Essex, SS7 3UQ	1	2	1	1	0	0

Ward	Application	ADDRESS	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
Cedar Hall	21/0675/FUL	Flats 1 - 4, 316 Hart Road, Thundersley, Benfleet, SS7 3UW	0	1	1	1	0	0
Cedar Hall	23/0575/FUL	47 The Chase, Thundersley, Benfleet, Essex, SS7 3BS	1	1	0	0	0	0
Cedar Hall	24/0178/FUL	57 The Chase, Thundersley, Benfleet, Essex, SS7 3BZ	1	1	0	0	0	0
Cedar Hall	24/0776/FUL	73 The Chase, Thundersley, Benfleet, Essex, SS7 3BZ	1	1	0	0	0	0
St George's	24/0531/FUL	23 London Road, Benfleet, Essex, SS7 5 TH	0	1	1	1	0	0
St George's	24/0470/FUL	49 Church Road, Thundersley, Benfleet, Essex, SS7 4BP	1	2	1	1	0	0
St George's	23/0634/FUL	7 Ivy Road, Thundersley, Benfleet, Essex, SS7 4DG	1	2	1	-2	3	0
St George's	24/0289/FUL	Land Adjacent To 4 Shrewsbury Drive, Thundersley, Benfleet, Essex, SS7 4HZ	0	1	1	1	0	0
St Michael's	24/0378/FUL	Thatch Farm, Bramble Crescent, Hadleigh, Benfleet, SS7 2UZ	1	1	0	0	0	0
St Peter's	23/0560/FUL	179-195 Church Road, Thundersley, Benfleet, Essex, SS7 4PN	13	44	31	31	0	0
St Peter's	23/0618/FUL	21 Selbourne Road, Thundersley, Benfleet, Essex, SS7 4AN	0	2	2	2	0	0
St Peter's	16/0954/FUL	40 Park Road, Thundersley, Benfleet, Essex, SS7 3PP	1	2	1	0	2	-1
St Peter's	18/0739/FUL	71 Raymonds Drive, Thundersley, Benfleet, Essex, SS7 3PW	1	1	0	-1	1	0
St Peter's	CPT/302/12/FUL	Braeside Farm, Great Burches Road, Thundersley, Benfleet, Essex, SS7 3HD	1	1	0	2	1	-1
St. James'	CPT/24/05/FUL	320 London Rd, Hadleigh, Essex, SS7 2BA	0	32	32	20	0	12

Ward	Application	ADDRESS	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St. James'	CPT/327/11/FUL	4-12 Park Chase, Hadleigh, Benfleet, Essex, SS7 2BZ	0	25	25	0	25	0
St. James'	18/0424/CPA	351-359 London Road, Hadleigh, Benfleet, Essex, SS7 2BT	0	19	19	19	0	0
St. James'	20/0270/CPA	Ash House, 340-342 London Road, Hadleigh, Benfleet, Essex, SS7 2DD	0	8	8	8	0	0
St. James'	21/0428/FUL	363 London Road, Hadleigh, Benfleet, Essex, SS7 2BT	0	6	6	0	6	0
St. James'	21/0739/FUL	555 London Road, Hadleigh, Benfleet, Essex, SS7 2EA	0	6	6	6	0	0
St. James'	24/0436/OUT	Land Rear Of 116-124 Church Road, Hadleigh, Benfleet, SS7 2HA	0	6	6	6	0	0
St. James'	16/0190/CPA	387 London Road, Hadleigh, Benfleet, Essex, SS7 2BY	0	4	4	4	0	0
St. James'	21/0659/FUL	323 - 325 London Road, Hadleigh, Benfleet, Essex, SS7 2BT	0	2	2	2	0	0
St. James'	21/0605/FUL	47 Castle Road, Hadleigh, Benfleet, Essex, SS7 2AU	1	3	2	1	0	1
St. James'	22/0914/FUL	32 Poors Lane, Hadleigh, Benfleet, Essex, SS7 2LN	1	2	1	1	0	0
St. James'	24/0418/FUL	393 London Road, Hadleigh, Benfleet, Essex, SS7 2BY	0	1	1	1	0	0
St. James'	20/0072/FUL	58 Rectory Road, Hadleigh, Benfleet, Essex, SS7 2 ND	1	2	1	1	0	0
St. Mary's	22/0461/FUL	Land Rear Of, 316 - 320 High Road, Benfleet, Essex, SS7 5HB	0	7	7	7	0	0
St. Mary's	24/0312/FUL	7 St Marys Drive, Benfleet, Essex, SS7 1LB	1	5	4	5	0	0
St. Mary's	22/0229/FUL	16 Green Road, Benfleet, Essex, SS7 5JT	1	2	1	0	1	0

Ward	Application	ADDRESS	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date
St. Mary's	24/0671/FUL	305 High Road, Benfleet, Essex, SS7 5HA	0	1	1	1	0	0
St. Mary's	22/0661/FUL	22 Fleet Road, Benfleet, Essex, SS7 5JN	1	1	0	0	0	0
Tarpots	24/0422/FUL	134A London Road, Benfleet, Essex, SS7 5SQ	0	1	1	1	0	0
Tarpots	24/0623/FUL	19 Romsey Road, Benfleet, Essex, SS7 5TP	1	2	1	1	0	0
Thundersley North	24/0326/FUL	Land Adjacent To 1 Prestwood Drive, Thundersley, Benfleet, Essex, SS7 3LB	0	1	1	1	0	0
Thundersley South	24/0494/FULCLC	Garage Site, Carlton Drive, Hadleigh, Benfleet, SS7 3YQ	0	2	2	2	0	0
Thundersley South	24/0133/FUL	Homestead, Hilltop Avenue, Benfleet, Essex, SS7 1PH	1	1	0	0	0	0
Victoria	23/0423/FUL	Site Of The Warren And Tanglewood, Hall Crescent, Hadleigh, Benfleet, SS7 2QW	2	12	10	12	0	0
Victoria	20/0238/FUL	Nashlea Farm, Poors Lane North, Hadleigh, Benfleet, Essex, SS7 2XF	0	7	7	7	0	0
Victoria	24/0261/CLP	20 Carlton Drive, Thundersley, Benfleet, Essex, SS7 3YQ	0	6	6	6	0	0
Victoria	CPT/267/13/FUL	81 Daws Heath Road, Benfleet, Essex, SS7 2TA	1	2	1	0	1	0
Totals			82	581	499	259	192	19

Appendix 5 S106 Clauses Active with Castle Point Borough Council Correct at 31st March 2025

(note: ECC manages clauses related to Education, Libraries, Youth Services and Highways separately)

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
2011/2012								
CPT/511/10/FUL	19/05/2011	N/A – commenced	Morrisons, High Street, Hadleigh	Air Quality Monitoring	£14,117	-	-	Received but Unspent
2012/2013								
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Shipwrights Meadow Management Plan	£62,035	October 2023	-	Received partially spent – delivery plan in place with Grounds Maintenance contractors
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Monitoring of Shipwrights Meadow Management Plan	£15,000	July 2024	-	Received but Unspent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Healthcare Contribution	£101,023	July 2024	-	Committed
2013/2014								
CPT/358/12/FUL	16/12/2013	N/A - commenced	Brickfields, Great Burches Road, Thundersley	Monitoring of management of woodlands and grassland areas	£3,500	-	-	Received but Unspent
2015/2016								
14/0602/FUL	02/10/2015	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Monitoring	£5,875	-	-	Received but Unspent
14/0602/FUL	02/10/2015	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Healthcare Contribution	£23,300	-	-	Committed
2016/2017								
14/0707/OUT	10/11/2016	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Open Space			Provision and Management of open space	OVERDUE AND BEING PURSUED

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
14/0707/OUT	10/11/2016	N/A – commenced (access formed)	Land South of Roscommon Way, Canvey Island	Ecology	-	-	Ecology Mitigation Plan	Received
14/0707/OUT	10/11/2016	N/A – commenced (access formed)	Land South of Roscommon Way, Canvey Island	Drainage	-	-	Surface Water Drainage Management Plan	Received
15/0293/RES	31/03/2017	N/A – commenced	Land Opposite Morrisons, Northwick Road, Canvey Island	Landscape	-	-	Landscape Management and Maintenance Plan	OVERDUE Management and Maintenance Plan not provided
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Affordable Housing	£1,420,351	-	-	OVERDUE AND BEING PURSUED
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Open space and children's play space			Provision and management	Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
							of open space	
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Monitoring Fee	£700	-	-	Received
2019/2020								
18/1016/FUL	19/08/2019	N/A – commenced	359-396 London Road, Benfleet	Essex Coast RAMS	£2,935.20	-	-	Received and Spent
18/1016/FUL	19/08/2019	N/A – commenced	359-396 London Road, Benfleet	Affordable Housing	£213,797.78	-	-	Received
18/1081/FUL	23/07/2019	N/A – commenced	30-32 Essex Way, Benfleet	Essex Coast RAMS	£1,589	-	-	Received and Spent
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Affordable Housing	£492,806	-	-	Received and spent £339,914.22
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Essex Coast RAMS	£2,323.70	-	-	Received and spent
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Open Space	-	-	Provision and Management	Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
							of open space	
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Healthcare	£7,360	-	-	Committed
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	LSVR	£160,590			OVERDUE AND BEING PURSUED
2020/2021								
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Affordable Housing	£104,124.66	-	-	Received - £100k plus indexation
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Essex Coast RAMS	£4,269.72	-	-	Received and spent
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Healthcare	£13,616	-	-	Received S
19/0764/FUL	02/02/2021	N/A – commenced	Haron Close / Long Road, Canvey Island	Affordable Housing	£135,229.98	-	-	Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
19/0764/FUL	02/02/2021	N/A – commenced	Haron Close / Long Road, Canvey Island	Essex Coast RAMS	£3,013.92	-	-	Received and spent
20/0655/RES	25/11/2020	N/A – commenced	54 Beech Road, Hadleigh	Essex Coast RAMS	£1,758.12	-	-	Received and Spent
20/0844/FUL	25/01/2021	N/A – commenced	592 High Road	Essex Coast RAMS	£251.16			Received and spent
20/0868/FUL	01/02/2021	N/A – commenced	62 Hill Road, Benfleet	Essex Coast RAMS	£753.48	-	-	Received and spent
20/0897/FUL	03/02/2021	N/A – commenced	33 Croft Road, Benfleet	Essex Coast RAMS	£125.58			Received and Spent
20/0953/FUL	08/02/2021	N/A – commenced	10 Crescent Road, Benfleet	Essex Coast RAMS	£125.58			Received and Spent
21/0004/FUL	16/03/2021	16/03/2024	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	-	-	Received and spent
21/0006/FUL	08/03/2021	08/03/2024	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	-	-	Received and spent
21/0059/FUL	23/03/2021	23/03/2024	44-54 Winterswyk Avenue, Canvey Island	Essex Coast RAMS	£1,018.40	-	-	Received and spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0067/FUL	19/03/2021	19/03/2024	Land Adj To 573 High Road, Benfleet	Essex Coast RAMS	£251.16	-	-	Received and Spent
2021/2022								
21/0107/FULCLC	02/06/21	01/06/24	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	-	-	Received and Spent
22/0229/FUL	16.05.2022	15.05.2025	16 Green Road, Benfleet	Essex Coast RAMS	£254.60			Received
21/0333/FUL	27.05.2021	26/05/2024	66 Wavertree Road, Benfleet	Essex Coast RAMS	£509.20			Received
21/0496/FUL	09/07/2021	08/07/2024	45 Wavertree Road, Benfleet	Essex Coast RAMS	£127.30			Received and implemented
21/0509/FUL	13/07/2021	12/07/2024	Adj. 14 Station Approach, Canvey Island	Essex Coast RAMS	£127.30			Received and implemented
21/0520/FUL	20/07/2021	19/07/2024	4 Fleetwood Close, Canvey Island	Essex Coast RAMS	£127.30			Received and spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0604/FUL	11/08/2021	10/08/2024	R/O 33 Croft Road, Benfleet	Essex Coast RAMS	£509.20			Received and spent
21/0605/FUL	13/08/2021	12/08/2024	47 Castle Road, Hadleigh	Essex Coast RAMS	£254.60			Received and implemented
21/0645/FUL	12/08/2021	11/08/2024	42 Zelham Drive, Canvey Island	Essex Coast RAMS	£254.60			Received and spent
21/0659/FUL	19/08/2021	18/08/2024	323- 325 London Road	Essex Coast RAMS	£254.60			Received and implemented
21/0675/FUL	18/08/2021	17/08/2024	316 Hart Road Thundersley	Essex Coast RAMS	£127.30			Received and implemented
21/0739/FUL	27/09/2021	26/09/2024	555 London Road, Hadleigh	Essex Coast RAMS	£763.80			Received and implemented
21/0764/FUL	04/10/2021	03/10/2024	43-59 High Road Benfleet	Essex Coast RAMS	£381.90			Received and spent
21/0797/FUL	11.10.2021	N/A Refused	1a Grafton Road, Canvey Island	Essex Coast RAMS	£127.30			Received and refunded as application refused
21/0817/FULCLC	08.05.2021	07/05/2024	R/O 171-217 Link Road, Canvey Island	Essex Coast RAMS	£381.90			Received and Spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0862/FUL	24/02/2022	23/02/2025	9 High Street, Benfleet	Essex Coast RAMS	£127.30			Received
21/0872/FUL	26/11/2021	25/11/2024	178 High Road, Benfleet	Essex Coast RAMS	£127.30			Permission not implemented and is now out of date. Refund due.
21/0967/FUL	20/12/2021	19/12/2024	Durham Dene, Merton Road, Benfleet	Essex Coast RAMS	£127.30			Received
21/0981/FUL	20/12/2021	19/12/2024	50 Westerland Avenue, Canvey Island	Essex Coast RAMS	£254.60			Permission implemented
21/0984/FUL	20/12/2021	19/12/2024	Adj. 14 Station Approach, Canvey Island	Essex Coast RAMS	£517.00			Received
21/1085/FUL	02/02/2022	01/02/2025	10 Crescent Road, Benfleet	Essex Coast RAMS	£127.30			Received and spent
2022/2023								

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
19/0626/FUL	06.05.2022	05.05.2025	Land at 71 Watlington Road, Benfleet	Essex Coast RAMS	£509.20			Permission not implemented
21/0688/FUL	06/04/2022	05/04/2025	Walsingham House, Lionel Road.	Essex Coast RAMS	£1145.70			Received and spent
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Affordable Housing			3 First Homes (30% Market Discount)	Permission implemented and provided
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Healthcare	£15,240			Received
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Essex Coast RAMS	£3,819			Received
22/0170/FUL	20.04.2022	19.04.2025	5 Tudor Road, Canvey Island	Essex Coast RAMS	£254.60			Received
22/0223/FUL	20.04.2022	19.04.2025	44 Paarl Road, Canvey Island	Essex Coast RAMS	£127.30			Permission not implemented
22/0229/FUL	16.05.2022	15.05.2025	16 Green Road Benfleet SS7 5JT	Essex Coast RAMS	£127.30			Received and spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
22/0544/OUT	12.09.2023	12.09.2026	Rear of 103 – 105 High Road, Benfleet	Essex Coast RAMS	£1101.68			Received
19/0686/FUL	08.01.2020	07.01.2023	19-27 Kents Hill Road	LSVR	£27,078.00			Received and spent
19/0686/FUL	08.01.2020	07.01.2023	19-27 Kents Hill Road	Affordable housing re 23 flats	£190,552			Received and spent
18/0638/FUL	09.07.2019	08.07.2022	The Haystack Public House Car Park	Essex Coast RAMS	£2100			Received and spent
22/0502/FUL	02.11.2022	01.11.2025	246-250 High Road Benfleet	Essex Coast RAMS	£1101.68			Received and refunded due to refusal of permission.
22/0482/FUL	08.03.2023	07.03.2026	Chapman Sands Sailing Club	Essex Coast RAMS	£963.97			Received
22/0461/FUL	06.09.2022	05.09.2025	Land Rear Of 316 - 320 High Road	Essex Coast RAMS	£963.97			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
23/0177/FUL	03.10.2023	02.10.2026	64 High Street Canvey Island	Essex Coast RAMS	£963.97			Received
21/0428/FUL	31.08.2021	30.08.2024	363 London Road, Hadleigh	Essex Coast RAMS	£763.80			Received and spent
22/0592/FUL	17.03.2023	16.03.2026	210 High Road	Essex Coast	£550.84			Received
23/0304/FUL	18.07.2023	17.07.2026	1 Fox Meadows	Essex Coast	£550.84			Received
23/0061/FUL	05.06.2023	04.06.2026	Land Adjacent To 2A St Johns Road Hadleigh	Essex Coast RAMS	£413.13			Received
22/0211/FUL	25.05.2022	24.05.2025	Wensley Road	Essex Coast RAMS	£381.90			Received
21/0888/FUL	08.11.2021	07.11.2024	2 Elm Road	Essex Coast RAMS	£381.90			Received and spent
22/0871/FUL	30.03.2023	29.03.2026	5 Watlington Road Benfleet	Essex Coast RAMS	£275.42			Received
22/0612/FUL	05.01.2023	04.01.2026	Land Rear Of 3 Vaagen Road	Essex Coast RAMS	£275.42			Received
22/0606/FUL	21.11.2022	20.11.2025	Land At Corner Of Albion Road And St Clements Road	Essex Coast RAMS	£275.42			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
23/0587/FUL	26.02.2024	25.02.2027	9 Holton Road, Canvey Island SS8 8NJ	Essex Coast RAMS	£275.42			Received
23/0088/FUL	20.04.2023	19.04.2026	Linden Court 41 Linden Road Thundersley	Essex Coast RAMS	£275.42			Received and Spent
23/0123/FUL	05.07.2023	04.07.2026	12 Crescent Road	Essex Coast RAMS	£275.42			Received
21/0854/FUL	03.11.2021	02.11.2024	601 London Road	Essex Coast RAMS	£254.60			Received and spent
22/0756/FUL	03.02.2023	02.02.2026	Nashlea Farm Poors Lane	Essex Coast RAMS	£254.60			Received
22/0637/FUL	20.12.2022	19.12.2025	21 Stadium Way Thundersley	Essex Coast RAMS	£228			Received
22/0914/FUL	23.03.2023	22.03.2026	32 Poors Lane Hadleigh Essex SS7 2LN	Essex Coast RAMS	£137.71			Received and partially refunded
21/1074/FUL	10.01.2022	09.01.2025	27 Green Road Benfleet Essex SS7 5JT	Essex Coast RAMS	£137.71			Received but refunded

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
22/0367/FUL	30.09.2022	29.09.2025	2 The Dale Thundersley Essex SS7 1TD	Essex Coast RAMS	£137.71			Received
22/0381/FUL	07.10.2022	06.10.2025	32 Poors Lane Hadleigh Essex SS7 2LN	Essex Coast RAMS	£137.71			Received
22/0700/FUL	10.02.2023	09.02.2026	Land To Rear/side Of 37 Ormonde Gardens	Essex Coast RAMS	£137.71			Received
22/0776/FUL	15.03.2023	14.03.2026	R/O 6 Maurice Road	Essex Coast RAMS	£137.71			Received
22/0887/FUL	27.03.2023	26.03.2026	Land Adjacent To 6 Herbert Road	Essex Coast RAMS	£137.71			Received
22/0297/FUL	16.02.2023	15.02.2026	34 Parkstone Avenue	Essex Coast RAMS	£137.71			Received
22/0587/FUL	01.12.2022	30.12.2025	11 Bartley Road	Essex Coast	£137.71			Received
23/0115/FUL	01.09.2023	31.08.2026	45A High Street	Essex Coast	£137.71			Received
23/0332/FUL	04.10.2023	03.10.2026	199 Central Avenue	Essex Coast RAMS	£137.71			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
22/0933/FUL	28.02.2023	27.02.2026	280 Hart Road	Essex Coast RAMS	£137.71			Received
23/0045/FUL	05.06.2023	04.06.2026	Land North Adjoining No. 38	Essex Coast RAMS	£137.71			Received
22/0823/FUL	28.03.2023	27.03.2026	Land Between 48 - 56 Taranto Road	Essex Coast RAMS	£137.71			Received
22/0782/FUL	10.02.2023	09.02.2026	Land To Rear Of 103 - 105 High Street Benfleet	Essex Coast RAMS	£137.71			Received and refunded
22/0866/FUL	06.03.2023	05.03.2026	25 Florence Road	Essex Coast RAMS	£131.71			Received and Spent
22/0258/FUL	20.07.2022	19.07.2025	Bowercombe Great Burches Road Thundersley Benfleet SS7 3NA	Essex Coast RAMS	£127.3			Received
21/0193/FUL	28.04.2021	27.04.2024	76 Homefields Avenue	Essex Coast	£127.3			Received and spent
21/0032/FUL	24.03.2021	23.03.2024	150 London Road Benfleet Essex SS7 5SQ	Essex Coast RAMS	£125.8			Received and spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
20/0887/CPARR	03.02.2021	02.02.2024	125 London Road Benfleet Essex SS7 5UH	Essex Coast RAMS	£125.58			Received and spent
22/0404/FUL	08.09.2022	08.09.2025	REAR OF 9 HIGH ST BENFLEET	Essex Coast RAMS – Top up to account for underspend	£10.41			Received
2023/2024								
22/0429/FUL	21.07.2022	N/A Refused	4 Bilton Road Hadleigh SS7 2HH	RAMS	£137.71			Refund – Application was refused
22/0660/FUL	24.01.2023	N/A Refused	Linden Court 41 Linden Road Thundersley Essex	RAMS	£275.42			Refund – Application was refused
22/0782/FUL	02.02.2023	N/A Refused	Land To Rear Of 103 - 105 High Street Benfleet SS7 1ND	RAMS	£137.71			Refund – Application was refused
23/0039/FUL	12.04.2023	N/A Refused	199 Central Avenue Canvey Island SS8 9QP	RAMS	£137.71			Refund – Application was refused

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
20/0845/FUL	02.02.2021	02.02.2024	15 Tabora Avenue Canvey Island SS8 9QH	Essex Coast RAMS	£125.58			Received
21/0759/FUL	6.10.2021	N/A Refused and appeal dismissed	25-27 High Street Canvey Island SS8 7RB	Essex Coast RAMS	£127.30			Received
23/0749/FUL	13.02.2024	N/A Refused and refunded	199 Central Avenue Canvey Island SS8 9QP	Essex Coast RAMS	£156.76			Received and Refunded due to refusal
23/0210/FUL	28.06.2023	N/A Refused and refunded	4 Bilton Road Hadleigh SS7 2HH	Essex Coast RAMS	£156.76			Received but refunded due to refusal
23/0305/FUL	27.07.2023	N/A Refused and refunded	Land To Rear Of The Laurels Swale Road Thundersley SS7 3DR	Essex Coast RAMS	£156.76			Received but refunded due to refusal
23/0462/FUL	15.12.2023	N/A Refused and refunded	37-39 High Road Benfleet SS7 5LH	Essex Coast RAMS	£156.76			Received but refunded due to refusal

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
23/0496/FUL	08.11.2023	N/A Refused	102 - 106 High Street Canvey Island SS8 7SH	Essex Coast RAMS	£156.76			Received
19/0344/FUL	18.07.2019	N/A Withdrawn before valid	87-89 Furtherwick Road Canvey Island SS8 7AY	Essex Coast RAMS	£156.76			Received
23/0048/FUL	05.07.2023	N/A Refused	19 Beveland Road Canvey Island SS8 7QU	Essex Coast RAMS	£156.76			Received
23/0634/FUL	29.01.2023	N/A Commenced	7 Ivy Road Benfleet SS7 4DG	Essex Coast RAMS	£156.76			Received
23/0664/FUL	21.03.2024	N/A Refused	25-27 High Street Canvey Island SS8 7RB	Essex Coast RAMS	£156.76			Received
24/0020/FUL	09.01.2024	N/A Commenced	21 Park Road Canvey Island SS8 7PT	Essex Coast RAMS	£156.76			Received
23/0593/FUL	31.01.2024	31.01.2027	19 Romsey Road Benfleet SS7 5TP	Essex Coast RAMS	£156.76			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
23/0048/FUL	05.7.2023	N/A Refused	19 Beavland Road Canvey Island SS8 7QU	Essex Coast RAMS	£156.76			Received
23/0048/FUL	05.7.2023	N/A Refused	19 Beavland Road Canvey Island SS8 7QU	Essex Coast RAMS	£156.76			Received
23/0048/FUL	05.7.2023	N/A Refused	19 Beavland Road Canvey Island SS8 7QU	Essex Coast RAMS	£156.76			Received
24/0152/FUL	17.04.2025	17.04.2027	Land Adjacent To 124 Benfleet Road Benfleet SS7 1QH	Essex Coast RAMS	£156.76			Received
23/0073/FUL	10.05.2023	10.05.2026	27 Craven Avenue Canvey Island SS8 0NH	Essex Coast RAMS	£313.52			Received
23/0618/FUL	21.12.2023	N/A Commenced	21 Selbourne Road Benfleet SS7 4AN	Essex Coast RAMS	£313.52			Received
23/0519/FUL	30.01.2024	N/A Refused	134A London Road Benfleet SS7 5SQ	Essex Coast RAMS	£313.52			Received
23/0304/FUL	18.03.2023	N/A Commenced	1 Foxmeadows Benfleet SS7 3AR	Essex Coast RAMS	£470.28			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
23/0642/FUL	16.02.2024	N/A Commenced	76A High Street Canvey Island SS8 7SE	Essex Coast RAMS	£470.28			Received
24/0116/FUL	09.07.2024	N/A Refused	Brooks Stables Hilltop Avenue Benfleet SS7 1PH	Essex Coast RAMS	£470.28			Received
23/0761/FUL	07.03.2024	N/A Refused	7 St Mary's Drive Benfleet SS7 1LB	Essex Coast RAMS	£627.04			Received
24/0312/FUL	04.07.2024	04.07.2027	7 St Mary's Drive Benfleet SS7 1LB	Essex Coast RAMS	£627.04			Received
23/0246/FUL	09.11.2023	N/A Refused and Refunded	246-250 High Road, Benfleet SS7 5LA	Essex Coast RAMS	£1,254.08			Received and refunded due to refusal
23/0744/FUL	15.02.2024	N/A Commenced	246-250 High Rd Benfleet SS7 5LA	Essex Coast RAMS	£1,254.08			Received
23/0552/FUL	27.12.2023	27.12.2026	286 London Road Benfleet SS7 5XR	Essex Coast RAMS	£1,354.08			Received
19/0686/FUL	31.12.2019	N/A Commenced	19-27 Kents Hill Road Benfleet SS7 5PN	Essex Coast RAMS	£2,954.17			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
19/0697/FUL	27.10.2020		341 - 347 London Road Hadleigh SS7 2BT	Essex Coast RAMS	£4,445.83			Received and spent
2024/2025								
23/0423/FUL	07.11.2023	N/A Commenced	Site Of The Warren And Tanglewood Hall Crescent Hadleigh Benfleet SS7 2QW	RAMS	£1,600.00			Received
23/0423/FUL	07.11.2023	N/A Commenced	Site Of The Warren And Tanglewood Hall Crescent Hadleigh Benfleet SS7 2QW	Healthcare Contribution	£6,770.00			Received
24/0042/FUL	05.06.2024	N/A Commenced	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	Administration costs	£3,458.70	10 th Anniversary		Received
24/0042/FUL	05.06.2024	N/A Commenced	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	Biodiversity Net Gain Contribution	£62,000.00	10 th Anniversary		Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
24/0042/FUL	05.06.2024	N/A Commenced	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	NHS Health Contribution	£16,300.00	10 th Anniversary		Received
23/0009/VAR 20/0328/FUL	28.06.2024	28.06.2027	39-43 High St, Canvey SS8 7RD	Affordable Housing	£63,180.00			Received
24/0056/FUL	18.04.2024	18.04.2024	376 London Road Benfleet Essex SS7 1AX	RAMS	£313.52			Received
24/0178/FUL	28.05.2024	28.05.2027	57 The Chase Thundersley Benfleet Essex SS7 3BZ	RAMS	£163.86			Received
24/0227/FUL	04.07.2024	04.07.2027	19 Romsey Road South Benfleet Essex SS7 5TP	RAMS	£163.86			Received
24/0348/PA20A	12.09.2024	12.09.2027	Oak Court 110-112 Rayleigh Road Thundersley Benfleet SS7 3YS	RAMS	£327.72			Received
24/0378/FUL	12.08.2024	12.08.2027	Thatch Farm Bramble Crescent	RAMS	£578.00			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
			Hadleigh SS7 2UZ					
23/0416/FUL	24.10.2023	24.10.2026	12 Zider Pass Canvey Island Essex SS8 7QJ	RAMS	£327.72			Received
24/0415/FUL	12.09.2024	12.09.2027	S Stibbards & Sons 4 Commonhall Lane Hadleigh	RAMS	£163.86			Received
24/0326/FUL	26.07.2024	26.07.2027	Land Adjacent To 1 Prestwood Drive Thundersley	RAMS	£163.86			Received
23/0764/FULCLC	08.08.2024	08.08.2027	Site Adjacent To 45 Linden Way Canvey Island SS8 9JB	RAMS	£491.58			Received
24/0495/FUL	17.12.2024	17.12.2027	387 London Road Hadleigh	RAMS	£655.44			Received
24/0470/FUL	17.09.2024	17.09.2027	49 Church Road Thundersley Benfleet	RAMS	£163.86			Received
24/0494/FULCLC	12.02.2025	12.02.2028	Garage Site Carlton Drive	RAMS	£327.72			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
			Hadleigh					
24/0348/PA20A	12.09.2024	12.09.2027	Oak Court 110-112 Rayleigh Road Thundersley	RAMS	£327.72			Received
24/0042/FUL	05.06.2024	N/A Commenced	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	RAMS	£5,407.38			Received
24/0571/FUL	15.11.2024	15.11.2027	64 High Street Canvey Island	RAMS	£1,147.02			Received
24/0418/FUL	10.10.2024	10.10.2027	393 London Road Hadleigh Benfleet	RAMS	£163.86			Received
24/0436/OUT	23.10.2024	23.10.2027	Land Rear Of 116- 124 Church Road Hadleigh	RAMS	£491.58			Received
24/0473/FUL	04.12.2024	04.12.2027	Corner Club R/O 149 - 151 High Street Canvey Island	RAMS	£491.58			Received
24/0641/FUL	07.03.2025	07.03.2028	Monico 1 - 3 Eastern Esplanade Canvey Island	RAMS	£156.76			Received
24/0710/FUL	22.01.2025	22.01.2028	5 Borrett Avenue	RAMS	£327.72			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
			Canvey Island					
24/0641/FUL	07.03.2025	07.03.2028	Monico 1 - 3 Eastern Esplanade Canvey Island	RAMS – top up to correct underpayment.	£7.10			Received
24/0689/FUL	24.02.2025	24.02.2028	15 Hernen Road Canvey Island Essex	RAMS	£327.72			Received
25/0106/FUL	14.03.2025	14.03.2025	132 Kiln Road Thundersley Benfleet	RAMS	£491.58			Received