



castlepoint

benfleet | canvey | hadleigh | thundersley

Authority Monitoring Report

1st April 2020 – 31st March 2021

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Introduction

The Authority Monitoring Report (here on in known as the “report”) monitors the Council's plan-making and development progress in the period 1st April 2020 until the 31st March 2021.

The Annual Monitoring Report covers four matters:

- 1) The progress in preparing the Local 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 2020 to the 31st March 2021;
- 3) An Infrastructure Funding Statement setting out details of S106 Agreements that the Council has entered with developers. There is no Community Infrastructure Levy in place currently to report on as part of this statement; and
- 4) Information on how the Council has fulfilled the Duty to Cooperate in the aforementioned period.

It should be noted that there are no designated Neighbourhood areas in Castle Point at this time.

This report is being prepared in pursuant of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended.

Plan Preparation Progress

The Town and Country Planning (Local Planning) (England) Regulations 2012 require local planning authorities to prepare a local plan for their area. It also permits local planning authorities to prepare supplementary planning documents where guidance is necessary to underpin policies within the local plan.

Local Development Scheme

The Local Development Scheme (LDS) sets out the programme for preparing the Local Development Plan (LDP). A revised Local Development Scheme was adopted in November 2020.

New Local Plan

At the end of March 2021, the following progress had been made in respect of the preparation of the Local Plan against the programme in the Local Development Scheme.

Stage	Commencement Date	Progress
Regulation 18		
Issues Consultation	July 2018	Complete on time
Sustainability Appraisal Scoping Report		
Regulation 19		
Publication of Plan	December 2019	Complete on time
Regulation 22		
Submission of Local Plan to Secretary of State	October 2020	Completed
Regulation 24-26		
Examination and Adoption of Local Plan	Anticipated Spring 2021	Underway – Inspectors Initial Questions responded to and timetable for examination hearings published

At March 2021, the Council was on track to deliver the Local Plan in accordance with the programme set out in the Local Development Scheme.

South Essex Plan

No timetable for the preparation of the South Essex Plan was included in the Local Development Scheme published in November 2020. It is intended that this will be a non-statutory Planning Framework which will inform plan-making at the district level.

Supplementary Planning Documents

The Essex Coast Recreational disturbance Avoidance Strategy (RAMS) SPD was adopted in December 2020.

A schedule of other Supplementary Planning Document works is included in the Local Development Scheme 2020. No timescales have been assigned to these works, and the necessary guidance will come forward at an appropriate time in the period from 2022-2024, resources allowing.

Duty to Cooperate

Castle Point has developed the practice of working cooperatively with others on plan-making activities to address strategic cross boundary matters. This is particularly the case in relation to the South Essex Plan, but does extend into wider areas of work. The table below details the different types of cooperative working the Council is engaged in for plan-making purposes.

Scheduled Frequency	Description of work/ meetings / workshops	Outputs
Weekly	ASELA 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 produce specific evidence base documents e.g. SHMA, EDNA, SERS, SFRA, or joint consultation responses. Preparation of MoU – and exploration of sub-regional planning. Also includes arrangement of member / key stakeholder workshops on the SHMA etc.
Weekly	South Essex Economic Development Managers meeting. Discussion of cross boundary issues, funding bids, best practice across South Essex.	Preparing funding bids for SELEP Local Growth Fund for key infrastructure and economic development schemes to promote growth. Exploring options for joint working and preparing joint consultation responses.
Monthly	ASELA (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 EPOA demographic modelling, Greater Essex Growth and Infrastructure Framework (GIF) and Gypsy and Traveller Accommodation Assessments (GTAA). This group also led on the Essex Coast RAMS.
Quarterly	EPOA 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	Essex Planning Portfolio Holders' 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 providing direction on a shared approach to addressing strategic planning issues across Greater Essex.
Quarterly	ASELA Planning Delivery Board	Overseeing and setting the parameters for the preparation of joint evidence and joint working arrangements across

Scheduled Frequency	Description of work/ meetings / workshops	Outputs
	Strategic Planning Head of Service meetings. Discussion of cross boundary issues, best practice, local development plan progress, sub-regional planning across South Essex. A new Members forum was established and met from early 2019.	South Essex, including sub-regional planning.
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
Quarterly	Castle Point and Rochford Local Strategic Partnership Held with key statutory consultee partners focussing on project delivery and supporting growth, community, safety and health matters	Forum to engage with wider partners such as the community sector, police and health bodies
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, ECC 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.

Development Monitoring

Monitoring is an important aspect of the plan making process because it helps to determine whether Local Plans are delivering the development they intended. This enables the local planning authority to be able to record its achievements, and also to review its plans and policies where they are not being effective in securing development which meets the needs of the area.

Business Development and Town Centres

Planning policies regarding business development and town centres are currently set out in chapters five and six of the Adopted Local Plan 1998.

Indicator BD1

Indicator BD1: *Total amount of additional employment floorspace* seeks to identify the amount and type of completed employment floorspace (gross and net) within the borough during the period 1st April 2020 to the 31st March 2021. It reports on the change in the provision of industrial floorspace falling within B class uses. Offices and other low impact commercial uses which previously fell under use class B1 but are now use class E(g) following an amendment to the Use Classes Order in August 2020, are dealt with under the town centre indicator (BD4).

Figure 1: Total amount of additional employment floorspace by type

Floorspace (m ²)	B2 – General Industrial	B8 – Storage & Distribution	Sui generis	Total
Gains	303	100	82.6	485.6
Losses	298	0	921	1,219
Net	5	100	-862.4	-733.4

There was very little by way of employment development in Castle Point in the period 2020 to 2021 reflecting the impacts of the COVID pandemic which saw construction halted for a four month period, and affected the finances of businesses more generally.

The overall position is that there was a small net loss of employment floorspace over the period from March 2020 to April 2021. Principally, the losses are because of the reconfiguration or re-use of smaller buildings previously in employment use. Whilst some of these buildings have been reused for other commercial purposes such as retail, some have moved into residential use such as the former business unit at 92-94 Foksville Way.

There were no large-scale losses of employment floorspace over the period.

There were also no large-scale completions. Progress at the site to the South of Roscommon Way was slowed by the pandemic, and there were consequently no completions in the reporting period. Completions on this site are expected in 2021-22.

Indicator BD2

Indicator BD2: *Amount of industrial employment floorspace on previously developed land* seeks to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land during the period 1st April 2020 until the 31st March 2021.

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

Floorspace	m ²	%
Previously Developed Land	427	87.9
Partial Previously Developed Land	58.6	12.1

Due to the limited amount of employment development in 2020-21, and the focus on the redevelopment and reuse of existing buildings, the majority of the development was on previously developed land. The small amount of development on partially previously developed land relates to the provision of office space adjacent to the church car park at 2 Thundersley Grove.

Indicator BD3

Indicator BD3: *Net employment land available by type* seeks to identify the total area of land available for industrial employment purposes in Castle Point, and how this is split between different use classes. It should be noted that offices and other low impact industrial uses that previously fell in Use Class B1, but now fall within Use Class E(g) are now reported under indicator BD4.

Figure 3: Net employment land available by type

Extant Planning Permissions (sqm)	B2 – General Industrial	B8 – Storage & Distribution	Sui Generis	Total
Gains	12,392	18,244	4,043	34,679
Losses	809	1,000	710	2,519
Total	11,583	17,244	3,333	32,160

There are currently extant permissions which have the capacity to provide 32,160 sqm of net industrial employment floorspace in the borough. Using standard employment densities this is sufficient to provide at least 600 additional jobs in the local economy.

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

Indicator BD4

Indicator BD4: *Total amount of floorspace for town centre uses (by type)* seeks to identify the total amount of completed retail, office and leisure floorspace delivered in the period 1st April 2020 until the 31st March 2021. 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.

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

Floorspace (sqm)	Use Class E	Sui Generis	Total
All Town Centre Uses	1,124.8	-260	864.8
All Town Centre Uses in Town Centre Locations	-755.2	-340	-1,095.2

There was a modest overall increase in the provision of floorspace for uses you would normally find within town centres in the period from April 2020 to March 2021. This is largely because of the provision of the new Lidl Supermarket on Canvey Island, alongside the provision of new stores within the car park of the Morrison's Supermarket on the Island.

Within Town Centre however the story is different. There has been an overall loss within town centres as sites have been brought forward for redevelopment. It should however be noted that an element of this loss is temporary as there will be some schemes currently being delivered where retail units are to be re-provided at ground floor level. However, the overall pattern is for town centres to become more compact, and with increased provision of homes above the ground floor. This will potentially improve the vitality of the remaining provision.

As at April 2020 there were 35 extant permissions affecting town centre uses (Use Classes E, F and related *Sui Generis* Uses) with a net capacity of 16,854.9 sqm, which has the potential to generate around 800 jobs. The overarching trend within this is a loss of floorspace within town centre locations with an emphasis on the loss of shops and the loss of offices. The principle driver for the level of capacity identified in the extant supply is the permissions for offices and low impact industrial uses existing for land South of Roscommon Way, and land Opposite Morrison's on Northwick Road. There is the prospect therefore for future losses of town centre uses in town centre locations over the next few years.

Housing

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.

The submitted Local Plan, which was the subject of examination at March 2021 covers the period 2018 to 2033. It requires 342 homes per annum to be delivered, based on the standard methodology prescribed in the NPPF and calculated in 2018.

Since that calculation was prepared for the Local Plan, the affordability ratio, which forms a component of the standard methodology has changed in Castle Point. This change has resulted in the standard methodology calculation increasing slightly in Castle Point to 355 homes per annum.

Guidance set out by the Government in Housing Delivery Test Measurement Rule Book indicates that in the absence of an up-to-date target in an adopted Local Plan the standard methodology figure should be used for housing need calculations.

The housing targets for the purpose of this section is as follows:

Figure 5: Housing Target

Start of Period	End of Period	Total Housing Required	Source of Target
1 st April 2018	31 st March 2033	5,325 (355 per annum)	CLG 2014-based Standard Methodology using July 2019 Affordability Ratios

Indicator H2 – Housing Delivery in the Reporting Years

Figure 6: Net additional dwellings for the reporting years

Type	Completions	Losses	Sub Total
Traditionally Built Homes	118	20	98
Mobile Homes	66	0	66
Caravans	0	0	0
Boats	6	4	2
		TOTAL	166

During each of the year 2020/21, 355 homes should have been delivered in accordance with the requirement for housing identified through the application of the standard methodology in Castle Point. This target was not achieved with 166 homes delivered representing around 47% of the required provision.

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.

H2a: Additional dwellings (net) in the reporting year and previous years

Figure 7: Additional dwellings in previous years (net)

Year	Source of Target	Net Additional Dwellings	Annualised Target	COVID Adjusted Requirement	Performance Against Target
2018/19	Standard Method	200	355	355	-155
2019/20	Standard Method	71	355	325	-254
2020/21	Standard Method	166	355	236	-70
Total		437	1,065	916	-479

Due to COVID restrictions, adjustments were made by the Government to the requirements for 2019/20 and 2020/21 to reflect the closure of the construction sector. In 2019/20, an adjustment of 31 days was applied reflecting the closures in March 2020. In 2020/21, an adjustment of 122 days was applied to reflect the impacts of the three lockdowns during that financial year.

During the period 2018 to 2021, 437 homes (net) have been delivered in Castle Point. This is just **48%** of the total homes that should have been delivered in the Borough during that period. In accordance with the Housing Delivery Test set out in the NPPF, the Council should be taking measures to improve housing delivery against this outcome. A Housing Delivery Action Plan has been prepared to establish what these actions are. For Castle Point, the progression of a Local Plan to adoption is a critical component of that action plan.

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 to improve the supply position and deliver 342 homes per annum was included in the Local Plan approved for publication and submission in October 2019. This trajectory has been updated to take into account completions in the period from 2019 to 2021, and consents granted also. Other amendments have also been made to improve the robustness of the trajectory.

Figure 8: Housing Trajectory at April 2021

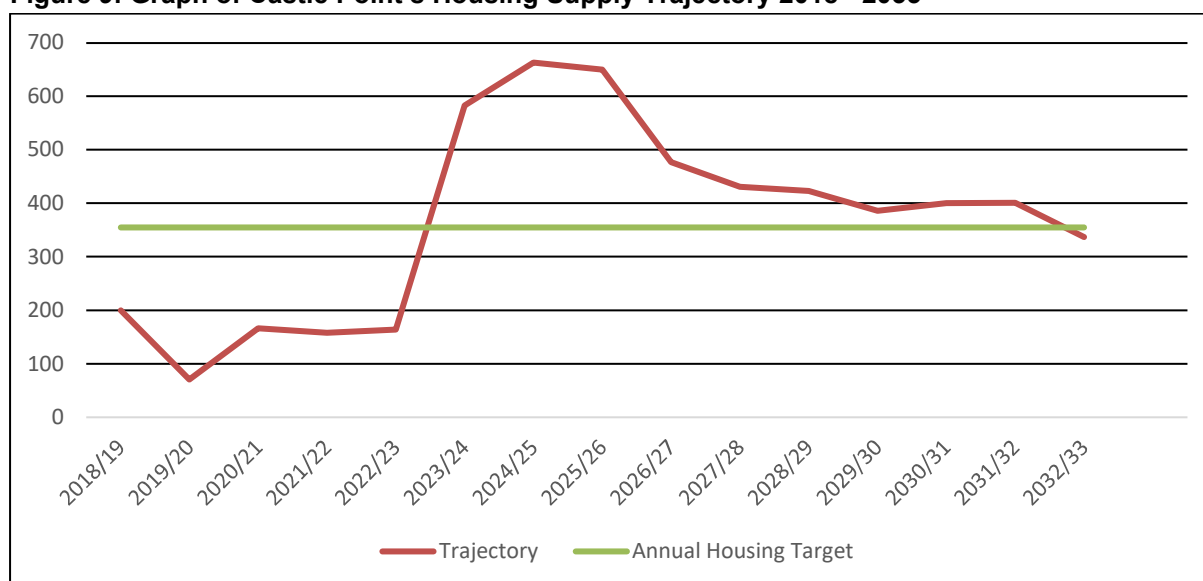
Ref	Site	Capacity	Losses	Extant PP (31.03.21)	2018- 2021	2021- 2026	2026- 2031	2031- 2033
HO9	Land west of Benfleet	850			0	150	500	200
HO9	Land west of Benfleet Care Home (60 bed)	33			0	0	33	0
HO10	Land between Felstead Road and Catherine Road	125	-12	24	0	65	60	0
HO11	Land off Glyders	30			0	30	0	0
HO12	Site of the former WRVS Hall, Richmond Avenue	39			0	15	24	0
HO13	Land east of Rayleigh Road	455			0	165	275	15
HO14	Land at Brook Farm	173			0	165	8	0
HO15	Land south of Scrub Lane	55			0	55	0	0
HO16	Land at Oak Tree Farm	65			0	65	0	0
HO17	Hadleigh Island	52			0	38	14	0
HO18	Land north of Grasmere Road and Borrowdale Road	30			0	0	0	30
HO19	Land at Glebelands	155			0	155	0	0
HO20	The Chase	430	-13	18	0	183	247	0
HO20	The Chase Care Home (60 bed)	33			0	33	0	0
HO21	Land fronting Rayleigh Road	60	-1		0	0	0	60
HO22	Land at Thames Loose Leaf	12			0	12	0	0
HO23	Land east of Canvey Road	300			0	150	150	0
HO24	Land west of Canvey Road	199	-3		0	0	150	49
HO24	Land west of Canvey Road Care Home (57 bed)	32		32	0	32	0	0
HO25	Land at Thorney Bay Caravan Park	820	-590		195	375	250	0
HO26	Land at The Point	100	-2		0	0	50	50
HO27	Walsingham House	32		32	0	32	0	0

Ref	Site	Capacity	Losses	Extant PP (31.03.21)	2018- 2021	2021- 2026	2026- 2031	2031- 2033
HO28	Land at Admiral Jellicoe	14			0	14	0	0
HO29	Land south of Haron Close	24		24	0	24	0	0
HO30	Land at Haystack car park	14		14	0	14	0	0
HO31	Land at Kings Park	50			0	0	50	0
HO32	244-258 London Road	50	-5		0	0	0	50
Total from strategic allocations		4232	-626	144	195	1772	1811	454
Other Completions 2018 – 2021 (Net)		434	-88		434	0	0	0
Extant planning permissions at 1 April 2021 (Net)		502			0	475	27	0
Policy compliant sites		272			0	20	138	114
Brownfield Land Register		179			0	44	85	50
Windfall		600			0	180	300	120
Total from other sites		1987	-88		434	719	550	284
Total Supply		6219						
Losses		-709						
Total (Net)		5510						

A more detailed breakdown of this trajectory is included at appendix 5.

The housing trajectory identifies enough housing to meet the requirement for 355 homes per annum in the period from 2018 to 2033. However, it is not anticipated that the delivery of homes will be even over time. It is expected that housing delivery will be accelerated in the period 2024 to 2028 as the site-specific allocations in the Local Plan begin to be delivered. This is illustrated in figure 9.

Figure 9: Graph of Castle Point's Housing Supply Trajectory 2018 - 2033



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 year 10.

Figure 10: Net additional dwellings in future years

Time Period	Target	Backlog/ Surplus against Target	20% Buffer	Required Supply (Five Years)	Supply identified in Trajectory	Number of Years of Supply
2021 – 2026	1,775	628	355	2,758	2,218	4 years
2026– 2031	1,775	185	355	2,315	2,117	4.6 years
2031 – 2033	710	-157	142	695	738	2.1 years

Five Year Housing Land Supply:

Paragraph: 035 Reference ID: 3-035-20140306 of the Planning Practice Guidance states that local planning authorities should plan to address previous under-delivery during the first five years. In the period 2021 to 2026 it is therefore necessary to address any backlog arising from the beginning of the plan period starting in 2018. The backlog for the period 2018 to 2021 is 628 homes and should be added to the baseline need of 1,775 homes for that period. Additionally, capacity for a further 355 homes should be identified to meet the 20% ‘buffer’ requirements of the NPPF. This brings the total requirement to 2,758 homes (552 homes per annum).

The detailed trajectory identifies a maximum five-year housing land supply of 2,218 homes (448 homes per annum) for the period 2021 to 2026. Whilst this is sufficient to meet the annual requirement for housing, it is not sufficient to meet the backlog and to provide the buffer necessary to secure delivery.

Based on the calculation set out in the Planning Practice Guidance there is currently a 4-year supply of housing in Castle Point. The Council has therefore proposed a stepped trajectory for inclusion in the Local Plan to overcome this issue, as the identification of additional Green Belt sites is not considered to be an option for sufficiently accelerating supply in Castle Point.

Supply beyond Five Years:

In the period 2026-2031, a small amount of backlog of 185 homes will be carried forward. When this is combined with the requirement for that period, and a buffer of 20% is added, the overall required supply for this period is 2,315 (463 homes per annum). The detailed trajectory shows that 2,117 homes (423 homes per annum) can be delivered in this period, providing 4.6 years supply. A Local Plan review will be

necessary at this stage to boost the supply position, although overall delivery is projected to be around 157 homes above target by the end of 2031.

In the period 2031-2033, the remainder of the plan period, the Borough will be in a surplus position due to the high levels of delivery in the period 2021 to 2031 relative to the housing target. Consequently, the requirement for that period is 695 homes only. It is anticipated that 738 homes (369 homes per annum) will be delivered in this period representing 2.1 years' worth of supply compared to what is required. A review of the Local Plan will be required by this time for the Council to be able to demonstrate that it can meet supply beyond 2033.

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

Figure 11 shows that in the period from April 2020 to March 2021 planning consent was granted for 161 homes (net) over 36 sites. Whilst some of these homes were on sites already known to the Council and identified through the SHLAA, 94 of these homes were on windfall sites. The Council has assumed in its trajectory that windfall development will make up 600 homes worth of supply over the next 12 years. This appears realistic based on the pattern that is emerging from consents granted over the last year.

Figure 11: New Consents for Housing Granted in the period 2018 to 2020

	Consents (Sites)	Gains (Dwellings)	Losses (Dwellings)	Net (Dwellings)	Windfall (Dwellings)
Granted in 2020/21	36	182	21	161	94

H5b: Resolution subject to S106

There were two consents for housing awaiting S106 agreements as at 31 March 2020. These had a combined housing capacity for 52 homes. This is in addition the numbers shown in figure 11. It should be noted that one of these permissions was for 42 flats at the Admiral Jellicoe site. Subsequently, a different application for housing on part of the site has been approved. If that application is implemented, it will not be possible to implement the flatted development scheme.

H5c: Starts on Site

Figure 12 shows that in the period from April 2020 to March 2021 21 consents for housing development were implemented through starts on site, with the potential to deliver 131 homes. This marks an uplift on the previous two years in terms of dwelling numbers. This is due to the presence of flatted schemes within the supply.

Figure 12: Starts on site in 2018 to 2020

Year	Consents	Dwellings
2018/2019	28	118
2019/2020	23	70
2020/2021	21	131

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 2020 until the 31st March 2021.

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.

Figure 13: Net additional pitches (gypsy and traveller)

	Permanent	Transit	Total
Number of New Pitches	0	0	0
Number of Existing Pitches Enlarged	0	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, in the period 1st April 2020 to the 31st March 2021.

Figure 15: Number of Affordable Homes Delivered (gross)

Year	Social Rent	Intermediate	Affordable Rent	Total
2011/12	17	-	-	17
2012/13	22	-	-	22
2013/14	-	-	-	0
2014/15	25	15	15	55
2015/16	-	-	19	19
2016/17	3	4	9	16
2017/18	0	18	7	25
2018/19	2	0	0	2
2019/20	0	0	0	0
2020/21	13	0	0	13
TOTAL	69	37	50	169

Thirteen affordable homes were delivered in Castle Point in the period 2018 to 2020. This comprised 8 individual homes and 9 rooms in an HMO (1.8 rooms = 1 house). This level of delivery, whilst an improvement on the 2018-2020 period falls short of what is required and would have made a relatively small impact on the Council's waiting list for housing. Furthermore, no homes intended for first time buyers were

delivered. The SHMA Addendum 2017 indicated that there is need for up to 288 homes per annum to be affordable. There is a need to increase supply.

The emerging Local Plan, approved for publication and submission in October 2019 seeks for 40% of new homes on the majority of sites of 10 homes or more to be affordable, split 50:50 between affordable housing for rent intended to address the housing waiting list and affordable homes for sale aimed at first time buyers. This policy should secure around 1,200 additional affordable homes with Castle Point in the period to 2033.

Indicator H8 – Housing Development on Previously Developed Land

Indicator H7: *New and Converted Dwellings on Previously Developed Land* seeks to monitor the number of homes that are being built on previously developed land compared to Greenfield sites that have never been developed.

Figure 16: New and Converted Dwellings on Previously Developed Land

Year	Gross Dwellings	Gross Dwellings on Previously Developed Land	% Gross on Previously Developed Land
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%

Within Castle Point consistently high use has been made of previously developed land. However, such an approach to housing provision has seen the Council consistently miss its overall housing target.

Indicator H9 – Dwelling Densities

Indicator H9: *Gross Dwelling Density* seeks to identify how well land is being used to deliver housing.

Figure 17: Gross Dwelling Density

Year	% New Homes delivered at: dwelling density per hectare (ha)		
	< 30	30 – 50	> 50
2010/11	12	40	48
2011/12	14	0	86
2012/13	22	6	72
2013/14	54	24	22
2014/15	48	16	36
2015/16	52	30	18
2016/17	65	8	27
2017/18	63	8	36
2018/19	52	0	48
2019/20	92	8	0
2020/21	30	22	48

Given the nature of the built form in Castle Point it is encouraging to see new developments delivered at a range of densities. Within the urban area a mix of medium and high-density schemes have been delivered supplying a range of family sized homes as well as smaller starter homes. However, it remains the case that some homes are being provided at a low density. This has implications for land use when seeking to meet housing need. The more homes built at lower density; the more land needed to meet housing needs overall.

Monitoring the Local Plan

The emerging Local Plan establishes a monitoring framework which is intended to align the outputs of the Local Plan with the sustainability appraisal. This ensures that the Local Plan is achieving its social, economic and environmental objectives in a balanced way, and development is not being delivered at the expense of these objectives.

The following scorecard sets out information against the indicators in the Local Plan monitoring framework for the last year, where it is available. However, as the Local Plan is still emerging and is not adopted at this time, it is not possible to monitor against all the indicators at this time.

Additionally, some of the housing related indicators and indicators reliant on housing sites to be delivered to secure other benefits, such as additional open space provision, are constrained to current available supply at this time, and consequently the scope to achieve the targets set is also constrained. The adoption of the Local Plan will remove this constraint.

There is however scope within the current policy framework of the adopted Local Plan and the NPPF to secure improved outcomes in some areas in the interim period whilst the Local Plan progresses to adoption. For example, the NPPF empowers Councils to secure affordable housing on schemes of 10 units or more where there is an identified need.

Another area where efforts could be focused is economic development. The indicators under objective 4 show a situation where there is a persistent level of deprivation and limited levels of local employment and economic growth. This is despite extant consents existing for large scale employment growth at west Canvey, an area where deprivation is most significant in the Borough.


























Key	
	More than relative 10% below target
	Less than relative 10% below target
	On or above target





Figure 18: Local Plan Monitoring Framework Scorecard



Indicator	2019/20	2020/21	Target	Trend	Status	Comments
Objective 1: To protect and enhance the range of services that support healthy and active communities within Castle Point						
Housing mix includes homes suitable for older people: <ul style="list-style-type: none"> Bungalows Specialist accommodation Homes built to part M4(2) of the Building Regulations 	22%	41%	10% of net new homes			Due to the provision of bungalow style mobile homes specifically for retirement living at the site known as Thorney Bay caravan park, there has been a high level of provision of homes for older people in the period 2020-2021, however this has principally been in the form of park homes which does not meet the needs of all older people.
Number of additional bed spaces provided in residential/nursing homes	0	0	90 bed spaces 2018 - 2033			There is an outstanding outline planning consent for 57 bed spaces. There is a further allocation within the plan which includes the requirement for a residential home. There is the potential for this target to be achieved in the medium to long term.
Objective 2: To provide high quality homes in sustainable locations that meet the needs of local people through an appropriate mix of housing sizes, types and tenures.						
Net number of new homes provided	71	166	355 homes per annum			There are outstanding consents which have the potential to deliver over 647 homes in the shorter term. The Local Plan has been submitted. If found sound this releases additional land for housing which will drive up housing delivery rates.
Number of affordable homes provided	0	13	100 homes per annum			There are limited proposals including affordable housing in the pipeline of supply, indicating little potential for significant improvement in the short term. The adoption of the Local Plan has the potential to drive up on-site provision of affordable housing offering the potential for improved delivery in the medium to long term.

Indicator	2019/20	2020/21	Target	Trend	Status	Comments
Housing mix aligns with the need identified in the most recent SHMA	1 bed – 15% 2 bed – 12% 3 bed – 17% 4 bed + - 55%	1 bed – 26% 2 bed – 20% 3 bed – 13% 4 bed – 25% Others – 16%	1 bed – 6% 2 beds – 22% 3beds – 43% 4 beds+ - 29%	↔	●	The size of properties delivered in Castle Point has varied from year to year, although tends towards smaller properties – 1 or 2 beds. This is resulting in an undersupply of 3-bedroom homes which may be affecting accessibility for local families.
Objective 3: To make town centres in Castle Point places where local people want to visit and access community and local facilities.						
Vacancy level at ground floor within primary shopping frontages	Canvey – 8% Hadleigh – 3.5% Tarpots – 4% S.Benfleet – 4.5%	Canvey – 5.8% Hadleigh – 0% Tarpots – 0% S.Benfleet – 4.5%	Under 10%	↑	●	Survey undertaken September 2019. Business Rates data reviewed in September 2021. There are very low vacancy rates in the borough's town centres and local shopping areas.
Vacancy levels at ground floor in non-primary areas	4.5%	7.5%	Under 15%	↓	●	
Objective 4: To create an environment that supports business growth and creates local job opportunities						
Indices of Multiple Deprivation overall score	5 LSOA	5 LSOA	No LSOA in 20% most deprived	↔	●	2019 figures have been used for the 2019/20 and 2020/21. Source: http://dclgappp.communities.gov.uk/imd/iod_index.html# The 5 most deprived LSOAs are on Canvey Island.

Indicator	2019/20	2020/21	Target	Trend	Status	Comments
	13 LSOA	13 LSOA	Less than 8 LSOA in 40% most deprived	↔	🔴	12 of the 13 LSOA in the 40% most deprived areas in England are on Canvey Island. The other is on the edge of Hadleigh.
People living in Castle Point and working in Castle Point	44%	55%	Greater than 45%	↑	🟢	2018 Job Density figures for 2019/20 2019 Job Density figures for 2020/21 https://www.nomisweb.co.uk/reports/lmp/la/1946157213/report.aspx
Area of additional industrial employment floorspace provided	353 sqm net	-733.4 sqm net	10,000 sqm 2018 – 2033	↓	🔴	There has been a small loss of employment space over the 2020-21 year. This was predominantly in non-employment locations and town centres. There is however permitted supply with a net employment floor space of 32,160 sqm, with construction underway on 2,841 sqm of B8 floorspace. There is therefore the potential to meet the target set in the longer term.
Objective 5: To promote more sustainable travel patterns within Castle Point through the location of development, and the provision of public transport and cycling infrastructure to complement the existing highway network.						
Journey time reliability as measures by am and pm peak free flow % speeds	1.48 Average	No data available	Less than 1.4	N/A	🔴	<p>Source: 2018 Delay Indicator Results (ECC) (Delay indicator – additional time to travel during peak compared to average speeds along a route expressed as a proportion)</p> <p>A130 – Sadlers to Rayleigh Spur – 1.10 A130 – Rayleigh Spur to Sadlers – 1.25 A13 – Sadlers to Vic House Corner – 1.66 A13 – Vic House Corner to Sadlers – 1.49 A13 – Vic House Corner to Victoria Avenue (Southend) – 1.86 A13 – Victoria Avenue (Southend) to Vic House Corner – 1.95 A127 – Fairglen to Rayleigh Weir – 1.25 A127 – Rayleigh Weir to Fairglen – 1.24 A127 – Rayleigh Weir to Queensway (Southend) – 1.76 A127 – Queensway (Southend) to Rayleigh Weir – 1.85 A130 – Furtherwick Road to Waterside – 1.42 A130 – Waterside to Furtherwick Road – 1.47 A130 – Waterside to Sadlers – 1.20 A130 – Sadlers to Waterside – 1.34</p>

Indicator	2019/20	2020/21	Target	Trend	Status	Comments
Proximity of new housing completions of sites comprising 10 or homes to public transport provision	100%	100%	75% within 400m			There were only two sites comprising 10 or more homes on which there were completions in 2021-2021. These were both in close proximity to the London Road giving them good access to public transport services.
	100%	100%	100% within 800m			
New development completions of 10+ homes or 200m+ floorspace meeting the requirements for bicycle parking provision set out in the Essex Vehicle Parking standards.	100%	81%	At least 90%			Whilst there is a good level of cycle parking provision within residential developments, it is important that provision is secured on flatted schemes and in houses which do not have the provision of a garage. This will help to ensure that provision remains high, and the owners of new homes have to potential to own a bike, which is the first step in getting people to use them.
Objective 6: To protect and enhance the network of high quality, accessible green and open spaces throughout Castle Point.						
Area of additional public open space provided.	0	0	32ha 2018 to 2033			It is anticipated that this will be secured as part of housing development proposals allocated in the Local Plan. This objective will be secured in the medium to longer term.
Length of additional Public Rights of Way delivered.	0	0	2km 2018 to 2033			It is anticipated that this will be secured as part of housing development proposals allocated in the Local Plan. This objective will be secured in the medium to longer term.
Objective 7: To protect and enhance the quality of the natural, built and historic environment within Castle Point, having regard to features of ecological, landscape and heritage importance.						
Sites of Special Scientific interest in favourable or recovering condition	90%	90%	100%			Source: https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::sites-of-special-scientific-interest-units-england/data?geometry=0.437%2C51.504%2C0.720%2C51.541&selectedAttribute=CONDITION There are two units of the Benfleet and Southend Marshes SSSI located to the north of Canvey Island which are in an unfavourable condition.
Area of Local Wildlife Site Coverage	872	872	At least 872ha			The most recent Local Wildlife Site Review that has been endorsed is dated 2012.

Indicator	2019/20	2020/21	Target	Trend	Status	Comments
						A Local Wildlife Site Review was prepared in 2019 but has not been endorsed by the Local Wildlife Site Partnership so any changes cannot be confirmed. This identifies a net increase in the size of Local Wildlife Sites of 8.3 hectares from that identified previously in 2012. This involved the loss of 14.5 hectares across 3 sites, but a gain through the extension of 5 sites totalling 21.9 hectares. Once endorsed this would bring the total area covered by Local Wildlife Sites to 879.7ha.
Proportion of new development over 1ha incorporating Green Infrastructure provision.	N/A	N/A	100%	N/A	N/A	It is anticipated that this will be secured as part of housing development proposals allocated in the Local Plan. This objective will be secured in the medium to longer term. In the shorter term an area of green infrastructure is due to be provided on the Solby Wood Farm site in 2020/21 as part of that development.
Number of monitoring points across the Borough where NO2 levels exceed statutory maximum limits (40 ugm-3)	0	0	Zero			Source: essexair.org.uk Air quality has consistently improved in Castle Point since 2010. However, this has been against a background of below target growth. This indicator needs to be monitored as rates of growth increase.
Number of monitoring points adjacent to the Benfleet and Southend marshes Special Protection Area where NO2 levels have increased from base year 2021.	N/A	N/A	Zero	N/A	N/A	Monitoring to commence in January 2022.
Development within Historic Natural Landscape	N/A	N/A	Zero	N/A	N/A	New policy requirements of the emerging Local Plan which will come into effect once adopted.
Designated Heritage Assets on Historic England's Heritage at Risk Register.	0	0	Zero			Source: https://historicengland.org.uk/advice/heritage-at-risk/search-register/ There are no designated heritage assets in Castle Point on the Historic England Heritage at Risk Register.
Objective 8: To promote high levels of sustainability and resilience to natural and man-made risk through the location and design of development, having regard to the implications of climate change, including flood risk from all sources.						

Indicator	2019/20	2020/21	Target	Trend	Status	Comments
Developments approved unconditionally against the advice of the Environment Agency or the lead local flood authority (Fluvial and Tidal)	0	0	Zero			There is a long-standing practice within the Planning service of working closely with the EA and the Lead Local Flood Authority on these types of matters.
Development proposals measured against the Building Regulations for Residential Development (M3), or the Very Good BREEAM standard for non-residential development.	N/A	N/A	100% resi 110pppd water	N/A	N/A	New policy requirements of the emerging Local Plan which will come into effect once adopted.
	N/A	N/A	100% non-resi 50% CO2 credits	N/A	N/A	
	N/A	N/A	100% non-resi 50% WAT credits	N/A	N/A	

Infrastructure Funding Statement

Castle Point Borough Council does not currently charge a Community Infrastructure Levy. To this end, this infrastructure funding statement does not include reporting on those requirements of an Infrastructure Funding Statement which relate to CIL as specified in regulations.

This statement only 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.

New Section 106 Agreements

The table below sets out the S106 Agreements entered by the Council in the reporting year, 1 April 2019 to the 31 March 2020.

Figure 19: New S106 Agreements 2020-2021

Application	Decision Date	Site	Clause	Monetary Contribution	Non-monetary Contribution
14/0620/FUL	29/05/2020	Land at Thorney Bay, Canvey Island	Affordable Housing	-	17 homes
			Open Space		4.5 ha
			Essex Coast RAMS	£14,257.60	
			Bus Infrastructure		
			Residential Travel Pack		
			Indoor Sports and Recreation provision	£238,941.92	
			CCTV and Public Realm	£40,500	
			Apprentice Scheme		
			Early Years	£108,944.64	
			Primary Education	£318,490.20	
			Highway works		
			Tidal defence works	£18,665.92	
			Pedestrian access seawall	£73,376.80	
			Youth facilities	£9,000	
19/0697/FUL	27/10/2020	341-347 London Road, Hadleigh	Affordable Housing	£100,000	
			Essex Coast RAMS	£4,269.72	
			Healthcare	£13,616	

Application	Decision Date	Site	Clause	Monetary Contribution	Non-monetary Contribution
19/0764/FUL	02/02/2021	Haron Close/ Long Road, Canvey Island	Affordable Housing	£135,229.98	-
			Essex Coast RAMS	£3,013.92	
20/0655/RES	25/11/2020	54 Beech Road, Hadleigh	Essex Coast RAMS	£1,758.12	
21/0059/FUL	23/03/2021	44 – 54 Winterswyk Avenue, Canvey Island	Essex Coast RAMS	£1,018.40	
20/0845/FUL	02/02/2021	Land Adjacent To 15 Tabora Avenue, Canvey Island	Essex Coast RAMS	£125.58	-
21/0002/FUL	01/03/2021	7 St Marys Drive, Benfleet	Essex Coast RAMS	£376.74	-
21/0006/FUL	08/03/2021	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	-
21/0004/FUL	16/03/2021	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	-
21/0032/FUL	24/03/2021	150 London Road, Benfleet	Essex Coast RAMS	£125.58	-
21/0067/FUL	19/03/2021	Land Adj To 573 High Road, Benfleet	Essex Coast RAMS	£251.16	-
19/0686/FUL	02/06/2020	19-27 Kents Hill Road	Essex Coast RAMS	£2,812.90	-
20/0868/FUL	01/02/2021	62 Hill Road, Benfleet	Essex Coast RAMS	£753.48	-
20/0897/FUL	03/02/2021	33 Croft Road, Benfleet	Essex Coast RAMS	£125.58	-
20/0953/FUL	08/02/2021	10 Crescent Road, Benfleet	Essex Coast RAMS	£125.58	-
Total of Monetary Contributions				£1,086,658.88	-

In the reporting year the Council entered into S106 Agreements with a total monetary value of **£1,086,658.88p**.

During the same reporting period the S106 Agreements entered include the provision of **17 affordable homes** and **4.5ha of open space**.

Given the progress that has been made in delivering the alternative Park Home Scheme at the Thorney Bay site, it is not thought likely that application 14/0620/FUL will be implemented. If that application is not implemented, the associated S106 requirements will not be forthcoming.

Section 106 Monies

This section of the Infrastructure Funding Statement addresses the money received under S106, and how they have been allocated and spent.

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 has prepared a separate infrastructure funding statement which captures S106 money received and to be spent by that organisation. The Essex County Council Infrastructure Funding Statement should be read alongside this statement for Castle Point.

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 1 April 2020 and the 31 March 2021.

Figure 20: Summary of S106 Income and Expenditure in 2020 - 2021

Start Balance	Total Amount of unallocated S106 Money Held at 1 April 2020	£229,374.20
Income	Total S106 Money Received 1 April 2020 – 31 March 2021	£4,018.56
Expenditure	Total S106 Monies Spent 1 April 2020 – 31 March 2021	£6,533.48
End Balance	Total S106 Monies Unspent at 31 March 2021	£226,859.28

The following table looks at incoming Section 106 Money for the 2020-2021 year. A total of **£4,018.56** was received during this period from 10 separate development schemes, 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. Three applications were subsequently refused, and a further application was withdrawn. These payments may therefore need to be returned if revised applications are not received or are unsuccessful.

Figure 21: Incoming S106 Money in 2020-2021

Application	Site	Clause	Monies Received	Status
20/0655/RES	54 Beech Road, Hadleigh	Essex Coast RAMS	£1,758.12	Transferred to CCC
20/0953/FUL	10 Crescent Road, Benfleet	Essex Coast RAMS	£125.58	Transferred to CCC
20/0897/FUL	33 Croft Road, Benfleet	Essex Coast RAMS	£125.58	Transferred to CCC
21/0004/FUL	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	Development not started at 31 March so not transferred

Application	Site	Clause	Monies Received	Status
21/0006/FUL	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	Development not started at 31 March so not transferred
21/0107/FULCLC	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	Decision not taken before 31 March so not spent in 2020/21
21/0057/FUL	18 Sydervelt Road, Canvey Island	Essex Coast RAMS	£125.58	Application refused so money not spent
21/0265/FUL	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	Application refused so money not spent
20/0855/FUL	30-34 Linden Road, Benfleet	Essex Coast RAMS	£502.32	Application refused so money not spent
21/0033/FUL	15 Rosemead, Benfleet	Essex Coast RAMS	£125.58	Application withdrawn so money not spent
Total Received 1 April 2020 – 31 March 2021			£4,018.56	

The next table looks at the expenditure of S106 Money in the 2020 to 2021 year. A total of **£6,533.48** was spent in that period, as detailed below. No S106 money was spent on repaying money borrowed, and no S106 money was spent on monitoring costs.

Figure 22: Expenditure of S106 Money in 2020-2021

Application	Site	Clause	Works	Monies Spent
18/1016/FUL	359-396 London Road, Benfleet	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£2,935.20
18/1081/FUL	30-32 Essex Way, Benfleet	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£1,589
20/0655/RES	54 Beech Road, Hadleigh	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£1,758.12
20/0953/FUL	10 Crescent Road, Benfleet	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£125.58
20/0897/FUL	33 Croft Road, Benfleet	Essex Coast RAMS	Transferred to CCC for expenditure on RAMS implementation	£125.58
Total Spent 1 April 2020 – 31 March 2021				£6,533.48

At the end of March 2021, there were S106 Monies siting with Castle Point Borough Council amounting to **£226,859.28**. The table that follows details what this money was secured for.

Figure 23: Unspent S106 Monies at 31 March 2021

Application	Site	Clause	Unspent Monies	Deadline for Spending
CPT/511/10/FUL	Morrisons, High Street, Hadleigh	Air Quality Monitoring	£14,117	N/A
CPT/697/11/FUL	Ashcroft Place, Kiln Road, Benfleet	Shipwrights Meadow Management Plan	£62,035	October 2023
		Healthcare Contribution	£101,023	July 2024
		Monitoring of Mitigation Site Management Plan	£15,000	July 2024
CPT/358/12/FUL	Brickfields, Great Burches Road, Thundersley	Monitoring of management of woodlands and grassland areas	£3,500	N/A
14/0602/FUL	r/o 201-219 Kiln Road, Benfleet	Monitoring	£5,875	N/A
		Healthcare Contribution	£23,300	N/A
21/0004/FUL	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	N/A
21/0006/FUL	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	N/A
21/0107/FULCLC	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	N/A
21/0057/FUL	18 Sydervelt Road, Canvey Island	Essex Coast RAMS	£125.58	N/A
21/0265/FUL	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	N/A
20/0855/FUL	30-34 Linden Road, Benfleet	Essex Coast RAMS	£502.32	N/A
21/0033/FUL	15 Rosemead, Benfleet	Essex Coast RAMS	£125.58	N/A
S106 held unspent at 1 April 2021			£226,859.28	

There are no S106 monies held by the Council for the purpose of longer-term maintenance.

Appendix 1: Information on Industrial Uses

Industrial Uses – Completions 1st April 2020 to 31st March 2021

Development Use Class	Ward	Application	Site Address	Completed Floorspace
B2	Boyce	16/0200/FUL	95 High Street Benfleet Essex SS7 1ND	114
B2	Canvey Island North	CPT/386/10/FUL	76,78 & 80 Furtherwick Road Canvey Island Essex SS8 7AJ	189
B2	Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	-298
B8	Canvey Island West	16/0331/FUL	Unit 5 Mulberry Road Canvey Island Essex SS8 0PR	100
SUIGEN	Boyce	19/0055/FUL	95 High Street Benfleet Essex SS7 1ND	24
SUIGEN	Boyce	16/0200/FUL	95 High Street Benfleet Essex SS7 1ND	-88
SUIGEN	St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley Benfleet Essex SS7 3NE	-355
SUIGEN	St Peter's	18/0717/FUL	Land Adjacent To 2 Thundersley Grove Thundersley Benfleet Essex	58.6
SUIGEN	Canvey Island West	16/0106/FUL	Oikos Storage Ltd Hole Haven Wharf Haven Road Canvey Island Essex SS8 0NR	-270
SUIGEN	St. James'	17/0479/FUL	296 London Road Hadleigh Benfleet Essex SS7 2DD	-208
			<i>Use Class B2 Total</i>	<i>5</i>
			<i>Use Class B8 Total</i>	<i>100</i>
			<i>Sui Generis Total</i>	<i>-838.4</i>
			Total	-733.4

Industrial Uses – Extant Permissions at 1st April 2021

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction	Net Complete to Date
B2	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	4582	4582	4582		
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	12000	12000	7727		4273
B2	Canvey Island West	18/0910/FUL	Units 1-11, 16 And 17 Sandhurst Kings Road Canvey Island Essex SS8 0SA	0	83	83	83		
B2	Cedar Hall	20/0770/FUL	533 Rayleigh Road Thundersley Benfleet Essex SS7 3TN	809	0	-809	-809		
B8	Canvey Island West	17/0566/FUL	Unit 4 Neale Courtyard Shannon Way Canvey Island Essex SS8 0PD	0	1600	1600	1600		
B8	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	6300	6300	3449	2851	
B8	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	9955	9955	9955		
B8	Victoria	17/0794/FUL	Site Adjacent To 69 Stadium Way Thundersley Benfleet Essex SS7 3TS	0	389	389	389		
B8	Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	1000	0	-1000	-1000		
SUIGEN	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	2890	2890	2890		
SUIGEN	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	94	1200	1106	1106		
SUIGEN	St. James'	20/0108/FUL	Suite G 83 High Street Hadleigh Benfleet Essex SS7 2PA	0	47	47	47		
SUIGEN	St. James'	CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA	710	0	-710	-710		
B2 Use Class Totals							15,856	11,583	4,273
B8 Use Class Totals							17,244	14,393	0
Sui Generis Totals							3,333	3,333	0
Total							36,433	29,311	4,273

Appendix 2: Information on Town Centre Uses

Town Centre Uses – Completions 1st April 2020 to 31st March 2021

Development Use Class	Ward	Application	Site Address	Completed Floorspace	Town Centre
E(a)	Appleton	19/0659/CPA	592 High Road Benfleet Essex SS7 5RW	-113	No
E(a)	Canvey Island North	18/0725/FUL	39-43 High Street Canvey Island Essex SS8 7RD	-467	Yes
E(a)	Canvey Island West	18/0868/FUL	Land South Of Northwick Road Canvey Island Essex SS8 0PU	2206	No
E(a)	Canvey Island West	20/0046/FUL	Car Park Wm Morrison Supermarkets PLC 276 Northwick Road Canvey Island Essex SS8 0SW	105	No
E(a)	St. Mary's	20/0216/FUL	297 High Road Benfleet Essex SS7 5HA	-32.6	Yes
E(b)	Canvey Island West	18/0860/FUL	Wm Morrison Supermarkets PLC 276 Northwick Road Canvey Island Essex SS8 0PS	167	No
E(c)	Appleton	19/0328/CPA	Ground Floor Of 124-126 London Road Benfleet Essex SS7 5SQ	-97	Yes
E(c)	Canvey Island North	18/0725/FUL	39-43 High Street Canvey Island Essex SS8 7RD	-92	Yes
E(c)	St. James'	19/0835/FUL	259A London Road Hadleigh Benfleet Essex SS7 2BN	-93	Yes
E(e)	St. Mary's	20/0216/FUL	297 High Road Benfleet Essex SS7 5HA	26.4	Yes
E(g)	St. James'	18/0661/OUT	Warehouse 54 Beech Road Hadleigh Benfleet Essex SS7 2BB	-485	No
Sui Generis	Boyce	16/0691/FUL	125 Vicarage Hill Benfleet Essex SS7 1PD	80	No
Sui Generis	St. James'	19/0415/FULCLC	Former 'The Crown' Public House High Street Hadleigh Benfleet Essex SS7 2PA	-340	Yes
<i>Use Class E Total</i>				<i>1,124.8</i>	<i>-755.2</i>
<i>Sui Generis Total</i>				<i>-260</i>	<i>-340</i>
Total				864.8	-1,095.2

Town Centre Uses – Extant Permissions at 1st April 2021

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(a)	Appleton	20/0704/FUL	347A Kents Hill Road Benfleet Essex SS7 5XT	21.4	0	-21.4	-21.4	
E(a)	Appleton	20/0060/FUL	322 London Road Benfleet Essex SS7 5XR	0	38	38	38	
E(a)	Boyce	18/0366/FUL	246-250 High Road Benfleet Essex SS7 5LA	263	266	3	3	
E(a)	Canvey Island Winter Gardens	20/0664/FUL	Site Adjacent To Pauls Court Castle View School Meppel Avenue Canvey Island Essex SS8 9RZ	0	174	174	174	
E(a)	Cedar Hall	18/0223/FUL	179 Kiln Road Thundersley Benfleet Essex SS7 1SJ	200.4	251	50.6	50.6	
E(a)	St. James'	18/1020/FUL	363 London Road Hadleigh Benfleet Essex SS7 2BT	503	114.5	-388.5	-388.5	
E(b)	Canvey Island South	CPT/483/08/R EN	59 Furtherwick Road Canvey Island Essex SS8 7AG	90.1	244.5	154.4	0	154.4
E(c)	Appleton	21/0032/FUL	150 London Road Benfleet Essex SS7 5SQ	70	96	26	26	
E(c)	St. Mary's	20/0534/FUL	283 High Road Benfleet Essex SS7 5HA	67.5	0	-67.5	-67.5	
E(e)	Boyce	16/0958/FUL	176 High Road South Benfleet Benfleet Essex SS7 5LD	72	113	41	41	
E(e)	St. Mary's	CPT/293/11/FUL	12 Constitution Hill Benfleet Essex SS7 1ED	269	276.13	7.13	0	7.13
E(g)	Boyce	19/0674/FUL	132 Kiln Road Thundersley Benfleet Essex SS7 1TJ	70	0	-70	-70	
E(g)	Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex SS8 7RN	0	38	38	0	38
E(g)	Canvey Island North	18/0367/FUL	191 -193 High Street Canvey Island Essex SS8 7RN	0	78	78	0	78
E(g)	Canvey Island West	20/0009/FUL	Apex Steel Structures Ltd Kings Close Charfleet Industrial Estate Canvey Island Essex SS8 0QZ	0	37	37	0	37

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(g)	Canvey Island Winter Gardens	20/0664/FUL	Site Adjacent To Pauls Court Castle View School Meppel Avenue Canvey Island Essex SS8 9RZ	0	99.5	99.5	99.5	
E(g)	Cedar Hall	20/0770/FUL	533 Rayleigh Road Thundersley Benfleet Essex SS7 3TN	206	1539	1333	1333	
E(g)	St Peter's	19/0357/FUL	9A Parsons Road Thundersley Benfleet Essex SS7 4PY	0	28	28	28	
E(g)	St. James'	20/0270/CPA	Ash House 340-342 London Road Hadleigh Benfleet Essex SS7 2DD	334	0	-334	-334	
E(g)	St. James'	16/0190/CPA	387 London Road Hadleigh Benfleet Essex SS7 2BY	306	0	-306	-306	
E(g)	St. James'	18/0424/CPA	351-359 London Road Hadleigh Benfleet Essex SS7 2BT	1322	0	-1322	-1322	
E(g)	Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	120	0	-120	-120	
E(g)	Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island Essex SS8 7RQ	0	287	287	0	287
E(g)	Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	448	0	-448	-448	
E(g)	Canvey Island West	19/0790/FUL	1 Kings Close Charfleet Industrial Estate Canvey Island Essex SS8 0QZ	100	618.4	518.4	518.4	
E(g)	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	0	6400	6400	6400	
E(g)	Canvey Island West	15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	0	8928	8928	8928	
E(g)	St Peter's	15/1052/FUL	412 & 412A Kents Hill Road North Benfleet Essex SS7 4AB	86.6	68	-18.6	-18.6	
E(g)	St. James'	20/0108/FUL	Suite G 83 High Street Hadleigh Benfleet Essex SS7 2PA	47	0	-47	-47	
F1(a)	Boyce	20/0113/FUL	The King John School Shipwrights Drive Thundersley Benfleet Essex SS7 1RQ	0	490.4	490.4	490.4	
F1(a)	Cedar Hall	20/0822/FUL	Thundersley County Primary School Dark Lane Benfleet Essex SS7 3PU	40	78	38	38	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
F1(f)	St George's	CPT/75/12/FUL	The Church Of St George Rushbottom Lane Benfleet Essex SS7 4DN	684	763	79	0	79
F2(b)	Canvey Island Central	17/0525/FUL	Womens Institute Hall Lionel Road Canvey Island Essex SS8 9DE	99	0	-99	-99	
F2(c)	Canvey Island West	16/0433/FUL	Sluice Farm Haven Road Canvey Island Essex SS8 0LU	0	1355	1355	1355	
Sui Generis	Appleton	20/0060/FUL	322 London Road Benfleet Essex SS7 5XR	174	0	-174	-174	
Sui Generis	St. Mary's	20/0534/FUL	283 High Road Benfleet Essex SS7 5HA	0	67.5	67.5	67.5	
<i>Use Class E Totals</i>						15,098	14,496.5	601.5
<i>Use Class F Totals</i>						1,863.4	1,784.4	79
<i>Sui Generis Totals</i>						-106.5	-106.5	0
Totals						16,854.9	16,174.4	680.5

Appendix 3: Information on Housing Completions

Housing Completions 1 April 2020 – 31 March 2021

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	Plot 2 Four bed detached house	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	25-Mar-21
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 9	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	Plot 4 Four bed detached house	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	28-Sep-20
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	Plot 5 Three bed detached house	PRI	HOUSE	3B	REDEV	PRTPD	LOW	04-Sep-20
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	Plot 6 Three bed detached house	PRI	HOUSE	3B	REDEV	PRTPD	LOW	04-Sep-20
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And 1A Avondale Road Benfleet Essex SS7 1EH	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	06-Nov-20
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And 1A Avondale Road Benfleet Essex SS7 1EH	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	06-Nov-20
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And 1A Avondale Road Benfleet Essex SS7 1EH	Plot 3	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	16-Mar-21
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And 1A Avondale Road Benfleet Essex SS7 1EH	Plot 4	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	06-Nov-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And 1A Avondale Road Benfleet Essex SS7 1EH	Plot 5	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	06-Nov-20
Appleton	18/0871/FUL	Site Of 83 And 89 Thundersley Park Road And 1A Avondale Road Benfleet Essex SS7 1EH	Plot 6	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	08-Jan-21
Appleton	19/0659/CPA	592 High Road Benfleet Essex SS75RW	Plot 1	PRI	FLAT	1B			MED	08-Dec-20
Appleton	19/0659/CPA	592 High Road Benfleet Essex SS75RW	Plot 2	PRI	FLAT	1B			MED	08-Dec-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 1	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 2	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 3	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 4	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 5	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 6	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 7	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	17/0819/FULCLC	Land Off Hatley Gardens Benfleet Essex	Plot 8	LAH	HMO	ROOM	COU	PDL	HIGH	01-Jun-20
Appleton	18/0763/FUL	6 Merton Road Benfleet Essex SS7 5QJ	Plot 3 Four bed detached house	PRI	HOUSE	4BPLUS	REDEV	PRT PDL	LOW	08-Feb-21

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Boyce	18/0777/FUL	140 Kiln Road Thundersley Benfleet Essex SS7 1TJ	Plot 1	PRI	HOUSE	4BPLUS	NEW	PDL	LOW	19-Dec-20
Boyce	18/1058/FUL	Land Adjacent To 106 Thundersley Park Road Benfleet Essex SS7 1ES	Plot 1 Detached three bedroom house	PRI	HOUSE	3B	NEW	PRT PDL	HIGH	01-Mar-21
Boyce	19/0837/FUL	Land Adjacent To Longacre Glen Road Benfleet Essex SS7 1AN	Plot 1	PRI	HOUSE	3B	NEW	GFIELD	LOW	31-Mar-21
Boyce	20/0068/FUL	130A Kiln Road Thundersley Benfleet Essex SS7 1TE	Plot 2	PRI	FLAT	1B	SUBDIV	PDL	HIGH	21-Oct-20
Boyce	19/0159/FUL	240 Vicarage Hill Benfleet Essex SS7 1PG	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	04-Nov-20
Boyce	20/0068/FUL	130A Kiln Road Thundersley Benfleet Essex SS7 1TE	Plot 1	PRI	FLAT	1B	SUBDIV	PDL	HIGH	21-Oct-20
Canvey Island Central	18/0061/FULCLC	Garage Site Church Close Canvey Island Essex SS8 9HX	Plot 2	LAH	HOUSE	2B	NEW	PDL	MED	11-Dec-20
Canvey Island Central	18/0061/FULCLC	Garage Site Church Close Canvey Island Essex SS8 9HX	Plot 1	LAH	HOUSE	2B	NEW	PDL	MED	11-Dec-20
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	Plot 1	PRI	C3	ROOM	COU	PDL	HIGH	31-Mar-21
Canvey Island Central	18/0061/FULCLC	Garage Site Church Close Canvey Island Essex SS8 9HX	Plot 4	LAH	HOUSE	2B	NEW	PDL	MED	11-Dec-20
Canvey Island Central	18/0061/FULCLC	Garage Site Church Close Canvey Island Essex SS8 9HX	Plot 3	LAH	HOUSE	2B	NEW	PDL	MED	11-Dec-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	Plot 4	PRI	C3	ROOM	COU	PDL	HIGH	31-Mar-21
Canvey Island Central	19/0347/FUL	8 Thielen Road Canvey Island Essex SS8 9BA	Plot 3	PRI	HOUSE	2B	NEW	PDL	HIGH	08-Oct-20
Canvey Island Central	19/0347/FUL	8 Thielen Road Canvey Island Essex SS8 9BA	Plot 2	PRI	HOUSE	2B	NEW	PDL	HIGH	08-Oct-20
Canvey Island Central	19/0347/FUL	8 Thielen Road Canvey Island Essex SS8 9BA	Plot 1	PRI	HOUSE	2B	NEW	PDL	HIGH	08-Oct-20
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	Plot 5	PRI	C3	ROOM	COU	PDL	HIGH	31-Mar-21
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	Plot 2	PRI	C3	ROOM	COU	PDL	HIGH	31-Mar-21
Canvey Island Central	19/0390/FUL	68 Surig Road Canvey Island Essex SS8 9AG	Plot 3	PRI	C3	ROOM	COU	PDL	HIGH	31-Mar-21
Canvey Island East	18/0475/FUL	Land Adj 96 Smallgains Avenue Canvey Island Essex	Plot 1	PRI	HOUSE	3B	NEW	PRT PDL	MED	12-Mar-21
Canvey Island East	19/0028/FUL	Land Adj 14 Wall Road Canvey Island Essex SS8 7TW	Plot 1	PRI	HOUSE	4B PLUS	NEW	PRT PDL	LOW	06-Oct-20
Canvey Island North	17/0644/FUL	31 Knightswick Road & Oysterfleet Hotel Canvey Island Essex SS8 9PA	Plot 1	PRI	FLAT	1B	NEW	PDL	LOW	21-Dec-20
Canvey Island North	17/0644/FUL	31 Knightswick Road & Oysterfleet Hotel Canvey Island Essex SS8 9PA	Plot 2	PRI	FLAT	1B	NEW	PDL	LOW	21-Dec-20
Canvey Island North	17/0644/FUL	31 Knightswick Road & Oysterfleet Hotel Canvey Island Essex SS8 9PA	Plot 3	PRI	FLAT	1B	NEW	PDL	LOW	21-Dec-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 2	PRI	FLAT	1B	REDEV	PDL	HIGH	30-Oct-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 1	PRI	FLAT	1B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	19/0298/FUL	23 Cleveland Road Canvey Island Essex SS8 0BE	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	31-Aug-20
Canvey Island South	17/0708/FUL	6 Juliers Road Canvey Island Essex SS8 7EW	P1ot 1 - Detached three bedroom Chalet	PRI	HOUSE	3B	REDEV	PDL	LOW	26-May-20
Canvey Island South	19/0438/FUL	Site Of 4-6 MayAvenue Canvey Island Essex SS8 7EE	Plot 3	PRI	HOUSE	3B	REDEV	PDL	MED	22-Feb-21
Canvey Island South	19/0438/FUL	Site Of 4-6 MayAvenue Canvey Island Essex SS8 7EE	Plot 2	PRI	HOUSE	3B	REDEV	PDL	MED	25-Feb-21
Canvey Island South	19/0438/FUL	Site Of 4-6 MayAvenue Canvey Island Essex SS8 7EE	Plot 1	PRI	HOUSE	3B	REDEV	PDL	MED	25-Feb-21
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 8	PRI	FLAT	2B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 7	PRI	FLAT	2B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 6	PRI	FLAT	2B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey IslandEssexSS8 0JB	Plot 5	PRI	FLAT	2B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 4	PRI	FLAT	1B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	15/0595/FUL	109 Long Road Canvey Island Essex SS8 0JB	Plot 3	PRI	FLAT	1B	REDEV	PDL	HIGH	30-Oct-20
Canvey Island South	19/0127/FUL	70/70A Furtherwick Road Canvey Island Essex SS8 7AJ	Plot 2	PRI	FLAT	2B	EXT	PDL	HIGH	07-Dec-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Canvey Island South	19/0127/FUL	70/70A Furtherwick Road Canvey Island Essex SS8 7AJ	Plot 1	PRI	FLAT	1B	EXT	PDL	HIGH	07-Dec-20
Canvey Island West	14/0446/FUL	25 Craven Avenue Canvey Island Essex SS8 0DJ	Plot 1	PRI	HOUSE	3B	REDEV	PDL	HIGH	01-Feb-21
Canvey Island West	14/0446/FUL	25 Craven Avenue Canvey Island Essex SS8 0DJ	Plot 2	PRI	HOUSE	3B	REDEV	PDL	HIGH	01-Feb-21
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 2	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
Cedar Hall	17/0577/FUL	Swanley Swale Road Thundersley Benfleet Essex SS7 3DR	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	09-Oct-20
Cedar Hall	17/0577/FUL	Swanley Swale Road Thundersley Benfleet Essex SS7 3DR	Plot 2	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	09-Oct-20
Cedar Hall	17/0577/FUL	Swanley Swale Road Thundersley Benfleet Essex SS7 3DR	Plot 3	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	09-Oct-20
Cedar Hall	16/0049/FUL	22 Kingsley Lane Benfleet Essex SS7 3TU	Plot 1	PRI	HOUSE	3B	REDEV	PDL	LOW	31-Mar-21
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 69	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 68	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 71	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 70	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
Cedar Hall	19/0792/FUL	263 Rayleigh Road Thundersley Benfleet Essex SS7 3XF	Plot 1	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	06-Aug-20
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 3	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
Cedar Hall	19/0792/FUL	263 Rayleigh Road Thundersley Benfleet Essex SS7 3XF	Plot 2	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	06-Aug-20
Cedar Hall	14/0602/FUL	Land North Of 201-219 Kiln Road Benfleet Essex SS7 1SJ	Plot 4	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-21
St George's	CPT/605/06/FUL	26 And 28 Bartley Road Thundersley Benfleet Essex SS7 4DB	Plot 2	PRI	HOUSE	4BPLUS	NEW	PDL	MED	31-Mar-21
St George's	18/0463/FUL	9 Wycombe Avenue Thundersley Benfleet Essex SS7 4DF	Plot 1	PRI	BUNG	3B	REDEV	PDL	MED	07-Dec-20
St Peter's	18/0324/FUL	45 Manor Road Thundersley Benfleet Essex SS7 4BE	Plot 1	PRI	HOUSE	4BPLUS	NEW	PDL	LOW	07-Dec-20
St Peter's	14/0331/FUL	Five Acres Great Burches Road Thundersley Benfleet Essex SS7 3ND	Plot 1	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	31-Mar-21
St Peter's	18/1034/FUL	Land Rear Of 66 Manor Road Thundersley Benfleet Essex SS7 4BG	Plot 1	PRI	BUNG	1B	COU	PDL	HIGH	31-Mar-21

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St Peter's	19/0362/FUL	107 Chesterfield Avenue Thundersley Benfleet Essex SS7 3HR	Plot 1	PRI	HOUSE	3B	REDEV	PDL	MED	07-Dec-20
St Peter's	19/0362/FUL	107 Chesterfield Avenue Thundersley Benfleet Essex SS7 3HR	Plot 2	PRI	HOUSE	3B	REDEV	PDL	MED	07-Dec-20
St Peter's	18/0324/FUL	45 Manor Road Thundersley Benfleet Essex SS7 4BE	Plot 2	PRI	HOUSE	4BPLUS	NEW	PDL	LOW	07-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583- 585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 10	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583- 585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 11	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583- 585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 12	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583- 585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 13	PRI	FLAT	3B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583- 585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 14	PRI	FLAT	3B	REDEV	PDL	HIGH	15-Dec-20
St. James'	17/0114/FUL	14 St Marks Road Hadleigh Benfleet Essex SS7 2PY	Plot 1	PRI	HOUSE	4BPLUS				31-Mar-21

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 9	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 8	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 7	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 6	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 5	PRI	FLAT	2B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 4	PRI	FLAT	1B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 3	PRI	FLAT	1B	REDEV	PDL	HIGH	15-Dec-20
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 2	PRI	FLAT	1B	REDEV	PDL	HIGH	15-Dec-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St. James'	16/0144/FUL	573-581 And Rear Of 583-585 London Road Hadleigh Benfleet Essex SS7 2EB	Plot 1	PRI	FLAT	1B	REDEV	PDL	HIGH	15-Dec-20
St. James'	18/0285/FUL	119 Church Road Hadleigh Benfleet Essex SS7 2EJ	Plot 2	PRI	FLAT	2B	SUBDIV	PDL	MED	30-Nov-20
St. James'	18/0285/FUL	119 Church Road Hadleigh Benfleet Essex SS7 2EJ	Plot 1	PRI	FLAT	2B	SUBDIV	PDL	MED	30-Nov-20
St. James'	17/1029/CPA	389 London Road Hadleigh Benfleet Essex SS7 2BY	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 5	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 6	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 4	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 3	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 2	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
St. James'	17/0986/CPA	Hadleigh Hall Parade244-258 London Road Hadleigh Benfleet Essex SS7 2DE	Plot 1	PRI	FLAT	1B	COU	PDL	LOW	31-Aug-20
St. James'	19/0835/FUL	259A London Road Hadleigh Benfleet Essex SS7 2BN	Plot 2	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	Plot 2	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	Plot 3	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	Plot 4	PRI	FLAT	2B	COU	PDL	HIGH	31-Mar-21
St. James'	15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB	Plot 5	PRI	FLAT	2B	COU	PDL	HIGH	31-Mar-21
St. James'	18/0350/FUL	74 Warren Road Leigh-on-Sea Essex SS9 3TS	Plot 1	PRI	HOUSE	4BPLUS	NEW	PDL	LOW	11-Aug-20
St. James'	19/0667/FUL	259 London Road Hadleigh Benfleet Essex SS7 2BN	Plot 1	PRI	FLAT	1B	EXT	PDL	HIGH	15-Dec-20
St. James'	19/0835/FUL	259A London Road Hadleigh Benfleet Essex SS7 2BN	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH	31-Mar-21
St. Mary's	CPT/46/07/REN	12 Melcombe Road Benfleet Essex SS7 5N3	Plot 1	PRI	HOUSE	3B	REDEV	PDL	MED	31-Mar-21
St. Mary's	CPT/46/07/REN	12 Melcombe Road Benfleet Essex SS7 5N3	Plot 2	PRI	HOUSE	3B	REDEV	PDL	MED	31-Mar-21

Ward	Application	Site Address	Plot	Tenure	Type	Bedrooms	Development Type	Site Type	Density	Completion Date
Victoria	19/0571/FULCLC	Flat 27 Westwood Court Beresford Close Hadleigh Benfleet Essex SS7 2SU	Plot 1	LAH	FLAT	1B	SUBDIV	PDL	HIGH	31-Mar-21
Victoria	CPT/655/11/FUL	Land Adj To 49 Hall Crescent Hadleigh Essex SS7 2QW	4 bed chalet	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	02-Dec-20
Victoria	20/0511/FUL	77 High Street Hadleigh Benfleet Essex	Plot 1	PRI	FLAT	1B	COU	PDL	HIGH	09-Jan-21
Victoria	18/0412/FULCLC	Garages At Windsor Gardens Thundersley Benfleet Essex SS7 3YF	Plot 2	LAH	HOUSE	2B	NEW	PRTPD	MED	25-Jun-20
Victoria	18/0412/FULCLC	Garages At Windsor Gardens Thundersley Benfleet Essex SS7 3YF	Plot 1	LAH	HOUSE	2B	NEW	PRTPD	MED	25-Jun-20
Victoria	19/0571/FULCLC	Flat 27 Westwood Court Beresford Close Hadleigh Benfleet Essex SS7 2SU	Plot 2	LAH	FLAT	1B	SUBDIV	PDL	HIGH	31-Mar-21

Appendix 4: Information on Extant Housing Consents

Extant Consents for housing development in Castle Point at 1 April 2021

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Appleton	19/0328/CPA	Ground Floor Of 124-126 London Road Benfleet Essex SS7 5SQ	0	2	2	2			
Appleton	20/0333/FUL	124-126 London Road Benfleet Essex SS7 5SQ	0	6	6	6			
Appleton	19/0333/FUL	Land At Corner Of Albion And St Clements Road Junction Benfleet Essex	0	1	1	1			
Appleton	19/0047/OUT	Land Rear Of 33 Croft Road Benfleet Essex SS7 5RQ	0	2	2	2			
Appleton	20/0844/FUL	592 High Road Benfleet Essex SS7 5RZ	0	2	2	2			Windfall Since April 2020
Appleton	19/0371/OUT	Land Rear Of 29 Croft Road Benfleet Essex SS7 5RQ	0	1	1	1			
Appleton	19/0637/FUL	286 London Road Benfleet Essex SS7 5XR	0	9	9	9			
Appleton	21/0067/FUL	Land Adj To 573 High Road Benfleet Essex SS7 5RZ	0	2	2	2	0	0	

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Appleton	21/0006/FUL	Land Adjacent To 10 Elmhurst Avenue Benfleet Essex	0	2	2	2			Windfall Since April 2020
Appleton	CPT/147/07/FUL	11 Clifton Avenue Benfleet Essex SS7 5RB	1	2	1	-1	2		
Appleton	20/0897/FUL	33 Croft Road Benfleet Essex SS7 5RQ	0	1	1	0	1		Windfall Since April 2020
Boyce	19/0674/FUL	132 Kiln Road Thundersley Benfleet Essex SS7 1TJ	0	3	3	3			
Boyce	18/0531/FUL	92 High Road Benfleet Essex SS7 5LG	0	13	13	0	13		
Boyce	18/0366/FUL	246-250 High Road Benfleet Essex SS7 5LA	0	11	11	11			
Boyce	17/0252/FUL	September Cottage Hilltop Avenue Benfleet Essex SS7 1PH	1	1	0	0			
Boyce	19/0188/FUL	300 Benfleet Road Benfleet Essex SS7 1PW	1	1	0	0			
Boyce	17/0966/FUL	Land Rear Of 2 Badgers Way Thundersley Benfleet Essex SS7 1TR	0	1	1	1			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Boyce	19/0483/FUL	174 Kiln Road Thundersley Benfleet Essex SS7 1SU	1	9	8	0	9	-1	
Boyce	17/0547/FUL	178 High Road Benfleet Essex SS7 5LD	0	1	1	1			
Boyce	19/0450/FUL	Land Rear Of 57 The Dale Thundersley Benfleet Essex SS7 1TD	1	1	0	0			
Boyce	18/1016/FUL	396 London Road Benfleet Essex SS7 1AX	0	24	24	0	24	0	Allocat ion HO10
Boyce	18/1081/FUL	30-32 Essex Way Benfleet Essex SS7 1LT	0	13	13	0	13	0	
Boyce	18/1063/FUL	166/168 Kiln Road Thundersley Benfleet Essex SS7 1SU	3	10	7	10		-3	
Boyce	19/0224/FUL	81 St Marys Road Benfleet Essex SS7 1NL	1	1	0	0			
Boyce	15/0710/FUL	242 High Road Benfleet Essex SS7 5LA	0	19	19	0	1	18	
Boyce	CPT/591/13/F UL	297 Benfleet Road Benfleet Essex SS7 1PR	1	1	0	0	1	-1	

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Boyce	15/0977/FUL	111 Benfleet Road Benfleet Essex SS7 1QF	1	1	0	0	1	-1	
Boyce	15/0501/FUL	84 Vicarage Hill Benfleet Essex SS7 1PE	1	3	2	3		-1	
Boyce	CPT/599/13/FUL	Land To The Rear Of 17 And 19 Downer Road Benfleet Essex SS7 1BQ	0	2	2	1	0	1	
Boyce	15/0957/FUL	Land Rear Of 74 Essex Way Benfleet Essex SS7 1LT	0	1	1	0	1		
Boyce	14/0758/FUL	Land Adj 34 Crescent Road South Benfleet Benfleet Essex SS7 1JL	0	3	3	0	3		
Boyce	18/0973/FUL	24 St Marys Road Benfleet Essex SS7 1NR	1	1	0	0			
Boyce	21/0002/FUL	7 St Marys Drive Benfleet Essex SS7 1LB	1	4	3	3			Windfall Since April 2020
Boyce	20/0953/FUL	10 Crescent Road Benfleet Essex SS7 1JL	1	2	1	1			Windfall Since April 2020

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Boyce	20/0509/FUL	Land Adj To And Rear Of 23 Malyon Court Close Benfleet Essex SS7 1TX	0	1	1	1			Windfall Since April 2020
Boyce	20/0868/FUL	62 Hill Road Benfleet Essex SS7 1HL	1	7	6	4	3	-1	BLR CP0002
Boyce	20/0297/FUL	Land Rear Of 17 Underhill Road Benfleet Essex SS7 1EW	0	1	1	1			Windfall Since April 2020
Canvey Island Central	19/0723/FUL	174 Waarden Road Canvey Island Essex SS8 9BE	1	1	0	0			
Canvey Island Central	19/0722/FUL	Land Rear Of 174 Waarden Road Canvey Island Essex SS8 9BE	0	2	2	2			
Canvey Island Central	17/0964/OUT	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	0	32	32	32			Allocation HO27
Canvey Island Central	16/0153/FUL	Long View Little Gypps Road Canvey Island Essex SS8 9HG	1	13	12	12			
Canvey Island Central	18/0219/FUL	Land Adjacent To 134 Cedar Road Canvey Island Essex SS8 9HS	0	1	1	1			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Canvey Island Central	18/1076/FUL	29 Denham Road Canvey Island Essex SS8 9HB	1	3	2	2			
Canvey Island Central	19/0715/FUL	Land Adjacent To 41 Waarem Avenue Canvey Island Essex SS8 9DS	0	1	1	0	1		
Canvey Island Central	19/0764/FUL	Land at Haron Close and Long Road	0	24	24	24			Allocation HO29
Canvey Island East	19/0511/FUL	Land Opposite 40 San Remo Road Canvey Island Essex	0	1	1	0	1		
Canvey Island East	17/0249/FUL	30 Hellendoorn Road Canvey Island Essex SS8 7JA	1	1	0	0			
Canvey Island East	20/0760/FUL	31 Lappmark Road Canvey Island Essex SS8 7SZ	1	2	1	1			Windfall Since April 2020
Canvey Island East	20/0465/FUL	29 Geylen Road Canvey Island Essex SS8 8JN	1	2	1	1			SHLAA S0419
Canvey Island East	20/0312/FUL	Land Adjacent To 88 Holbek Road Canvey Island Essex SS8 8NL	0	1	1	1			Windfall Since April 2020
Canvey Island East	17/0120/FUL	29 St Annes Road Canvey Island Essex SS8 7LS	1	2	1	-1		2	

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Canvey Island East	18/0724/FUL	Land On Corner Of Smallgains Avenue And Gifhorn Road Canvey Island Essex SS8 8LB	0	1	1	1			
Canvey Island East	18/0779/FUL	Land Adjacent To 15 Stevens Close Canvey Island Essex SS8 8JP	0	1	1	1			
Canvey Island East	18/0667/FUL	Land Adjacent To 64 Winterswyk Avenue Canvey Island Essex	0	1	1	1			
Canvey Island East	CPT/315/13/FUL	Land To East Of Wall Road Canvey Island Essex	0	3	3	1	0	2	
Canvey Island North	19/0595/FUL	11-13 Knightswick Road Canvey Island Essex SS8 9PA	2	4	2	2			
Canvey Island North	17/0457/FUL	20 Clarendon Road Canvey Island Essex SS8 8DR	1	2	1	0	2	-1	
Canvey Island North	20/0089/FUL	Land Adjacent To 18 Harvest Road Canvey Island Essex SS8 9PD	0	0	0	-1	1	0	
Canvey Island North	20/0582/FUL	Land Adjacent To 12 Corona Road Canvey Island Essex SS8 8EZ	0	1	1	1	0	0	Windfall Since April 2020

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island Essex SS8 7RQ	0	3	3	2	1		
Canvey Island North	20/0478/FUL	Kingsley Dale 39 Central Wall Road Canvey Island Essex SS8 9PJ	1	4	3	3			
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	0	14	14	0	14		
Canvey Island North	18/0725/FUL	39-43 High Street Canvey Island Essex SS8 7RD	1	14	13	13			
Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex SS8 7RN	2	2	0	2	0	-2	
Canvey Island North	19/0691/FUL	55 Heilsburg Road Canvey Island Essex SS8 8HQ	1	1	0	0	1	-1	
Canvey Island South	17/0825/FUL	25 Florence Road Canvey Island Essex SS8 7EJ	1	2	1	0		1	
Canvey Island South	20/0548/FUL	86 May Avenue Canvey Island Essex SS8 7EX	1	2	1	0	2	-1	Windfall Since April 2020
Canvey Island South	18/0444/FUL	92-94 Foksville Road Canvey Island Essex SS8 7BE	0	14	14	0	14	0	BLR CP0001

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Canvey Island South	18/0638/FUL	The Haystack Public House Car Park Long Road Canvey Island Essex	0	14	14	14			Allocation HO30
Canvey Island South	18/0977/FUL	Land Adj. To 46 Labworth Road Canvey Island Essex SS8 7BS	0	1	1	1			
Canvey Island South	18/0787/FUL	64 Furtherwick Road Canvey Island Essex SS8 7AE	0	1	1	0	1		
Canvey Island South	20/0094/FUL	Aquarius Thorney Bay Road Canvey Island Essex SS8 0AG	1	1	0		1	-1	
Canvey Island South	19/0399/FUL	Elm House 1 Elm Road Canvey Island Essex SS8 7AW	0	1	1	1			
Canvey Island South	17/0414/FUL	25 Grafton Road Canvey Island Essex SS8 7BT	1	2	1	0	2	-1	
Canvey Island South	16/0644/FUL	Thames Court Western Esplanade Canvey Island Essex SS8 0AY	0	2	2	0	2	0	
Canvey Island West	18/0793/FUL	27 Craven Avenue Canvey Island Essex SS8 0BY	1	2	1	2		-1	
Canvey Island West	17/1063/OUT	Garden World Plants Ltd Canvey Road Canvey Island Essex SS8 0QD	0	57	57	57			Allocation HO24

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
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	19/0365/FUL	Land At Rear Of 7 Palmerstone Road Canvey Island Essex SS8 0NB	0	2	2	2			
Canvey Island West	18/0090/FUL	2C Cambridge Road Canvey Island Essex SS8 0EU	1	1	0	0		0	
Canvey Island Winter Gardens	19/0120/FUL	Montacute Concord Road Canvey Island Essex SS8 9QQ	1	2	1	0	2	-1	
Canvey Island Winter Gardens	18/0991/FUL	Land Adjoining 14 Station Approach Canvey Island Essex SS8 9RB	0	4	4	0	4		
Canvey Island Winter Gardens	20/0845/FUL	Land Adjacent To 15 Tabora Avenue Canvey Island Essex SS8 9QH	0	1	1	1			Windfall Since April 2020
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			
Cedar Hall	18/0368/FUL	Ashburton The Chase Thundersley Benfleet Essex SS7 3DL	1	1	0	0			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Cedar Hall	20/0570/FUL	Valdabre The Chase Thundersley Benfleet Essex SS7 3DL	1	3	2	3		-1	
Cedar Hall	20/0406/FUL	84-88 Hart Road Thundersley Benfleet Essex SS7 3PF	2	5	3	3			Windfall Since April 2020
Cedar Hall	20/0253/FUL	134 And 134A Hart Road Thundersley Benfleet Essex SS7 3PS	1	1	0	0			Windfall Since April 2020
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley Benfleet Essex SS7 3DF	1	19	18	0	19	-1	Allocation HO20
Cedar Hall	19/0937/FUL	Land West Of 27 Kingston Road Thundersley Benfleet Essex	0	9	9	9			Windfall Since April 2020
Cedar Hall	17/1021/FUL	Land Adjacent 301 The Chase Benfleet Essex	0	1	1	1			
Cedar Hall	19/0753/FUL	Land Adjacent To 2 Wensley Road Thundersley Benfleet Essex SS7 3DT	0	2	2	2			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
St George's	19/0291/OUT	Land Adjacent To 1 And 1A Louisa Avenue Thundersley Benfleet Essex SS7 4DA	0	2	2	2			
St George's	19/0598/FUL	51 London Road Benfleet Essex SS7 5TG	1	3	2	2			
St Peter's	19/0231/OUT	Land At London Road And West Of Rhoda Road North Thundersley Benfleet Essex	0	22	22	22			Windfall since April 2020
St Peter's	17/0659/FUL	Land To The Rear Of 30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	3	3	3			
St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley Benfleet Essex SS7 3NE	1	4	3	3			
St Peter's	17/0910/FUL	30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	1	1	1			
St Peter's	16/0954/FUL	40 Park Road Thundersley Benfleet Essex SS7 3PP	1	2	1	0	2	-1	

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
St Peter's	19/0364/FUL	331 London Road Benfleet Essex SS7 1BL	1	2	1	1			
St Peter's	17/0516/FUL	Bowercombe Great Burches Road Thundersley Benfleet Essex SS7 3NA	0	1	1	1			
St Peter's	18/0583/FUL	7 The Sorrells Thundersley Benfleet Essex SS7 4JU	0	1	1	0	1	0	
St Peter's	18/0664/FUL	30 Linden Road Thundersley Benfleet Essex SS7 4BA	0	1	1	1			
St. James'	CPT/327/11/FUL	4-12 Park Chase Hadleigh Benfleet Essex SS7 2BZ	0	25	25	0	25	0	
St. James'	20/0172/FUL	683-687 London Road Hadleigh Benfleet Essex SS7 2EE	1	9	8	0	9	-1	SHLAA S0336
St. James'	19/0697/FUL	341-347 London Road Hadleigh Benfleet Essex SS7 2BT	0	34	34	0	34	0	Windfall Since April 2020
St. James'	20/0604/FUL	Warehouse Alma Road Benfleet Essex SS7 2EF	0	1	1	1			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
St. James'	21/0004/FUL	599-601 London Road Hadleigh Benfleet Essex SS7 2EB	0	5	5	0	5	0	Windfall Since April 2020
St. James'	16/0190/CPA	387 London Road Hadleigh Benfleet Essex SS7 2BY	0	4	4	4			
St. James'	20/0479/FUL	3 Oak Road North Hadleigh Benfleet Essex SS7 2FL	0	1	1	1			Windfall Since April 2020
St. James'	19/0228/FUL	38 Woodfield Road Hadleigh Benfleet Essex SS7 2EH	1	1	0	0			
St. James'	18/1020/FUL	363 London Road Hadleigh Benfleet Essex SS7 2BT	0	5	5	5			
St. James'	20/0353/FUL	323 - 325 London Road Hadleigh Benfleet Essex SS7 2BT	6	7	1	1			SHLAA S0053
St. James'	20/0072/FUL	58 Rectory Road Hadleigh Benfleet Essex SS7 2ND	1	2	1	1			Windfall Since April 2020
St. James'	CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA	0	32	32	20	0	12	
St. James'	18/0424/CPA	351-359 London Road Hadleigh Benfleet Essex SS7 2BT	0	19	19	19			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
St. James'	18/0661/OUT	Warehouse 54 Beech Road Hadleigh Benfleet Essex SS7 2BB	0	14	14	14			
St. James'	19/0242/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	0	6	6	0	6		
St. James'	20/0270/CPA	Ash House 340-342 London Road Hadleigh Benfleet	0	8	8	8			Windfall Since April 2020
St. Mary's	17/0831/FUL	19-27 Kents Hill Road South Benfleet Essex SS7 5PN	0	23	23	0	23	0	
St. Mary's	18/0314/FUL	36-36E Brook Road Benfleet Essex SS7 5JA	1	2	1	0	2	-1	
St. Mary's	19/0087/FUL	Land Adjacent To 20 Hall Farm Road Benfleet Essex SS7 5JD	0	1	1	1			
St. Mary's	20/0520/FUL	195 Oakfield Road Benfleet Essex SS7 1DT	1	2	1	0	2	-1	Windfall Since April 2020
St. Mary's	20/0281/OUT	Land Adjacent To 362 High Road Benfleet Essex SS7 5HP	0	1	1	1			Windfall Since April 2020
St. Mary's	18/1047/FUL	123 High Road Benfleet Essex SS7 5LN	0	1	1	0	1		

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	0	14	14	14			
St. Mary's	17/0519/FUL	71 Watlington Road South Benfleet Benfleet Essex SS7 5DT	0	2	2	2			
St. Mary's	19/0408/FUL	Land Adj To 1 Wincoat Close Benfleet Essex SS7 5AJ	0	1	1	1			
St. Mary's	16/0765/FUL	71 Watlington Road Benfleet Essex SS7 5DT	1	0	-1	0	0	-1	
Victoria	16/0684/FUL	Land Adjacent 270 Daws Heath Road Hadleigh Benfleet Essex SS7 2TP	0	1	1	0	1		
Victoria	19/0899/FUL	30 Western Road Hadleigh Benfleet Essex SS7 2TN	1	2	1	0	2	-1	
Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	0	7	7	7			
Victoria	CPT/267/13/FUL	81 Daws Heath Road Benfleet Essex SS7 2TA	1	2	1	0	1	0	
Victoria	18/0178/FUL	303 Kiln Road Thundersley Benfleet Essex SS7 1QS	1	2	1	1			

Ward	Application	Site Address	Existing	Proposed	Net Proposed	Not Started	Under Construction	Net Completions to Date	Notes
Victoria	19/0002/FUL	End View Bramble Crescent Hadleigh Benfleet Essex SS7 2XA	1	1	0	-1	1	0	
		TOTALS	64	752	688	412	255	21	

SUMMARY	
Allocation HO10	24
Allocation HO20	19
Allocation HO24	57
Allocation HO27	32
Allocation HO29	24
Allocation HO30	14
BLR since April 2020	6
SHLAA Since April 2020	10
Windfall Since April 2020	101
Extant permissions at April 2020	380
TOTAL	667

Appendix 5: Full Housing Trajectory

[illegible]

Appendix 6: Schedule of Active S106 Clauses

S106 Clauses Active with Castle Point Borough Council between 1 April 2020 and 31 March 2021

(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
CPT/511/10/FUL	19/05/2011	N/A - commenced	Morrisons, High Street, Hadleigh	Air Quality Monitoring	£14,117	-	-	Received but Unspent
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Shipwrights Meadow Management Plan	£62,035	October 2023	-	Received but Unspent
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
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Healthcare Contribution	£101,023	July 2024	-	Received but Unspent
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
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	-	-	Received but Unspent
14/0707/OUT	10/11/2016	N/A – commenced	Land South of Roscommon Way, Canvey Island	Open Space	-	-	Provision and management of open space	OVERDUE
14/0707/OUT	10/11/2016	N/A – commenced	Land South of Roscommon	Ecology	-	-	Ecology mitigation area	OVERDUE

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
			Way, Canvey Island				and management	
14/0707/OUT	10/11/2016	N/A - commenced	Land South of Roscommon Way, Canvey Island	Drainage	-	-	Surface Water Drainage System Management Plan	OVERDUE
15/0709/FUL	06/12/2016	N/A - commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Affordable Housing	£1,420,351	-	-	OVERDUE
15/0709/FUL	06/12/2016	N/A - commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Open space and children's playspace			Provision and management of open space	OVERDUE – management plan not provided
15/0293/RES	31/03/2017	N/A - commenced	Land Opposite Morrisons, Northwick Road, Canvey Island	Landscape	-	-	Landscape Management and Maintenance Plan	Requirement not triggered to date
17/0831/FUL	03/04/2018	N/A - commenced	19-27 Kents Hill Road, Benfleet	Affordable Housing	£190,552	-	-	Requirement not triggered to date
18/0638/FUL	09/07/2019	09/07/2022	The Haystack Car Park, Long Road, Canvey	Essex Coast RAMS	£2,100	-	-	Application not commenced
17/0964/OUT	22/07/2019	22/07/2022	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Affordable Housing		-	12 Homes	Application not commenced
17/0964/OUT	22/07/2019	22/07/2022	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Essex Coast RAMS	£3,913	-	-	Application not commenced
18/1081/FUL	23/07/2019	N/A - commenced	30-32 Essex Way, Benfleet	Essex Coast RAMS	£1,589	-	-	COMPLETE – Received and Spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
18/1016/FUL	19/08/2019	N/A - commenced	359-396 London Road, Benfleet	Essex Coast RAMS	£2,935.20	-	-	COMPLETE – Received and Spent
18/1016/FUL	19/08/2019	N/A - commenced	359-396 London Road, Benfleet	Affordable Housing	£213,797.13	-	-	Requirement not triggered to date
19/0549/FUL	31/03/2020	N/A - commenced	Chase Nurseries, The Chase, Thundersley	Affordable Housing	£492,806	-	-	Requirement not triggered to date
19/0549/FUL	31/03/2020	N/A - commenced	Chase Nurseries, The Chase, Thundersley	Essex Coast RAMS	£2,323.70	-	-	Requirement not triggered to date
19/0549/FUL	31/03/2020	N/A - commenced	Chase Nurseries, The Chase, Thundersley	Open Space	-	-	Provision and Management of open space	Requirement not triggered to date
19/0549/FUL	31/03/2020	N/A - commenced	Chase Nurseries, The Chase, Thundersley	Healthcare	£7,360	-	-	Requirement not triggered to date
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Affordable Housing	-	-	17 Homes	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Open Space	-	-	4.5ha	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Essex Coast RAMS	£14,257.60	-	-	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Indoor sport & recreation	£238,941.92	-	-	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	CCTV and Public Realm	£40,500	-	-	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Apprentice Scheme			Construction stage apprentices	Application not implemented

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Tidal Defence Works	£18,665.92	-	-	Application not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Pedestrian access to seawall	£73,376.80	-	-	Application not implemented
19/0686/FUL	02/06/2020	N/A - commenced	19-27 Kents Hill Road, Benfleet	Essex Coast RAMS	£2,812.90	-	-	Requirement not triggered to date
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Affordable Housing	£100,000	-	-	Requirement not triggered to date
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Essex Coast RAMS	£4,269.72	-	-	Requirement not triggered to date
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Healthcare	£13,616	-	-	Requirement not triggered to date
20/0655/RES	25/11/2020	N/A - commenced	54 Beech Road, Hadleigh	Essex Coast RAMS	£1,758.12	-	-	COMPLETE - Received and Spent
20/0868/FUL	01/02/2021	01/02/2024	62 Hill Road, Benfleet	Essex Coast RAMS	£753.48	-	-	Application not implemented
19/0764/FUL	02/02/2021	N/A - commenced	Haron Close / Long Road, Canvey Island	Affordable Housing	£135,229.98	-	-	Requirement not triggered to date
19/0764/FUL	02/02/2021	N/A - commenced	Haron Close / Long Road, Canvey Island	Essex Coast RAMS	£3,013.92	-	-	OVERDUE
20/0845/FUL	02/02/2021	02/02/2024	Land Adjacent To 15 Tabora Avenue, Canvey Island	Essex Coast RAMS	£125.58	-	-	Application not implemented
20/0897/FUL	03/02/2021	N/A - commenced	33 Croft Road, Benfleet	Essex Coast RAMS	£125.58			COMPLETE - Received and Spent
20/0953/FUL	08/02/2021	N/A - commenced	10 Crescent Road, Benfleet	Essex Coast RAMS	£125.58			COMPLETE - Received and Spent
21/0002/FUL	01/03/2021	01/03/2024	7 St Marys Drive, Benfleet	Essex Coast RAMS	£376.74	-	-	Application not implemented

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0006/FUL	08/03/2021	08/03/2024	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	-	-	Received but application not implemented
21/0004/FUL	16/03/2021	16/03/2024	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	-	-	Received but application not implemented
21/0067/FUL	19/03/2021	19/03/2024	Land Adj To 573 High Road, Benfleet	Essex Coast RAMS	£251.16	-	-	Application not implemented
21/0059/FUL	23/03/2021	23/03/2024	44-54 Winterswyk Avenue, Canvey Island	Essex Coast RAMS	£1,018.40	-	-	Application not implemented
21/0032/FUL	24/03/2021	24/03/2024	150 London Road, Benfleet	Essex Coast RAMS	£125.58	-	-	Application not implemented
21/017/FULCLC	-	-	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	-	-	Received but application not decided
21/0057/FUL	-	-	18 Sydervelt Road, Canvey Island	Essex Coast RAMS	£125.58	-	-	Received but application refused
21/0265/FUL	-	-	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	-	-	Received but application refused
20/0855/FUL	-	-	30-34 Linden Road, Benfleet	Essex Coast RAMS	£502.32	-	-	Received but application refused
21/0033/FUL	-	-	15 Rosemead, Benfleet	Essex Coast RAMS	£125.58	-	-	Received but application withdrawn