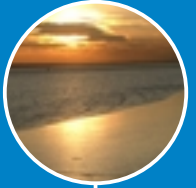
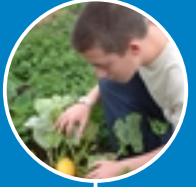


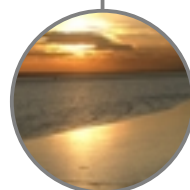
annual monitoring report 2008/09

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Introduction

The Annual Monitoring Report (from here on in known as the "report") will monitor the Council's progress in two regards:

1. The progress in preparing the Local Development Framework in accordance with the timetable set out in the Local Development Scheme; and
2. The progress achieved in delivering sustainable development, assessed against national, regional and local output indicators.

With regard to progress in preparing the Local Development Framework, the report will cover the period from the 1st April 2008 until the 30th November 2009.⁽¹⁾ It will also provide commentary on future work where this is already subject to detailed programming and fully resourced.

The Core Output Indicators will be measured for the period 1st April 2008 until 31st March 2009 unless otherwise indicated. Where it is not possible to deliver monitoring information for the period stipulated, the report will indicate how the monitoring process will be adapted to provide information in future years.

This report is being prepared in pursuant of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004 as amended. It will be submitted to the Secretary of State by the 31st December 2009.

Content Change and Presentation of current Monitoring Report

In July 2008, the Government published 'Regional Spatial Strategy and Local Development Framework: Core Output Indicators' (Update 2/2008). These revised set of indicators replaces those set out in 'Local Development Framework Monitoring: A Good Practice Guide' (ODPM March 2005) which structured previous AMR's.

This is the borough's fifth AMR, and is presented along with its content in a similar layout as former AMRs submitted by the Council. The new revisions have introduced standard templates of the Core Output Indicators and they have been included in their appropriate monitoring sections of the report.

Data Collection

The Council has fully reported against all Core Output Indicators identified by the Government in past AMR submissions. Following the 2008 revisions the Council has been unable to report information against Core Indicator H6: Building for Life (BFL) Assessments. The Council is however investigating its options with regards to the requirement of an accredited assessor necessary to carry out BFL assessments.

¹ Date selected due to the implications of the Full Council Meeting regarding the Core Strategy Final Publication Document on the 29th September 2009.



introduction

Wider issues of data collection, inputting and reporting is ongoing with a review taking place in 2010 to streamline a suite of Core, Local and Contextual indicators to provide a fuller spatial profile of the Borough.



1 local development framework

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1 Local Development Framework

The Local Development Framework is in effect a folder of Local Development Documents that cover different themes and/or spatial areas. The Local Development Framework (LDF) will replace the existing Local Plan as Local Development Documents are adopted.

Local Development Documents will be prepared in accordance with the Town and Country Planning (Local Development)(England) Regulations 2004 as amended and national policy set out in the new PPS12. In preparing these documents the Council will also have regard for best practice emerging from the experiences of other local authorities who are taking the new planning system forward.

1.1 The Local Development Scheme

The Local Development Scheme establishes the programme for the Local Development Framework. It sets out what development plan documents will be prepared and when. Initially the Council was encouraged to have an ambitious and challenging programme for preparing the Local Development Framework. However, on-going work and best practice emerging from elsewhere has shown that this is not realistic, given the resources available for planning policy at Castle Point. As a result the Government Office have advised Castle Point to amend the Local Development Scheme to make it more realistic and deliverable.

The following table shows the programme set out by the Local Development Scheme dated March 2009, progress in achieving that programme and proposed revisions to the timetable are shown.



1 local development framework

Table 1 Progress Against Local Development Scheme September 2007

LDS September 2007 Target	Progress to Date	Proposed Revision	Risks
Submit Core Strategy by September 2009	The Core Strategy is not due to be submitted until February 2010 as a robust period of Member Engagement was under taken in the summer 2009.	Core Strategy submission date revised to August 2009.	Staffing
Adopt Developer Contributions SPD	Adopted 1st October 2008 (7 months late)	N/A	N/A
Adopt Urban Place Supplement SPD	Adopted 1st August 2008 (5 months late)	N/A	N/A

1 local development framework

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1.2 Core Strategy Development Plan Document

The Core Strategy has been in preparation since 2006. As a result of the consultation on the Preferred Options Report 2007-2021, in 2007 some further work was necessary to ensure the Core Strategy would be sound upon submission. The following additional work has been carried out:

- Prepare an Appropriate Assessment;
- Incorporate the findings of the Sustainability Appraisal into the Core Strategy;
- Prepare a Flood Risk Statement;
- Be more specific with regard to the broad locations for future development;
- Strengthen the policy on sustainable buildings in light of the Supplement to PPS1;
- Ensure that developers have been fully engaged in the Core Strategy process;
- Ensure that the views of local residents have been fully reflected in the Core Strategy;
- Prepare a Diversity Impact Assessment of the Core Strategy.

In light of these changes, the Council carried out a further round of consultation called the "Further Preferred Options" from June to August 2008. This increased local awareness in the Core Strategy and stimulated some changes to the preferred options as a result.

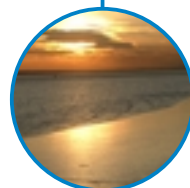
A proposed publication draft of the Core Strategy was finalised using the information this consultation generated. This was reported to the Full Council on 8th December 2008. The Full Council considered it necessary to consult on the Core Strategy one final time before making a decision on whether to submit. This consultation took place from January-March 2009.

The results of this consultation were used to carry out engagement with members from May-September 2009. A Working Group of members from all political parties considered the key issues for the Core Strategy emerging from the consultation.

Following the Member Engagement, a final version of the Core Strategy was reported to Full Council in September. The Council agreed to publish and submit the Core Strategy. Formal Consultation under Regulation 27 of the Town and Country Planning (Local Development)(England) Regulations 2008 commenced on the 13th November 2009 with submission due in February 2010.

1.3 Canvey Area Action Plan

Due to the resources required to ensure the Core Strategy is submitted and sound, commencement of the Canvey Area Action Plan has been delayed until the Core Strategy is published for submission.



1 local development framework

1.4 Benfleet, Hadleigh and Thundersley Plan

Preparation of the Benfleet, Hadleigh and Thundersley Plan is due to commence in 2010. This has been delayed until after the Core Strategy examination is completed in order to ensure resources are focused on the Core Strategy as a priority.

1.5 Developer Contributions Guidance

Work on this guidance commenced in the spring of 2007. The Guidance was produced for the Council in association with the Planning Advisory Service, who part funded consultancy support for the project. The draft guidance was reported to the Policy and Resources Committee in November 2007 and subject to consultation from the 7th December 2007 to the 1st February 2008 alongside the Flood Risk Assessment Guidance and the Urban Place Supplement Adoption Statement.

Seventy-six representations were received with regard to this guidance from seven consultees. These representations were used to prepare the final Developer Contributions Guidance. This work took longer than expected, and as a result was not completed until the end of April 2008. The final document was agreed by the Cabinet in August 2008, with adoption taking place on the 1st October 2008.

1.6 Flood Risk Assessment Guidance

The need for Flood Risk Assessment Guidance for Castle Point was triggered by the introduction of PPS25: Development and Flood Risk towards the end of 2006. This national planning policy statement placed additional requirements on developers and increased the importance of ensuring that flood risk was adequately assessed as part of planning applications. The local topography, and the nature of the local building industry requires specific guidance for Castle Point and in particular Canvey Island to be put in place to ensure that there is a clear understanding between local developers, planners and the Environment Agency.

Work on the Flood Risk Assessment Guidance commenced in March 2007. The Environment Agency were consulted regularly throughout the preparation period. The draft was presented to the Policy and Resources Committee in November 2007 after which it will be made available for public consultation in conjunction with the Developer Contributions Guidance and the Urban Place Supplement Adoption Statement.

The draft Flood Risk Assessment Guidance attracted seventy representations from ten consultees. These have been used to revise the guidance as appropriate. However, at this time the Environment Agency and the Emergency Planners cannot agree a course of action for ensuring safe access, egress and emergency evacuation in the event of a flood. This is likely to result in additional criteria emerging, which will need to be incorporated into the guidance. As a result, it is not possible to complete the Guidance at this time.

1 local development framework

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It is anticipated that this situation could be resolved soon, enabling the adoption of the final FRA Guidance SPD by the end of March 2010. The Council will be able to adopt the guidance by attaching it to national policy in PPS25 under the revised regulations.

1.7 Urban Place Supplement

Work on the adoption statement for the Urban Place Supplement commenced in early September 2007. It was reported to the Policy and Resources Committee in November 2007 and made available for public consultation from the 7th December 2007 - 1st February 2008. During the consultation period ten representations were made by five consultees.

The final version of the Adoption Statement was prepared during early 2008, however due to election purdah, it was not possible to adopt the Urban Place Supplement in March 2008 as programmed. Adoption took place in August 2008.

1.8 Residential Design Standards

The Council will commence preparation of a number of design standard documents in 2010/11. The Council will be seeking support from Essex County Council Design Team on this matter.

1.9 Evidence Base Work

In order that Local Development Plan Documents prepared for the Local Development Framework are found to be sound at examination or, in the case of Supplementary Planning Documents, at appeal, it is necessary that they have a robust evidence base. This section of the report therefore sets out evidence base work that has been carried out during the previous year, is currently underway, or is programmed for the 2008/09 year.

1.9.1 Hadleigh Town Centre Capacity Study

This work triggered in partnership with the property experts Dedmans commenced in the Spring of 2007. It is being carried out by Atkins Global and is seeking to identify the capacity for redevelopment in Hadleigh Town Centre. The Capacity Study was completed at the end of 2008 and will be published alongside the Core Strategy in January 2010.

1.9.2 Strategic Land Availability Assessment

Work on this piece of evidence is being progressed in house by the planning policy team. A considerable amount of data about potential development sites in the Borough was collected during 2007. This was then tested through a process of consultation with landowners. The SHLAA has now been completed with the final updated version being published alongside the Core Strategy in January 2009. Due to the time laps



1 local development framework

since the data was originally collected, it is necessary to continually revise the SHLAA to ensure a robust and viable housing supply for the remaining plan period. This work has been scheduled for 2010.

1.9.3 Strategic Housing Market Assessment

The Thames Gateway South Essex Partnership commissioned GVA Grimley to produce this piece of work in 2007. The final report was published in December 2008.

1.9.4 Canvey Town Centre Masterplan

The Regeneration Partnership is currently in the process of seeking funding to preparing a Canvey Town Centre Masterplan. This is due to be completed by the Spring 2010. It will be used to inform the preparation of the Canvey Area Action Plan.

1.9.5 Canvey Vocational Centre Feasibility Study

Work on the Canvey Vocational Centre Feasibility Study commenced in the Spring of 2008 and will seek to identify the educational and spatial requirements of a Vocational Centre for Canvey Island. This work will be available to inform the Canvey Area Action Plan in early 2010.

1.9.6 Affordable Housing Economic Viability Assessment

An Affordable Housing Economic Viability Assessment has been undertaken by consultants Adams Integra, to help underpin work on the Core Strategy and work being undertaken by the housing and development control teams. Work commenced in November 2008 and was completed by the end of March 2009.

2 monitoring output indicators

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2 Monitoring Output Indicators

Monitoring is an important aspect of the planning process as it helps to determine whether the aims and ambitions of the Local Development Framework and related strategies and plans are being achieved, and thus whether the policies being used are suitable. This enables the effective review of policies.

Many outcomes of policies cannot be monitored directly, for example PPS1 requires Local Authorities to strive towards creating sustainable communities, however it is not possible to simply look at a community and say it is sustainable. As a result, the Government has devised a set of national "Output Indicators", which monitor different aspects of sustainability and when combined provide a picture of how sustainable an area is.

National Output Indicators are not specific to the more detailed issues of regions and local areas. Therefore, Regional Assemblies and Local Planning Authorities should also devise a list of indicators, which should be monitored in order to assess local delivery of the Regional Spatial Strategy and the Local Development Framework. Indicators identified by the Regional Assembly and indicators proposed in the final publication draft of the Core Strategy are set out later in this section of the report.

Changes to the Core indicator sets

As mentioned earlier in this report, in July 2008, the Government published 'Regional Spatial Strategy and Local Development Framework: Core Output Indicators' (Update 2/2008). The revised set of Core Output Indicators replaces those set out in 'Local Development Framework Monitoring: A Good Practice Guide' (ODPM March 2005). This revision has introduced a more streamlined set of core indicators focusing on employment, housing and environmental quality. Core output indicators 1e and 1f: Losses of employment land, 3b: Accessibility, 3a: Car parking standards, 4c: Open spaces with green flag status, 2c: Housing densities and finally, 8i: Change in priority habitat and species by type have been removed. The planning authority will continue to monitor some of these indicators as local and contextual indicators. With regards housing density information, it is still an active core indicator requirement to inform the Regional Spatial Strategy and will be reported as a regional output indicator in the appropriate section.

2.1 National Output Indicators

National output indicators have been split into five categories for Local Planning Authorities. National output indicators 4 and 5 refer to minerals and waste. Essex County Council deals with these matters and therefore this report will not provide information on them. Each of the remaining three categories are analysed in the following section of the report.



2 monitoring output indicators

2.1.1 Indicator 1 - Business development and town centres

Planning policies regarding business development and town centres are currently set out in Chapter 5 of the Adopted Local Plan 1998. These policies will be replaced with a Spatial Strategy SS1 and SS2, CP6: Creating Employment Opportunities, CP7: Improving the Vitality of Town Centres, DC18: Managing Employment Uses and DC19: Managing Retail Uses of the Core Strategy.

It is important to note that national indicators 1E: Losses of employment land and 1F: Amount of employment land lost to residential purposes have been removed from the Annual Monitoring Report due to the fore mentioned revisions to the required national indicators. However, information for these indicators will continue to be collected and applied and reported as contextual / local indicators, until the Core Strategy is finally adopted.

Core Output Indicator BD1

Core output 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 2008 and 31st March 2009.

Table 2 Total amount of additional employment floorspace by type

	B1-Business	B2-General Industry	B8 - Storage & Distribution	B1 - B8 Unknown	Total
Gross	334	0	0	0	334
Losses	360	0	0	0	360
Net	-26	0	0	0	-26

Provision of employment floorspace at this level has implications for the Borough in terms of delivering 2,000 jobs between 2001 and 2021. It is anticipated that approximately 3,000m² of commercial floorspace is required annually to meet the requirement set out in the recent adopted Regional Spatial Strategy. The level of commercial floorspace delivered during 2008/09 is nil, and saw a loss of 26sq m due to a change of use. The lack of commercial development coming forward is primarily due to the down turn in the national economy. However, there is potential to deliver 43,474m² of floorspace in the B1, B2 and B8 class uses if the Core Strategy is progressed, providing an estimated 1,087 workspaces.

Core Output Indicator BD2

Core output indicator BD2: Amount of employment floorspace on previously developed land, seeks to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL) during the

2 monitoring output indicators

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period 1st April 2008 and 31st March 2009. No additional floorspace came forward in the borough as a whole. Table 3 above shows one development completion through a change of use, but shows 26m² loss of employment floorspace.

Table 3 Total amount of employment floorspace on previously developed land

	B1-Business	B2-General Industry	B8-Storage & Distribution	B1-B8 Unknown	Total
Gross on PDL	334	0	0	0	334
% PDL	100	0	0	0	100

Core Output Indicator BD3

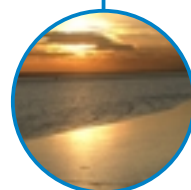
Whilst regeneration and renewal of employment areas should be the focus of employment development, it is important that there is sufficient space available to stimulate business growth, development and investment within the local area. The third piece of information therefore required with regard to business development is the total area of land allocated for employment purposes in Castle Point and how this is split between different use classes.

Table 4 Net Employment land available by type

	BI-Business	B2-General Industry	B8-Storage and Distribution	B1-B8 Unknwn	Total
Extant Planning Permissions (Ha)	0.31	0	0.36	0	0.67
Extant Allocations (Ha)	0	0	0	8.6	8.6
Total	0.31	0	0.36	8.6	9.27

There are 60.9 ha (gross) of land allocated for employment purposes in Castle Point. This area of land comprises four separate employment areas, three of which are developed and one of which remains vacant. The EEDA Site on Northwick Road is undeveloped and comprises of 8.6ha of land allocated for a mix of B1, B2 and B8 uses. The landowners are currently in the process of marketing the site following demands and need analysis work.

The three developed employment areas provide a mix of different types of employment.



2 monitoring output indicators

Core Output Indicator BD4

Core output indicator: Total amount of floorspace for 'town centre uses' seeks to identify the total amount of completed retail, office and leisure floorspace as well as the amount and percentage completed in town centres during the period 1st April to 31st March 2009.

Table 5 : Total Amount of Floorspace for Town Centre Uses (by type)

		A1	A2	B1A	D2	Total
BD4	Gross	3662	0	0	0	3662
	Net	3368	0	0	0	3368

There was a total of 3,662m² of gross retail floorspace completed in the Borough in 2008/09. This includes a large contribution of 3328m² at Stadium Way, providing 3 large retail units and carpark on the former Essex Ford site. This additional floorspace for local service provision is important as it helps to deliver more local jobs. It is important to recognise the role retail jobs play in improving the economy of Castle Point. The Employment Study 2006 identifies retail as a potential growth sector for the Borough, and based on employment densities published by English Partnerships the delivery in 2008-2009 potentially resulted in 197 new retail jobs being created.

The gross 3362m² A1 uses identified in Table 5 are located within an employment and residential area, providing no completed town centre uses within the four main centres: Canvey, Hadleigh, South Benfleet and Tarpots. However, there is an opportunity to deliver 10,000m² of retail floorspace through regeneration and renewal of the main centres, once the Core Strategy is approved and implemented.

2 monitoring output indicators

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2.1.2 Indicator 2 - Housing

The housing trajectory supports the Local Development Framework (LDF) process by comparing past performance on housing supply to future rates of expected housing supply within the Borough. The graphs presented in Appendix 1 and 2, show the 'Manage' line of the trajectory which identifies how many dwellings need to be built per year for the remainder of the Plan period in order to meet the strategic requirement. Whilst, the 'Monitor' graph shows how many dwellings are above or below the cumulative completions in relation to the cumulative strategic requirement.

The information gathered in the January 2009 Strategic Housing Land Availability Assessment (SHLAA) has identified the Boroughs future housing allocations and will inform/support the following three main Development Plan Documents (DPDs) that will form the LDF and are as follows:

Core Strategy - this will set out the broad locations for future development in the Borough;

Canvey Island Area Action Plan - this will set out site specific regeneration and growth proposals for Canvey Island; and

Benfleet, Hadleigh and Thundersley Plan - this will set out site specific regeneration and growth proposals for Benfleet, Hadleigh and Thundersley.

National Indicator 2C: Percentage of new housing densities has been removed from this section of the report in accordance with the fore mentioned revisions. However, the monitoring of this indicator is vital to the implementation of the East of England Plan (Regional Spatial Strategy) and can now be found in section 2.2, Regional Output Indicators.

Core Output Indicator H1

Table 6 : Plan Period and Housing Targets

	Start of Plan Period	End of Plan Period	Total housing required	Source of Plan Target
H1	2001	2021	4,000	East of England Plan

Core Output Indicator H2

The East of England Plan was adopted in May 2008 and sets a minimum target of 4000 dwellings (net) for the Borough by 2021. However, PPS3 has introduced a requirement for planning authorities to identify a 15 year supply of housing sites beyond 2021 to 2026. This increases the total requirement to 5000 dwellings, an annualised target of 200 dwellings per annum. Currently, 1,342 dwellings have been completed since the beginning of the Plan in 2001, performing below the annualised

2 monitoring output indicators

target at 168 dwellings per annum and this is recognised in the Housing Trajectory. It is expected that this under provision could be rectified through urban intensification and the inclusion of development on the urban periphery.



		01/02	02/03	03/04	04/05	05/06	06/07	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
								Reporting Year	Current Year	Yr1	Yr 2	Yr 3	Yr 4	Yr 5										
H2a	Additional dwellings (net) in previous years	171	173	157	290	217	115																	
H2b	Net additional dwellings for reporting year							114																
H2c	Net additional dwellings in future years	Net additions							236	177	262	200	199	328	315	315	315	317	176	212	214	216	216	215
		Hectares	-	-	-	-	-	-	-	-	-	-	-	-										
		Target	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
H2d	Managed delivery target		201	203	205		210	216	215	218	214	215	217	206	193	178	159	132	124	102	64	-12	-240	0

2 monitoring output indicators

Annual Net Additional Requirement 2009 - 2021

The average annual dwelling completion target for the Borough has consistently been below the 200 dwellings per annum. The required annual dwelling completion rate between 2009 - 2021 is above the RSS target of 200 dwellings and currently calculates at 222 dwellings per annum.

Table 8 Annual Net additional Requirement 2009 - 2021

RSS Dwelling Targets 2001 - 2021	4,000
Total Completions 2001 -2008	1,342
Annual Completion Rate 2001 - 2008	168
RSS Dwelling Target 2009 - 2021	2,658
Required Annual Completion Rate 2009 - 2021	222

Projected Net Additional Dwellings 2010 – 2015

This annual target has been multiplied by 5 to reach the 5 year supply target of 1110 dwelling units. As can be seen in the 'site by site' schedule, Appendix 3, the Borough has identified 1166 dwelling units that are expected to be delivered over 5 years, an identified supply that meets 106% of the target.

If the proposals set out in the Core Strategy final publication document are delivered, there is considered to be a five year supply of deliverable sites in the Borough. However, without the Core Strategy it is unlikely that Employment Land Rejuvenation and Urban Peripheral Development will occur. This reduces the five year supply by around 180 units to 986. In order to ensure there is an adequate supply of residential land, the Core Strategy needs to be taken forward in an expedient manner.

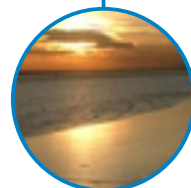
Table 9 Projected Net Dwellings 2010 -2015

Type of Supply	Yr1	Yr 2	Yr 3	Yr 4	Yr 5	Total
	2010/11	2011/12	2012/13	2014	2015	
Residual sites with planning permission (on allocated sites) -						
Large sites	69	96	52	60	12	289
Small sites	39	37	14	2	1	93
Residual sites with planning permission (on unallocated sites) -						
Large sites		30	10	12		52

2 monitoring output indicators

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Type of Supply	Yr1 2010/11	Yr 2 2011/12	Yr 3 2012/13	Yr 4 2013/14	Yr 5 2014/15	Total
Residual allocated sites - (Greenfield sites allocated in Adopted Local Plan 1998)						
Land off Kiln Road		30	35	35	30	130
Scrub Lane			20	20		40
Contingent sites (SHLAA)						
Distribution of Broad Locations - East of Canvey Road	20	20	20	20	40	120
Distribution of Broad Locations - West of Canvey Road					10	10
Distribution of Broad Locations - Castleview School					10	10
Main Route Survey	24	24	24	24	83	179
Urban Capacity 2003	12	12	12	12	25	73
Employment Land Rejuvenation - Manor Trading Estate (East of Armstrong Road)					27	27
Employment Land Rejuvenation - Manor Trading Estate (West of Armstrong Road)					13	13
Town Centre Regeneration - Hadleigh	3	3	3	4	37	50
Town Centre Regeneration - Canvey Island	10	10	10	10	40	80
Total	177	262	200	199	328	1166
Requirement	200	200	200	200	200	1000
Variance	-23	62	0	-1	128	166



Projected Net Additional Dwellings 2015 – 2025

The housing trajectory demonstrates that if the Core Strategy is progressed in an expedient manner, there is a sufficient supply of housing land to meet housing needs in Castle Point up to the end of the RSS Plan whilst continuing to roll forward and fulfil a 5 year supply of deliverable sites to 2026.

However, it has not been possible to find sufficient supply on readily available previously developed land within the existing urban area to meet local needs to 2026. It is therefore necessary for the Council to identify other housing locations through the spatial planning process. Proposals set out in the Core Strategy include employment land rejuvenation, town centre regeneration and greenfield sites on the urban periphery.

2 monitoring output indicators

The inclusion of a supply of homes proposed on the urban periphery increases the supply of land 10% above the required level of housing. The periods 2015 - 2020 and 2016 - 2025 include the phasing of the remaining greenfield allocations proposed within the Final Publication Core Strategy Document, with 51% of the allocations being released between 2015-2021. This is necessary firstly, to rectify the existing shortfall in completions to date and secondly, there is no guarantee that all the identified supply through other sources will be delivered within the projected time bands of the plan.

A windfall allowance of 174 units for the period 2020-2026 has also been applied. The windfall allowance was calculated based on planning permissions granted during the period 1st April 2004 and 31st March 2008 when compared against sites identified in the Urban Capacity Study 2004.

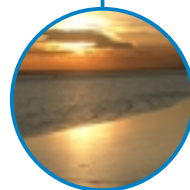
The inclusion of a windfall allowance has the effect of negating the need to deliver further urban peripheral sites identified in the period beyond 2020.

Table 10 Projected Net Dwellings 2015 - 2020

Type of Supply	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Total
	2015/16	2016/17	2017/18	2018/19	2019/20	
Residual allocated sites - (Greenfield sites allocated in Adopted Local Plan 1998)						
Land off Kiln Road	30	30	30	30		120
Contingent sites (SHLAA)						
Distribution of Broad Locations - East of Canvey Road	40	40	40	40	16	176
Distribution of Broad Locations - West of Canvey Road	10	10	10	10		40
Distribution of Broad Locations - Castleview School	10	10	10	10		40
Main Route Survey	83	83	83	84	36	369
Urban Capacity 2003	25	25	25	26	21	122
Employment Land Rejuvenation - Manor Trading Estate (East of Armstrong Road)	27	27	27	27		108
Employment Land Rejuvenation - Manor Trading Estate (East of Armstrong Road)	13	13	13	13		52
Employment Land Rejuvenation - Prout Industrial Estate - (Point Road)					12	12

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Type of Supply	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Total
	2015/16	2016/17	2017/18	2018/19	2019/20	
Employment Land Rejuvenation - Prout Industrial Estate - Canvey Supply (Point Road)					16	16
Town Centre Regeneration - Hadleigh	37	37	37	37	50	198
Town Centre Regeneration - Canvey	40	40	40	40	25	185
Total	315	315	315	317	176	1438
Requirement	200	200	200	200	200	1000
Variance	115	115	115	117	-24	438

Table 11 Projected Net Dwelling 2020 - 2025

Type of Supply	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Total
	2020/21	2021/22	2022/23	2024	2025	
Contingent sites (SHLAA)						
Distribution of Broad Locations - East of Canvey Road	16	17	17	17	17	84
Town Centre Regeneration - Hadleigh	50	50	50	50	50	250
Town Centre Regeneration - Canvey	25	25	25	25	25	125
Main Route Survey	36	36	37	37	37	183
Urban Capacity 2003	22	22	22	22	22	110
Employment Land Rejuvenation - Prout Industrial Estate - (Point Road)	12	12	13	13	13	63
Employment Land Rejuvenation - Prout Industrial Estate - Canvey Supply (Point Road)	16	17	17	17	17	84
Windfall Allowance	35	35	35	35	34	174
Total	212	214	216	216	215	1073
Requirement	200	200	200	200	200	1000
Variance	12	14	16	16	15	73

Core Output Indicator H3

This indicator measures the amount of new homes delivered on previously developed land. Planning Policy Statement 3: Housing, establishes a national target for this at 60%. The East of England Plan repeats this target for the East of England, recognising

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that in some Local Authority areas this may be easier to achieve than in others. Having considered delivery to date and the likely need for greenfield sites during the remainder of the plan period, the Core Strategy Final Publication Report sets out a slightly higher target for new housing in the Borough at 70%. This target recognises the capacity of the urban area for regeneration and intensification.

During the period 1st April 2008 through to the 31st March 2009 94% of the housing completions were on previously developed land. This is consistent with the level of completions on previously developed land during the plan period to date.

Table 12 New and Converted Dwellings - On Previously Developed Land (PDL)

	Year	PDL Target	Gross	% Gross on PDL
H3	2001/02	70%		
	2002/03	70%		
	2003/04	70%		
	2004/05	70%		73%
	2005/06	70%		99%
	2006/07	70%		100%
	2007/08	70%		97%
	2008/09	70%	120	94%

Core Output Indicator H4

The purpose of this new indicator is to show the number of Gypsy and Traveller pitches delivered in the borough, both authorised and unauthorised during the period 1st April 2008 and 31st March 2009. This information was previously reported in the AMR under Section 2.2 Regional Output Indicators, at the request of the Government Office for the East of England.

Local policy on the provision of accommodation for Gypsies and Travellers is currently contained in policy H15 of the Adopted Local Plan. This will in time be replaced by proposed policy CP8 of the Core Strategy.

With regard to Gypsy and Traveller accommodation, there are no authorised gypsy and traveller sites in Castle Point. There is one unauthorised site in the Borough. This site is located adjacent to the ESSO Petrol Station on the A127 close to the junction with the A130. This site is occupied by three caravans, which house a family group. The site is located in an unsustainable location in the Green Belt. It's primary access is from a fast moving road close to a busy junction. The site is removed from healthcare and education services. The use of the site for occupation by a gypsy caravan was refused in November 2002. This refusal was in accordance with policy H15.

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During the period the Council did not receive any application for the use of land for Gypsy and Traveller accommodation.

Table 13 : Net Additional Pitches (Gypsy and Traveller)

	Permanent	Transit	Total
H4	0	0	0

Core Output Indicator H5

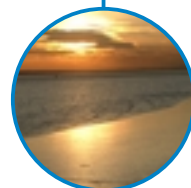
Due to differences between local earnings and the earnings of those who commute out of the Borough, there is a significant problem with the affordability of market housing in Castle Point, particularly for first time buyers. This is coupled with a relatively small amount of housing available for social rent. The result of this is a high proportion of young people and extended families living with parents and other relatives. This issue also has the potential to see young people move out of the Borough in search of more affordable places to live, affecting local levels of economic activity.

As a result it is necessary to secure a supply of affordable housing in Castle Point. However, until recently this need has not been fully recognised by the Council. In addition to this, the mechanisms have not been in place to secure affordable housing on smaller sites until recently. The Council is now focused on securing more delivery of Affordable Housing in Castle Point.

- Regeneration and homes is a Council Priority;
- There is better working with other Housing Authorities in the Thames Gateway South Essex to secure more Housing Corporation Grant;
- The Core Strategy Final Publication Document contains strong policies on the delivery of Affordable Housing;
- The Council has prepared and adopted a Developer Contributions Guidance Document; and
- The Council has adopted an Affordable Housing Strategy.

Unfortunately, due to the down turn in the construction industry in the latter part of the year, the few schemes expected to come forward with affordable units between 1st April 2008 and 31st March 2009 have been delayed outside the reporting period, providing no affordable units to report.

The supply of affordable homes is expected to increase in the future. Given the nature of development and development site sizes in Castle Point, it is unlikely that the Council will deliver 35% affordable housing between 2008 and 2021, as required by the adopted East of England Plan. However, the Core Strategy does set out an aim to achieve provision of 1,100 affordable homes during the period 2008 - 2026. This equates to 61 units per year between 2008/09 and 2025/26.



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Table 14 Affordable Housing Delivery in Castle Point 2001-2009

	Year	Social Rent homes provided	Intermediate homes provided	Affordable homes total
H5				
	2001/02			0
	2002/03			0
	2003/04			0
	2004/05			29
	2005/06			0
	2006/07			0
	2007/08	18		18
	2008/09	0	0	0

At present there are eight affordable housing units under construction on Kiln Road, Thundersley. This is a private off-site scheme associated with market housing provision nearby in Hadleigh. In addition to this, there are 18 affordable units with permission currently under construction. Of these units, twelve are part of a housing association scheme, with the remaining six part of a private scheme. Also, further 4 units are expected from existing dwelling stock within the borough. It is expected that these schemes will contribute towards affordable housing supply before and during 2010.

Core Output Indicator H6

The assessment of building for life standards uses the CABE Building for Life criteria, which is a government -endorsed assessment benchmark, aimed at showing the level of quality in new housing developments.

For the period 1st April 2008 and the 31st March 2009, no assessments have taken place on completed dwelling units on sites meeting PPS3 criteria. The reason for this is when reviewing the relevant sites for the reporting period, it has come apparent that they were granted planning permission prior to the CABE guidance coming into force.

At present there are no private sites being assessed apart from the two housing association schemes which are due for completion in 2009/10 period. However, the Council are now looking to improve in the coming years by endorsing the BFL standards when approving future planning applications. Evidence of this is currently being applied to a recent planning application for 150 units at land off Kiln Road.

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N.B. Core indicator H6 to be reported from 2009/10 onwards when accredited assessor will be in place.



2 monitoring output indicators

2.1.3 Indicator 3 - Environmental Quality

The fore mentioned revisions have now merged Core output indicators 5: Flood Protection and Water Quality, 8: Biodiversity and 9: Renewable energy under core indicator 3: Environmental Quality. The revision has minimal impact on existing data collection and reporting processes, with the only significant request change for the biodiversity indicator, which only seeks information on losses or additions to biodiversity habitats of importance.

Core Output Indicator 3

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

The Adopted Local Plan does not contain policies related to flood risk or water quality. As a result, the Council relies on national planning policy set out in PPS25 when assessing applications for development in Flood Zone 3a in Castle Point.

Once adopted the Local Development Framework Core Strategy will address this lack of policy coverage with policy CP5 addressing Flood Risk matters. This policy will be supported by the Council's Flood Risk Assessment Guidance Supplementary Planning Document upon adoption of the Core Strategy.

National Output Indicator 3 firstly seeks to identify where the Council has heeded the advice of the Environment Agency with regard to flood risk issues when making decisions with regard to development in Flood Risk Zone 3. During the period 1st April 2008 to the 31st March 2009 no applications for development in the flood risk zone were approved where the Environment Agency sustained an objection on flood risk grounds.

Table 15 : Number of Planning Permissions Granted Contrary to Environment Agency advice on flooding and water quality grounds

	Flooding	Water Quality	Total
E1	0	0	0

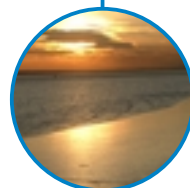
Core Output Indicator 3

E2: Change in areas of biodiversity habitats

The protection of wildlife, biodiversity and habitats from inappropriate development is currently achieved through the application of policies contained within chapter 3 of the Adopted Local Plan. Upon adoption of the Core Strategy these will be replaced by draft policies CP2 (Green Infrastructure) and DC15 (Landscape and Natural Features).

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The second piece information required looks at changes in areas of biodiversity importance by accounting for any losses or additions to biodiversity habitats. During the period 1st April 2008 to the 31st March 2009 no losses or additions have occurred.

Biodiversity requires change to "Biodiversity Priority Habitats" to be considered in terms of completed development, management programmes and planning agreements. This will help to monitor the effectiveness of existing policies and emerging policies in promoting ecological conservation and enhancement.

Biodiversity Priority Habitats are habitats identified in a Biodiversity Action Plan, or habitats that support a species identified in the Biodiversity Action Plan. There is a UK wide Biodiversity Action Plan, this is underpinned in Essex by the Essex Biodiversity Action Plan.

In 2006/07 the Council appointed EECOS, the consulting arm of Essex Wildlife Trust to prepare a review of Local Wildlife Sites in the borough. The criteria uses to identify such sites build on the UK and Essex Biodiversity Action Plans. The study found that there were 671.7ha of priority habitat in Castle Point across 34 sites. Almost 20ha of priority habitat had been lost since a similar survey in 2002.

Development in Castle Point during 2008/09 avoided priority habitats and thus did not contribute towards any further loss. The Council has also been proactive in improving the quality and quantity of habitats in the borough by working with Essex Wildlife Trust to address these issues. There is now a programme in place to increase the number of priority habitats benefiting from Wildlife Management Plans.

In addition to Local Wildlife Sites there are six Sites of Special Scientific Interest (SSSIs) in Castle Point. These sites have been unaffected by development in the period 2008-2009. However, the quality of their management regime and human activities means that they are not all in the best condition. Natural England produce condition surveys for each SSSI annually. Only 50% of the SSSIs in Castle Point are in a good or improving condition. Of particular significance in this regard is the declining condition of Benfleet and Southend Marshes, as this SSSI is also protected under EU legislation as a Special Protection Area and International Agreement as a Ramsar Site for migratory birds. As a result, further work is required to improve the management regime at this site. The protection of wildlife, biodiversity and habitats from inappropriate development is currently achieved through the application of policies contained within chapter 3 of the Adopted Local Plan. Upon adoption of the Core Strategy these will be replaced by draft policies CP2 (Green Infrastructure) and DC15 (Landscape and Natural Features).

Table 16 : Change in Areas of Biodiversity Importance

E2	Loss	Addition	Total
	0	0	0

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Core Output Indicator 3

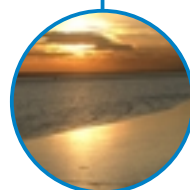
E3: Renewable energy generation

The third piece of information seeks to measure the contribution made by each local authority in terms of reducing CO₂ emissions by increasing the amount of energy generated from renewable resources by type. However, the Council does not have a policy in its Adopted Local Plan to require the installation of such technology as part of new developments. As a result, the Council has been unable to secure on-site renewable energy generation as part of new developments during the period 1st April 2008 - 31st March 2009. Further to this, the Council has not received any applications to install such equipment on existing properties, or for renewable energy generation facilities during this period.

The Council recognises that there is a need to address this issue and as a result the proposed Core Strategy includes a draft policy on "On-site Renewable Energy Generation" that requires that predicted CO₂ emissions from new developments are reduced by at least 10% through the use of decentralised, renewable or low carbon energy sources. The Council has also adopted the Urban Place Supplement (Essex Design Initiative) as a supplementary planning document. This provides further detailed guidance on energy efficiency and renewable energy technologies. This will assist the Council in contributing towards a reduction in CO₂ emissions and an increase in renewable energy generation in the future.

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2.2 Regional Output Indicators

Housing

RSS HB3: Gross dwelling density

The East of England Regional Assembly (EERA) has specifically requested Local Authorities within the region to continue providing density information on new residential developments.

Making effective use of land is a mechanism by which the amount of greenfield land required for housing development can be minimised. PPS 3 clearly states that all new residential developments should be at a density of 30 dwelling units per hectare or greater.

Since 2001 the density of residential development in Castle Point has gradually increased and in the 2008/09 year 100% of new development (on sites over 0.1ha in size) were at densities over 50 dwellings units per hectare, as illustrated in Table 22.

Table 17 Density of New Residential Developments (Sites 0.1ha+ in size)

Year 1st April - 31st March	Percentage of New Homes built at: Dwellings Density per Hectare (Ha)		
	<30	30-50	>50
2001 - 2002	14.2	85.8	0
2002 - 2003	1.6	98.4	0
2003 - 2004	1.6	83.7	14.6
2004 - 2005	0.8	68.0	31.2
2005 - 2006	2.3	25.1	72.6
2006 - 2007	6.9	15.5	77.6
2007 - 2008	3.1	0	96.8
2008-2009	0	0	100

Where schemes were wholly completed in 2008/09, 49 units all

were at a density greater than 50 units per hectare. This demonstrates that policy is being applied in Castle Point to improve land use densities, when compared to those dwellings in previous years being completed below 30 dwelling units per hectare benefiting from consents granted in the early 2000s when sustainability was given less consideration.

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2.3 Local and Contextual Indicators

Local Indicators

Local Output Indicators help to monitor the effectiveness of planning policies in achieving targets and objectives. The Local Plan did not have a monitoring framework, and as a result the Annual Monitoring Report is not able to report on the effectiveness of the Local Plan in meeting its objectives and targets. However, the Core Strategy will be supported by a monitoring framework, which is included in the Core Strategy Final Publication Document. The monitoring framework mainly comprises of national indicators developed by Government. These indicators have been used to help align the Core Strategy with Local Area Agreements and the Community Strategy.

Table 18 Types of Employment Uses within Employment Areas (2008/9)

Employment Type	Net Site Areas (Ha)			
	Charfleets Industrial Estate	Manor Trading Estate	Stadium Way	Total
B1	1.45	2.86	2.35	6.66
B2	6.28	2.70	0.99	9.97
B8	0.06	0.38	1.10	1.54
<i>Sui Generis</i>	4.78	2.12	1.05	7.95
Total Existing	12.57	8.06	5.49	26.12
<i>Proposed Core Strategy Allocation</i>	18	4	3	25
Total	30.57	12.06	8.49	51.12

The three developed employment areas provide a mix of different types of employment.

The table above presents the findings of a survey carried out during the 2005/06 year. It also demonstrates the impact that the proposed employment provision set out in the Core Strategy Final Publication Document would have on overall provision. The findings of the survey as reported previously highlight the following issues that need to be addressed in order to encourage improved economic growth and employment levels:

- The employment areas are occupied by a significant number of *sui generis* dirty industrial processes that reduce their environmental quality;

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- Storage and distribution currently has a limited role to play in the local economy; and
- Land use in the existing employment areas is inefficient with less than 50% of the available land actually occupied by employment uses.

The proposed 25ha of employment land across the three main employment areas has the potential to address these issues by providing opportunity to diversify employment uses, improve the stock of employment buildings and encourage regeneration of undesirable areas.

The following two pieces of information originally supported Core Output Indicator 3: Transport. However, as advised by DCLG, this should not prevent their future collection and reporting of the information within the AMR, where it is considered necessary to monitor.

Transport policies are currently set out in chapter seven of the Adopted Local Plan. It is intended that this will be replaced by proposed policies CP3 (Transport Infrastructure) and DC2 (Parking and Access) of the Core Strategy once submitted and examined.

The proposed transport policies in the Core Strategy have been prepared to conform with national planning policy regarding transport set out in PPS13. Additionally, the Core Strategy has been developed having regard to the Essex Local Transport Plan and the Regional Transport Strategy included within the East of England Plan.

National transport policy seeks to ensure that new developments are both sustainable and accessible. As a result, the following two pieces of information will seek to measure accessibility to services and accessibility to public transport provision.

The level of car parking provided as part of non-residential developments. Suitable levels of car parking are determined in Castle Point by applying the Essex Planning Officers Association Vehicle Parking Standards. The Core Strategy will continue to apply these standards until such time as they are revised.

This set of vehicle parking standards establishes maximum levels of car parking that should be provided as part of a development. This is aimed at reducing the dominance of car parking on sites and encourage the use of alternative forms of transport. Therefore, levels of car parking that exceed the maximum standard are out of compliance with the Vehicle Parking Standards that apply in Castle Point.



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Table 19 Car Parking Levels of Non-residential Developments Completed 2008/09

Type of Non-Residential Development	Applicable Car Parking Standard	No. of Developments Completed 2008/09	No. of Developments <u>not</u> exceeding applicable car parking standard	No. of Developments exceeding applicable car parking standard
A1(except supermarkets)	1 space per 20m ²	3	3	0
A1 (supermarkets)	1 space per 14m ²	0	0	0
Total		3 (100%)	3 (100%)	0(0%)

During the 2008-2009 period all non-residential developments completed were considered compliant with the Vehicle Parking Standards. The Council will continue to increase the emphasis on sustainable transport within the Borough when assessing planning applications. The introduction of the proposed Core Strategy policies should help to achieve this.

The second piece of information relates to residential development and its proximity to public transport services that serve key local services. By ensuring that new homes are in close proximity to public transport provision, reliance on the private vehicle may be reduced.

The percentage of new residential properties completed during 2008/09 year, within 30 minutes public transport time to certain types of services is indicated in the following table. These calculations take into account distance of the properties from the nearest bus route or train station. Where this exceeds 400m and 1km respectively, it is assumed that this property has no access to services via public transport.

Where a development is located within Castle Point and has access to public transport provision it will have access to a GP surgery, a primary school, a secondary school, an area of employment and a town centre. This is due the distribution of such provision throughout the borough and the routes that bus services in the Borough follow.

Access to a hospital by public transport is more restricted. Only developments with access to bus service number 21 have public transport access to the hospital. In addition to this journey times are such that only developments on this service route within Hadleigh are within 30 minutes of the hospital. As a result, very few new developments in Castle Point will be able to achieve 30 minutes access time to hospital by public transport now or in the future. In order to overcome this, Southend Hospital NHS Trust provide some outpatient services at health centres in the Borough. Therefore, the Council has also monitored public transport accessibility to these centres.

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Table 20 30 Minutes Public Transport Access to Services from New Residential Development (2008/09)

Service	Number of Dwellings	Percentage of Total
	(Gross)	(Gross)
Total number of dwellings built 2008/09	127	100%
GP Surgery	126	99%
Hospital	41	32%
Primary School	126	99%
Secondary School	126	99%
Employment Area (employment)	126	99%
Town Centre (services and employment)	126	99%
Major Health Centre (Canvey and Tyrells)	126	99%



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2.3.1 Draft Monitoring Framework for the Core Strategy

The Monitoring Framework for the Core Strategy introduces the following local indicators that do not repeat national or regional indicators.

Table 21 Monitoring Framework for Measurable Aims

Measurable Aim	Monitoring Indicator	Data Source	Target
Deliver 5,000 new homes in Castle Point that meet local needs.	NI154: Net additional homes provided	Castle Point BC - Planning and Building Control Records	200 per annum
Deliver 2,500 better quality jobs.	Net additional jobs created.	Annual Business Inquiry	100 per annum

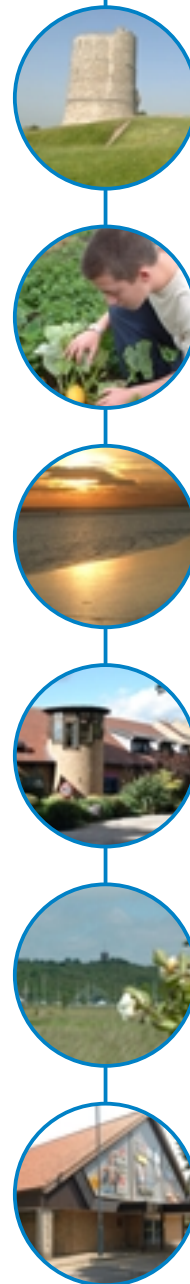
Table 22 Monitoring Framework for Strategic Objectives

Objective	Monitoring Indicator	Data Source	Target
Make the best use of previously developed land in the existing urban area.	Net additional homes provided on previously developed land	CPBC Planning and Building Regulation Records	At least 70% between 2001 and 2026
Secure a better mix of uses in Town Centres in Castle Point to reduce the need to travel.	% Retention of local spending	Castle Point Retail Needs Assessment	9% by 2026
Secure improved access to public transport provision throughout the Borough.	NI175: Access to services and facilities by public transport, walking and cycling	DfT data reported by Essex County Council	Baseline to be established
Ensure that new development makes prudent and efficient use of natural resources.	NI186: Per Capita reduction in CO2 emissions in the LA area	DEFRA - Annual Statistics	4.1% by 2010/11
	NI192: % of household waste sent for reuse, recycling and composting	Castle Point BC - WasteDataFlow	40% by 2010/11
	Net additional homes provided on previously developed land	CPBC Planning and Building Regulation Records	At least 70% between 2001 and 2026

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Objective	Monitoring Indicator	Data Source	Target
	Sewage Treatment Works within Quantitative and Qualitative capacity of discharge consent.	Anglian Water / Environment Agency	
Protect the Green Belt from unnecessary and inappropriate development.	% change in Green Belt area.	CPBC Planning and Building Regulation Records	At least 98% retained between 2001 and 2026.
Conserve and enhance local landscape character and biodiversity assets.	NI197: Improved local biodiversity	Castle Point BC and Essex Wildlife Trust	47% by 2010/11
	% of SSSIs in a favourable or recovering condition	English Nature - Annual Condition Surveys	95% by 2010/11
Increase opportunities for recreation in the natural environment.	Area of land open for public recreation	Castle Point Planning Records	Increase by 50ha by 2026
Improve the quality of formal open spaces.	NI18: Adult Participation in sport and active recreation	Sport England - Active Place Survey	23.5% by 2010/11
	NI199: Children and young people's satisfaction with parks and play areas.	Schools - TellUs Survey - reported by Ofsted	Baseline to be established
Secure high quality design in all new development.	Number of developments receiving awards for good quality design.	Castle Point BC	2 developments per annum by 2011 and ongoing
Conserve and enhance historic environment and assets in Castle Point.	Proportion of Conservation Areas with a Conservation Area Management Plan.	Castle Point BC	100% ongoing
Secure the redevelopment of vacant and/or derelict previously developed land.	NI170: Previously developed land that has been vacant or derelict for more than five years	Castle Point BC - Vacant Land and Buildings Survey April 2008 - real-time updating	Baseline to be established
Improve the quality of the historic environment in Castle Point.	Proportion of Conservation Areas with a Conservation Area Management Plan.	Castle Point BC	100% ongoing



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Objective	Monitoring Indicator	Data Source	Target
Deliver 18ha of new employment development.	Net new employment land developed for employment purposes.	Castle Point BC - Planning and Building Control Records	At least 10ha by 2026
Improve the environmental quality of existing employment areas.	Proportion of business owners satisfied with the environmental quality of employment locations.	Castle Point BC	Baseline to be established.
Deliver 10,000 m2 of new retail floorspace.	Net new retail floorspace provided	Castle Point BC - Planning and Building Control Records	10,000m2 by 2021
Deliver first class education facilities in Castle Point.	NI175: Achievement of 5 or more A*-C grades at GCSE or equivalent including English and Maths	Schools - KS4 achievement tables - Reported by Ofsted	52.5% by 2010/11
	NI164: Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 3 or higher.	ONS Annual Population Survey	28.2% by 2010/11
	NI174: Skills gaps in the current workforce reported by employers	Learning and Skills Council - National Employers Skills Survey (NESS)	Baseline to be established
Maintain a high level of protection from the risk of flooding and ensure that new development minimises flood risk and the effects of climate change.	Number of Planning Applications granted consent when the EA has sustained an objection on the grounds of Flood Risk	Castle Point BC - Planning Records	Less than 5 applications per annum.
Seek the removal of hazardous uses from the Borough.	Number of hazardous installations operational in Castle Point.	Castle Point BC - Planning Records	0 by 2026
Deliver first class healthcare facilities in Castle Point.	NI 120: All-age all cause mortality rate	Essex County Council - Place Survey	1166.66 per 100,000 population by 2010/11
Identify sufficient land for the timely delivery of new homes.	NI159: Supply of ready to develop housing sites	Castle Point BC - SHLAA updated annually	1,000 sites at any given time

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Objective	Monitoring Indicator	Data Source	Target
35% of new homes to be affordable to local people who do not have access to market value homes.	NI155: Number of affordable homes delivered	Castle Point BC - Planning and Building Control Records	70 per annum
Deliver specialist accommodation for older people and people with special needs.	Net additional homes provided - sheltered accommodation and bungalows for older people	Castle Point BC - Planning and Building Control Records	Around 25% of total delivery between 2007-2026
	Net additional homes provided for people with special needs	Castle Point BC - Planning and Building Control Records	Around 7% of total delivery between 2007-2026



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Table 23 Monitoring framework for Development Control Objectives

Objective	Monitoring Indicator	Data Source	Target
Protect sensitive landscape areas from inappropriate development.	Number of non-recreational or non-agricultural developments permitted in the Ancient Landscape Areas.	Planning Records	Zero per annum
Protect and enhance listed buildings and scheduled ancient monuments.	Number of listed buildings in Castle Point included on the List of Buildings at Risk.	English Heritage	Zero at all times
Improve the quality of the Conservation Areas in Castle Point.	Proportion of Conservation Areas covered by an up to date conservation area management plan.	Planning Records	100% at all times
Reduce the dominance of parking in the streetscene.	Proportion of new developments providing sufficient on-site car parking in accordance with Essex Vehicle Parking Standards.	Planning Records	Baseline to be established. Target to increase.
Improve the quality of the public realm	NI 5: Overall/general satisfaction with local area	Place Survey	Baseline to be established. Target to increase.
Improve cycle parking provision in the Borough.	Proportion of new developments providing sufficient on-site bicycle parking in accordance with Essex Vehicle Parking Standards.	Planning Records	Baseline to be established. Target to increase.
Improve access to public transport provision in the Borough.	Proportion of new development within 400m of a bus stop or 800m of a railway station.	Planning Records	Baseline to be established. Target to increase.
Improve sense of place	NI 5: Overall/general satisfaction with local area	Place Survey	Baseline to be established. Target to increase.
Ensure new development is consistent with the streetscene	Average dwelling density of new residential developments.	Planning Records	Baseline to be established. Target between 30 and 50 dph
	Number of homes constructed at a density of less than 30 dwelling units per hectare.	Planning Records	Less than 5% per annum

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Objective	Monitoring Indicator	Data Source	Target
Seek an appropriate mix of uses.	Percentage of A1 uses in each primary shopping frontage	Planning Records	At least 55% at all times
	Percentage of B1, B2 and B8 uses (or employment related <i>sui generis</i>) in each employment area.	Planning Records	At least 95% at all times
Seek a mix of high quality open space provision	NI199: Children and young people's satisfaction with parks and play areas.	Schools - TellUs Survey - reported by Ofsted	Baseline to be established.
	Proportion of completed family sized homes within 480m of a good quality open space.	Planning Records	At least 90% of completed family sized homes.
Deliver sustainably constructed developments	Number of new homes achieving at least level 3 against the Code for Sustainable Homes.	Planning Records	At least 95% by 2016
	Number of new homes achieving level 6 against the Code for Sustainable Homes.	Planning Records	10% by 2016 and increasing thereafter
	Number of applicable developments making at least a 10% provision of renewable energy on site.	Planning Records	95% by 2016 and continued thereafter
	NI192: Percentage of household waste sent for reuse, recycling and composting.	WasteDataFlow	40% by 2010/11
	Area covered by LoWS	Local Wildlife Site Reviews (every 5 years)	At least 671.7ha
Minimise loss of natural habitats	Proportion of completed developments that have met the "Incorporating Biodiversity into Development" criteria.	Planning Records	At least 10% by 2016 and increasing thereafter to 25% by 2026.



3 the local plan

3 The Local Plan

3.1 Saved Policies

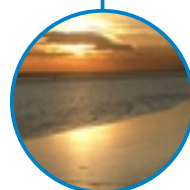
The following policies are saved from the Adopted Local Plan 1998 until such time as they are superseded by the appropriate part of the Local Development Framework.

Table 24 Saved Policies from the Adopted Local Plan 1998

Policy No	Policy Title	Relevant LDF Document
GB2	Re-use of Buildings in the Green Belt	Core Strategy
GB3	Redevelopment or replacement of Industrial Development	Core Strategy
GB4	Re-building of existing dwellings in the Green Belt	Core Strategy
GB5	Extensions to Dwellings	Core Strategy
GB6	Garden Extensions	Core Strategy
EC2	Design	Core Strategy
EC3	Residential Amenity	Core Strategy
EC4	Pollution	Core Strategy
EC5	Crime Prevention	Core Strategy
EC7	Natural & Semi natural Features in Urban Area	Core Strategy
EC9	Development Affecting Commercial Farmland	Core Strategy
EC10	Protection of high Quality Agricultural Land	Core Strategy
EC15	Control of Permitted Development in Sensitive Areas	Core Strategy
EC16	Protection of Landscape	Core Strategy
EC17	Special Landscape Area	Core Strategy
EC18	Permitted Development in the Special Landscape Area	Core Strategy
EC19	Ancient Landscapes	Core Strategy
EC20	Landscape Improvement Area	Core Strategy
EC21	Woodland Management & Tree Preservation Orders	Core Strategy
EC22	Retention of Trees, Woodland & Hedgerows	Core Strategy
EC23	Tree & Shrub planting	Core Strategy
EC25	Principles of Control	Core Strategy
EC26	Design & Development	Core Strategy

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Policy No	Policy Title	Relevant LDF Document
EC27	Planning Applications	Core Strategy
EC28	Restrictions on Permitted Development	Core Strategy
EC29	Control of Demolition	Core Strategy
EC30	Shop front Design	Core Strategy
EC31	Advertisements	Core Strategy
EC32	Protection from Demolition	Core Strategy
EC33	Alterations to listed buildings	Core Strategy
EC34	Setting of Listed Buildings	Core Strategy
EC38	Archaeological Sites & Monuments	Core Strategy
EC39	Seafront Entertainment	Core Strategy
H2	Residential Land	Core Strategy
H3	New Development Sites	Hadleigh, Benfleet & Thundersley Plan or Canvey Area Action Plan
H4	Safeguarding of Land for Long-Term Housing Needs	Canvey Area Action Plan
H5	Safeguarding of Land for Long-term Housing Needs	Benfleet, Hadleigh & Thundersley Plan
H6	Safeguarding of Land for Long-Term Development Needs	Benfleet, Hadleigh & Thundersley Plan
H7	Affordable Housing	Core Strategy
H9	New Housing Densities	Core Strategy
H10	Mix of Development	Core Strategy
H11	Accessible & Wheelchair Housing	Core Strategy
H12	Piecemeal Development	Core Strategy
H13	Location of Development	Core Strategy
H14	Living over the Shop	Core Strategy
H15	Gypsy Sites	Core Strategy
H16	Winter Gardens	Canvey Area Action Plan
H17	Design & Layout	Core Strategy
ED1	Provision of Employment Land to the South of Northwick Road	Canvey Area Action Plan
ED3	Protection of Employment Areas	Benfleet, Hadleigh & Thundersley Plan or Canvey Area Action Plan

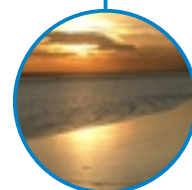
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Policy No	Policy Title	Relevant LDF Document
ED5	Piecemeal Development	Core Strategy
ED6	Parking & Servicing	Core Strategy
ED9	Hazardous Installations	Canvey Area Action Plan
S1	Location of Retail Development	Core Strategy
S2	Shopping Facilities at Rayleigh Weir	Benfleet, Hadleigh & Thundersley Plan
S3	Primary Shopping Frontages	Core Strategy
S4	Non-Retail Development	Core Strategy
S5	Parking & Servicing	Core Strategy
S7	Environmental Improvement	Core Strategy
S9	Local Shopping Parades	Core Strategy
S10	Supermarket & Retail Warehouse Development	Core Strategy
S12	Design, Sitting & Illumination of Advertisements	Core Strategy
S13	Proliferation of	Core Strategy
	Advertisements	Core Strategy
S14	Advertisements & Public Safety	Core Strategy
S15	Hoardings & Poster Panels	Core Strategy
T5	New Link Roads	Canvey Area Action Plan
T6	Access to Employment Land	Canvey Area Action Plan
T7	Unmade Roads	Core Strategy
T8	Car Parking Standards	Core Strategy
T12	Bus Services	Core Strategy
T15	Water-borne Freight	Canvey Area Action Plan
RE2	Golf Courses	Core Strategy
RE4	Provision of Children's Play space & Parks	Core Strategy
RE5	Public Open Space	Core Strategy
RE6	Allotments	Core Strategy
RE7	Romsey Road Allotments	Benfleet, Hedleigh & Thundersley Plan
RE8	Hadleigh Castle Country Park	Benfleet, Hedleigh & Thundersley Plan
RE9	Informal Recreation in the Countryside	Core Strategy
RE10	Water Recreation	Core Strategy

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Policy No	Policy Title	Relevant LDF Document
RE12	Public Rights of Way	Core Strategy
RE14	Planning Agreements & Recreational Development	Core Strategy
CF1	Social & Physical Infrastructure & New Developments	Core Strategy
CF2	Education Facilities	Core Strategy
CF4	Workplace Nurseries	Core Strategy
CF7	Health Facilities	Core Strategy
CF9	Access & Non-Domestic Development	Core Strategy
CF12	Power lines & Cables	Core Strategy
CF14	Surface Water Disposal	Core Strategy
CF15	Water Supply	Core Strategy
CF16	Telecommunications	Core Strategy
CF17	Waste Recycling	Core Strategy
Apdx 2	Development in the Green Belt	Core Strategy
Apdx 6	Sites of Importance for Nature Conservation	Core Strategy
Apdx 7	Restriction of Permitted Rights in Sensitive Areas	Core Strategy
Apdx 8	Ancient Woodlands	Core Strategy
Apdx 9	Restriction of Permitted Development Rights in the Conservation Area	Core Strategy
Apdx 10	List of Buildings of Special Architectural or Historic Interest	Core Strategy
Apdx 11	Local List of Buildings of Architectural or Historic Interest	Core Strategy
Apdx 12	Design & Layout Guidelines for Housing	Urban Design Standards SPD
Apdx 16	Shopping	Core Strategy

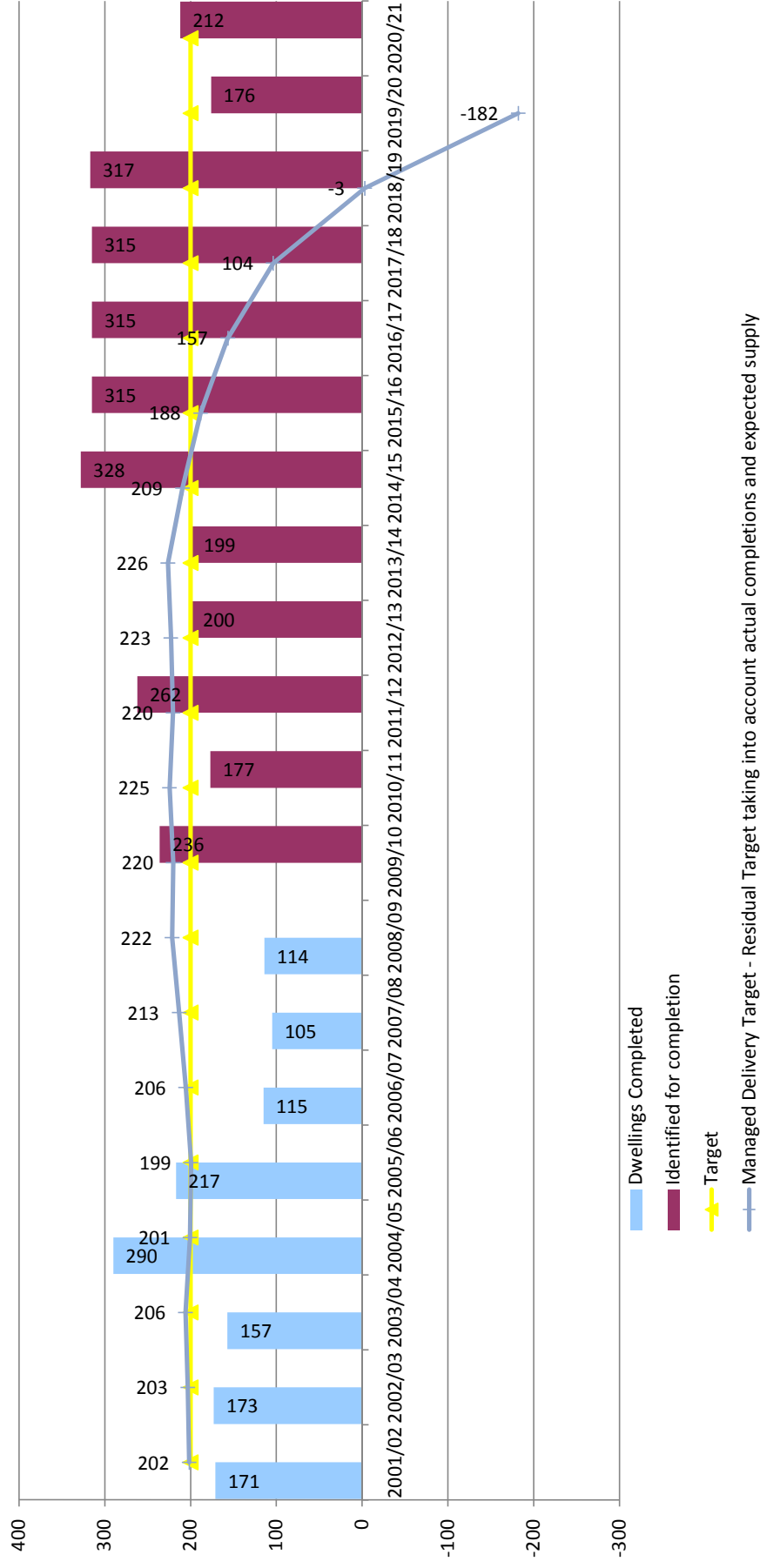


4 appendices

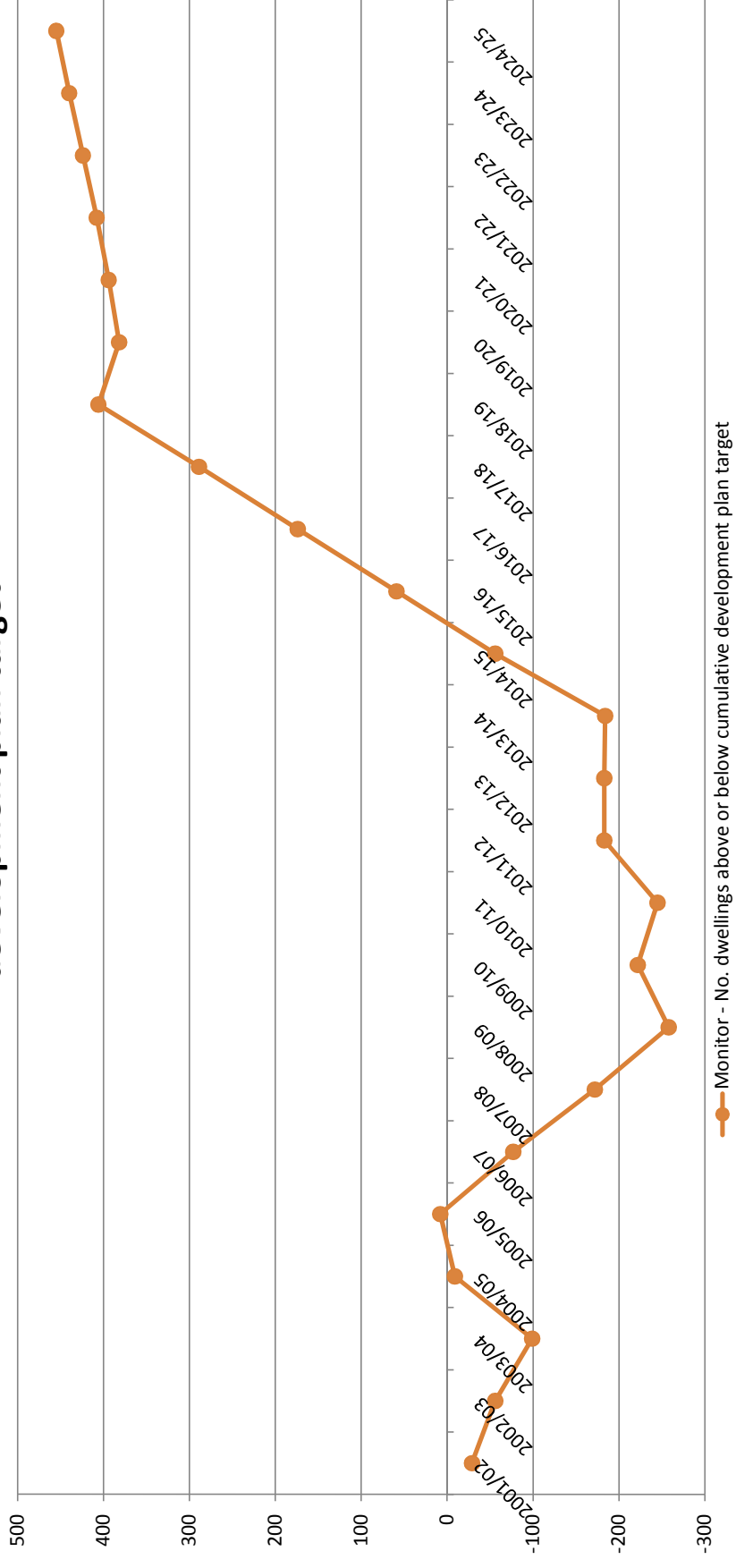
4 Appendices



Appendix 1: Housing Trajectory - East of England Plan Allocation 2001 to 2021



Appendix 2: Monitoring Line - No. dwellings above or below cumulative development plan target



Appendix 3: Site by site details

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/ Ward	Name and address of site**	Greenfield/ Brownfield	Available	Suitable	Achievable	Total number of dwellings built on site *	Total residual number of dwellings under construction, permitted /allocated *	Total number of dwellings on site*	Number of residual which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total Identified Supply***
Formally Identified (politically agreed and site specific)																												
Extant Planning Permissions on Allocated Sites																												
CPT/			Test site to demonstrate table and graph							0																		
KPV	FULL		KINGS PARK VILLAGE	BF			Y	23	89	112	68	21	17	17	17	17												89
99/08	FULL		325-339 LONDON ROAD	BF			Y	0	30	30	30		20	10														30
97/99	FULL		LAND NORTH ROMSEY DRIVE	BF			Y	13	3	16	0	3																3
88/08	FULL		SITE OFF HALL FARM ROAD/BROOK ROAD	BF			Y	0	14	14	14			5	5	4												14
854/06	FULL		9 & 11 COACH HOUSE, HIGH STREET	BF			Y	0	12	0	12		6	6														12
807/06	FULL		141-145 LONDON ROAD	BF			Y	0	16	0	0	16																16
794/07	FULL		21 HIGH STREET	BF			Y	0	12	0	0	12																12
792/03	FULL		LAND AT 35 LONG ROAD	BF			Y	0	49	0	49			20	10	10	9											49
744/07	FULL		EVERSLEY COURT, ROSEBERRY AVENUE	BF			Y	0	11	0	11		2	2	2	2	3											11
701/06	FULL		100 SCRUB LANE	BF			Y	0	13	13	13		3	3	3	4												13
593/06	FULL		120 LONG ROAD	BF			Y	0	24	24	0	24																24
519/02	FULL		56-68 VICARAGE HILL	BF			Y	12	2	14	0	2																2
465/08	FULL		16-18 THE CRESCENT	BF			Y	0	8	8	8			4	4													8
446/99	FULL		LAND ADJACENT TO WINDJAMMER PUBLIC HOUSE, EASTERN ESPLANADE	BF			Y	0	18	18	18			18														18
395/06	FULL		HADLEIGH HALL PARADE	BF			Y	0	5	5	0	5																5
312/07	FULL		4 CASTLE ROAD	BF			Y	0	1	1	1		1															1
300/03	FULL		327A LONDON ROAD	BF			Y	0	1	1	0	1																1
259/07	FULL		18-32 HIGH ROAD	BF			Y	0	8	8	8			4	4													8
259/01	RES		LAND BETWEEN TABORA AVE & LINK ROAD	G/F			Y	9	2	11	0	2																2
231/05	FULL		350-356 LONDON ROAD	BF			Y	0	15	15	15					15												15
193/07	FULL		4-12 PARK CHASE	BF			Y	0	29	29	29		7	7	7	8												29
183/07	FULL		109-117 OLIVE AVENUE	BF			Y	0	6	6	6		6															6
179/07	FULL		122 LONDON ROAD	BF			Y	0	10	10	0	10																10
151/07	FULL		260-270 LONDON ROAD	BF			Y	0	14	14	0	14																14
111/02	FULL		HOLHAVEN CARAVAN PARK, HAVEN ROAD	BF			Y	10	7	17	7		7															7
										0	0																	
etc (add row for each site)																												
Extant Planning Permissions on Unallocated Large Sites																												
163/07	FULL		LUBBINS CAR PARK, EASTERN ESPLANADE	BF			Y	0	32	32	32			10	10	12												32
24/05	FULL		320 LONDON ROAD	BF			Y	12	20	32	20			20														20
etc (add row for each site)																												
Extant Planning Permissions Small Sites (if large number of sites totals can be used rather than a full list of sites)																												
CPT							Y	11	150	161	93	57	39	37	14	2	1											150
										0	0																	0
etc (add row for each site)																												
Residual allocated sites (Currently allocated and sites in submitted LDF/DPD)																												
GF01	ALLOCATION		LAND OFF KILN ROAD	GF			Y	0	0	0	130			30	35	35	30	30	30	30	30							250
GF02	ALLOCATION		LAND OFF SCRUB LANE INCLUDING LAND AT HADLEIGH JUNIORS SCHOOL	GF			Y	0	0	0	40				20	20												40
etc																												
Informally Identified (may not be politically accepted or site specific)																												
Sites where principle of development accepted (planning permissions subject to S106, allocated sites in preferred options, development brief accepted)																												
GB02			EAST OF CANVEY ROAD						0	120	120	20	20	20	20	20	40	40	40	40	40	16	16	17	17	17	17	400
TC01			CANVEY ISLAND TOWN CENTRE	BF				0	400	400	80	10	10	10	10	10	40	40	40	40	40	25	25	25	25	25	25	400
TC02			HADLEIGH TOWN CENTRE	BF				31	501	532	50	3	3	3	3	4	37	37	37	37	37	50	50	50	50	50	50	501
GB03			WEST OF CANVEY ROAD (FRONTAGE						0	10	10						10	10	10	10	10						50	
GB04			CASTLEVIEW SCHOOL						0	10	10						10	10	10	10	10						50	
etc (add row for each site)																												
Contingent sites (strategic sites described in RSS, other sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth)																												
			SHLAA 2008/09 - MAIN ROUTE						0	178	178	24	24	24	24	23	83	83	83	83	84	36	36	36	37	37	37	754
			SHLAA 2008/09 - URBAN CAPACITY						0	74	74	12	12	12	12	13	25	25	25	25	26	21	22	22	22	22	22	318
EL01 SITE 1			MANOR TRADING ESTATE, EAST OF ARMSTRONG ROAD	BF		Y				27	27						27	27	27	27	27							135
ELR02 SITE 2			MANOR TRADING ESTATE, WEST OF ARMSTRONG ROAD	BF		Y				13	13						13	13	13	13	13							65
ELR02 SITE 1			PROUT INDUSTRIAL ESTATE POINT ROAD	BF		Y				0	0											12	12	12	13	13	13	75

Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/ Ward	Name and address of site**	Greenfield/ Brownfield	Available	Suitable	Achievable	Total number of dwellings built on site *	Total residual number of dwellings under construction, permitted /allocated *	Total number of dwellings on site*	Number of residual which are expected to be completed in 5 years	2009/10 current year	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total Identified Supply***
ELR02 SITE 2			PROUT INDUSTRIAL ESTATE (CANVEY SUUPLY) POINT ROAD	BF							0											16	16	17	17	17	17	100

etc (add row for each site)																												
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)								0	174	174	0												35	35	35	35	34	174
Total																												
										1,697	1,166	236	177	262	200	199	328	315	315	315	317	176	212	214	216	216	215	3,913

* this is not strictly necessary for the trajectory, however if there were a requirement to produce such an annex to AMRs knowing what was built on sites would no doubt be extremely valuable to readers.

** it is also useful to have this information avaialable as a GIS polygon layer

*** in some cases a column may need to be added to account for dwellings that expect to be completed in years 15+