



castlepoint

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Local Plan

Annual Monitoring Report

1st April 2014 – 31st March 2015

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Introduction

The Annual Monitoring Report (here on in known as the “report”) monitors the Council's plan-making and development progress in the period 1st April 2014 until the 31st March 2015.

The Annual Monitoring Report covers two matters:

- 1) The progress in preparing the Local Plan in accordance with the timetable set out in the Local Development Scheme. This report sets out the circumstances as at the 31st March 2015; and
- 2) The progress achieved in delivering sustainable development, assessed against a range of output indicators for the period 1st April 2014 to the 31st March 2015.

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

Plan Preparation Progress

Local Development Framework

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

Details on the matters that should be addressed within the local plan are set out in the National Planning Policy Framework. Paragraphs 156 and 157 are very clear as to the matters that should be addressed.

Local Development Scheme

The Local Development Scheme (LDS) sets out the programme for preparing the Local Development Plan (LDP). A revised Local Development Scheme became effective on the 15th January 2014. Figure 1 shows progress against the key targets set out in the Local Development Scheme.

Figure 1: Summary of Key Milestones for LDP as identified in the adopted LDS

Element of LDP	Target (LDS 2014)	Progress
<i>New Local Plan</i>		
Draft Plan Consultation	Jan – Mar 2014	Consultation undertaken in accordance with programme in LDS
Proposed Submission Consultation	Jul – Aug 2014	Progress delayed to allow for Task and Finish Group to consider Draft Plan consultation. Timetable has slipped and a revised LDS is now required.
Submission	Sep 2014	N/A
Adoption	Mar 2015	N/A
<i>Community Infrastructure Levy</i>		
Preliminary Charging Schedule Consultation	Jan – Mar 2014	Consultation undertaken in accordance with programme in LDS
Publication Charging Schedule Consultation	Jul – Aug 2014	Progress on CIL Charging Schedule delayed by progress on New Local Plan.
Submission	Sep 2014	N/A
Adoption	Mar 2015	N/A
<i>Statement of Community Involvement</i>		
Consultation on draft and trial application	Jan – Mar 2014	Consultation undertaken in accordance with programme in LDS
Adoption (Reg 36)	Jun 2014	Adopted October 2014
<i>Revised Developer Contributions Guidance</i>		
Needs and Priorities Consultation	N/A	Evidence collected for the Local Plan and CIL negated the need for this consultation
Consultation on draft Document	Jan – Mar 2014	Consultation undertaken in accordance with programme in LDS
Adoption	Mar 2015	Progress on Developer Contributions Guidance delayed by progress on CIL.
<i>Open Space Design and Delivery Guidance</i>		
Consultation on draft document	Jul – Aug 2015	N/A
Adoption	Oct 2015	N/A
<i>Non Residential Design Guidance</i>		
Consultation on draft document	Jul – Aug 2015	N/A
Adoption	Oct 2015	N/A

New Local Plan

The draft New Local Plan was made available for consultation from the 24th January until the 28th March 2014. Over 4,800 consultation responses were received from local residents. Additionally, 51 organisations including statutory bodies such as the Environment Agency, and non-statutory bodies such as Essex Wildlife Trust made representations on proposals in the draft New Local Plan during this period.

Throughout 2014/15 Members elected to the *New Local Plan Task and Finish Group* have been reviewing the consultation responses received in relation to the draft New Local Plan. Alongside this, additionally, technical work has been undertaken to ensure the robustness of the evidence base. This includes joint working with neighbouring authorities on strategic cross-boundary issues.

Work on the New Local Plan has not progressed as quickly as expected, and as a consequence the Council was unable to submit it for examination in 2014/15. The Local Development Scheme will need to be revised to set out a new timetable for making progress with the New Local Plan.

Community Infrastructure Levy Preliminary Draft Charging Schedule

The Whole Plan Viability Assessment, prepared to inform the draft New Local Plan also provided the evidence base for the proposed charges set out in the Preliminary Draft Charging Schedule for the Community Infrastructure Levy.

The preliminary draft charging schedule was made available for consultation alongside the draft New Local Plan and attracted 16 representations from organisations involved in the development industry and service providers.

Members will be reviewing these consultation responses through the *Task and Finish Group*. Additionally, further technical work will be undertaken on the Whole Plan Viability Assessment to ensure the robustness of the evidence base.

Revised Developer Contributions Guidance

The Community Infrastructure Levy Regulations affect the use of S106 Agreements. The use of S106 Agreements would then be further limited through the introduction of a CIL Charge within the local area. Therefore, a review of the existing adopted Developer Contributions Guidance has been undertaken. This has also provided the opportunity to provide guidance which builds on the experiences of the Council in preparing complex S106 Agreements in recent years.

The draft Revised Developer Contributions Guidance was made available for consultation alongside the draft New Local Plan and CIL Preliminary Draft Charging Schedule. This document attracted representations from six organisations involved on the development industry or the provision of services. Members will review these consultation responses through the *Task and Finish Group*.

Revised Statement of Community Involvement

The revised Statement of Community Involvement was made available for consultation alongside the draft New Local Plan. The outcomes of the consultation were reported to the Council's Cabinet in September 2014. At this meeting of the Cabinet, the Revised Statement of Community Involvement was adopted. The revised Statement of Community Involvement came into effect on the 31st October 2014.

Evidence Base Work

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

- Essex Gypsy and Traveller Accommodation Needs Assessment (ORS);
- Greater Essex Demographic Forecasts Phase 5 (Edge Analytics);
- Greater Essex Demographic Forecasts Phase 6 (Edge Analytics); and
- Castle Point SHLAA Update 2014.

At the 31st March 2015 the following evidence base work was underway:

- Castle Point Transport Modelling Phase 2 (URS);
- Thames Gateway South Essex Strategic Housing Market Assessment (Turley Associates and Edge Analytics);
- Greater Essex Demographic Forecasts Phase 7 (Edge Analytics);

Additionally, colleagues at Anglian Water, the Environment Agency and Essex County Council have commissioned an Integrated Urban Drainage Study for Canvey Island which will form part of the evidence base for the New Local Plan once finalised later in 2015.

Monitoring Output Indicators

Monitoring is an important aspect of the plan making process because it helps to determine whether Local Plans are delivering their aims and ambitions. This enables the local planning authority to be able to celebrate its achievements, and also to review its plans and policies where they are not being effective.

Business Development and Town Centres

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

Indicator BD1

Indicator BD1: *Total amount of additional employment floorspace* seeks to identify the amount and type of completed employment floorspace (gross and net) within the borough during the period 1st April 2014 and the 31st March 2015. It considers industrial floorspace falling within use classes B1c, B2 and B8. Use class B1a (offices) is dealt with under the town centre indicator (BD4).

Figure 2: Total amount of additional employment floorspace by type

Floorspace (m ²)	B1c – Light Industrial	B2 – General Industrial	B8 – Storage & Distribution	B1-B8 Mixed	Total
Gains	1060	207	3242	0	4509
Losses	2406	4410	0	0	6816
Net	-1346	-4203	3242	0	-2307

There was an overall net loss of employment floor space in the period 2014 to 2015. A significant proportion of this loss can be associated with the redevelopment of Acean House on Beech Road, Hadleigh for residential purposes, and to the redevelopment of farm buildings at Hadleigh Farm for visitor and training facilities. Both of these developments are contributing to other sustainability objectives, bringing under-used/vacant land back into use.

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 2014 until the 31st March 2015.

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

Floorspace	m ²	%
PDL	3449	76
Greenfield	1060	24

The majority of the industrial development that occurred in 2014/15 took place on previously developed land. However, some replacement industrial provision occurred at Hadleigh Farm. Whilst the buildings were sited within or close to the footprint of previous development, this site is classified as Greenfield due to its predominantly open, undeveloped nature.

Indicator BD3

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

Figure 4: Net employment land available by type

	B1c – Light Industrial	B2 – General Industrial	B8 – Storage & Distribution	B1-B8 Mixed	Total
Extant Planning Permissions (Ha)	-0.04	-0.11	0.01	9.05	8.91
Extant Allocations (Ha)	-	-	-	10	10.00
Total	-0.04	-0.11	0.01	19.05	18.91

The variable quality of existing employment areas combined with the effects of the economic recession may have acted to reduce the supply of land available for redevelopment for industrial uses from these areas. There are currently 4 proposals with extant permission for additional industrial floorspace in the supply chain. There are however 4 extant permissions which would result in a loss of employment floorspace. This has implications for economic development in the borough. The greatest source of potential land supply for employment development comes from locations at West Canvey.

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 2014 until the 31st March 2015. It also seeks to identify where these were delivered in town centres as opposed to out of town centre locations.

Figure 5: Net additional floorspace for town centre uses by type

Floorspace (m²)	A1	A2	B1a	D2	Total
All Town Centre Uses	-1,066	456.1	-350.84	-1245.7	-2,206
All Town Centre Uses in Town Centre Locations	-1,048	283.9	-188.84	196	-757

There was an overall loss of town centre uses within Castle Point. The majority of this loss arose from the redevelopment of the Focus DIY store for an Aldi with a smaller floorspace and more car parking. This brought a vacant site back into use, meeting other sustainability objectives. The other main loss arose from the

demolition of the functions venue at the Hollywood, Shipwrights Drive to make provision for new homes. There has also been a loss of several smaller A1 units within town centres and shopping parades, although these have mainly been the result of a change of use to other businesses requiring shopfront locations.

As at April 2015 there were 23 extant permissions affecting town centre uses with a net capacity of 5,708m². The majority of this extant floorspace is for out of centre provision. If extant consents for town centre uses within town centres are implemented, there is the potential to lose 700m² of such floorspace. This loss is largely associated with the loss of shops to other business users requiring a shopfront location, and to the permitted redevelopment of offices to residential accommodation.

Housing

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

Indicator H1

Indicator H1: *Plan Period and Housing Targets* seeks clarification on the housing target to which the planning authority is working towards. This underpins later calculations related to delivery and the housing trajectory.

On 11th December 2012 the Secretary of State laid in Parliament a statutory instrument to revoke the Regional Strategy for the East of England (The East of England Plan). The order came into force on the 3rd January 2013.

There is therefore no current up to date plan in which a housing target for Castle Point is set.

In such circumstances, the Planning Practice Guidance states at paragraph 030 Reference ID: 3-030-20140306 that:

Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints. Where there is no robust recent assessment of full housing needs, the household projections published by the Department for Communities and Local Government should be used as the starting point...

The Council published a draft New Local Plan in 2014 for consultation purposes which set out a housing target of 200 homes per annum. However, this target has been the subject of much objection through the consultation process. The NPPF states at paragraph 216 that only limited weight can be afforded to proposals in a draft plan where they are the subject of objections that are unresolved. Developers in

particular objected to the findings of the TGSE Strategic Housing Market Assessment which does not follow the methodology in the Planning Practice Guidance to identify the objectively assessed need for housing in the sub-region.

In the absence of a plan to which weight can be attached, and to provide a robust assessment of housing need, the housing target should currently be based on the household projections published by the Department for Communities and Local Government. These are trend based, and consequently vary over time. The recently published, 2012-based household projections indicate a need for 285 homes per annum for each year in the period 2012 to 2037. Consistent with the NPPF, this is considered to be the starting point for calculating housing need in the borough, in the absence of a plan and a robust assessment.

Figure 6: Housing Target

Start of Period	End of Period	Total Housing Required	Source of Target
1 st April 2012	31 st March 2037	7125 (285 per annum)	CLG 2012-based Household Projections

Indicator H2

Indicator H2 monitors delivery to date and the supply of land for future housing delivery (this is known as the housing trajectory).

H2a: Additional dwellings (net) in previous years

Figure 7: Additional dwellings in previous years (net)

Year	Source of Target	Net Additional Dwellings ¹	Annualised Target	Performance Against Target	Cumulative Performance
2001/02	RSS	68	200	-132	-132
2002/03	RSS	70	200	-130	-262
2003/04	RSS	54	200	-146	-408
2004/05	RSS	218	200	+18	-390
2005/06	RSS	163	200	-37	-427
2006/07	RSS	80	200	-120	-547
2007/08	RSS	105	200	-95	-642
2008/09	RSS	91	200	-109	-751
2009/10	RSS	115	200	-85	-836
2010/11	RSS	100	200	-100	-936
2011/12	RSS	50	200	-150	-1,086
2012/13	CLG 2012	75	285	-210	-1,296
2013/14	CLG 2012	45	285	-240	-1,536
Total		1,234	2,770	-1,536	

Annual Completion Rate 2001 to 2014	95
Annual Completion Rate 2012 to 2014	60

¹ The figures presented have been amended since the 2011/12 AMR to reflect the decision of the Inspector for the Glebelands Appeal to remove past delivery of park homes at Kings Park from completion figures. These are calculated separately under indicator H5.

During the period 2001 to 2014, the annual completion rate was 95 homes per annum (excluding the provision of park homes). This level of delivery was significantly below the required 200 dwellings per annum identified in the now revoked East of England Plan (Regional Spatial Strategy).

Delivery remained low during the period 2012 to 2014. Therefore, in order to deliver against the CLG 2012-based Household Projection, it is now necessary to deliver at least 306 homes per annum.

Figures 8 and 9 show the annual and cumulative delivery rates of housing in the borough from 2001-2014 against the relevant housing target.

Figure 8: Annual Dwelling Completions (net) 2001-2014

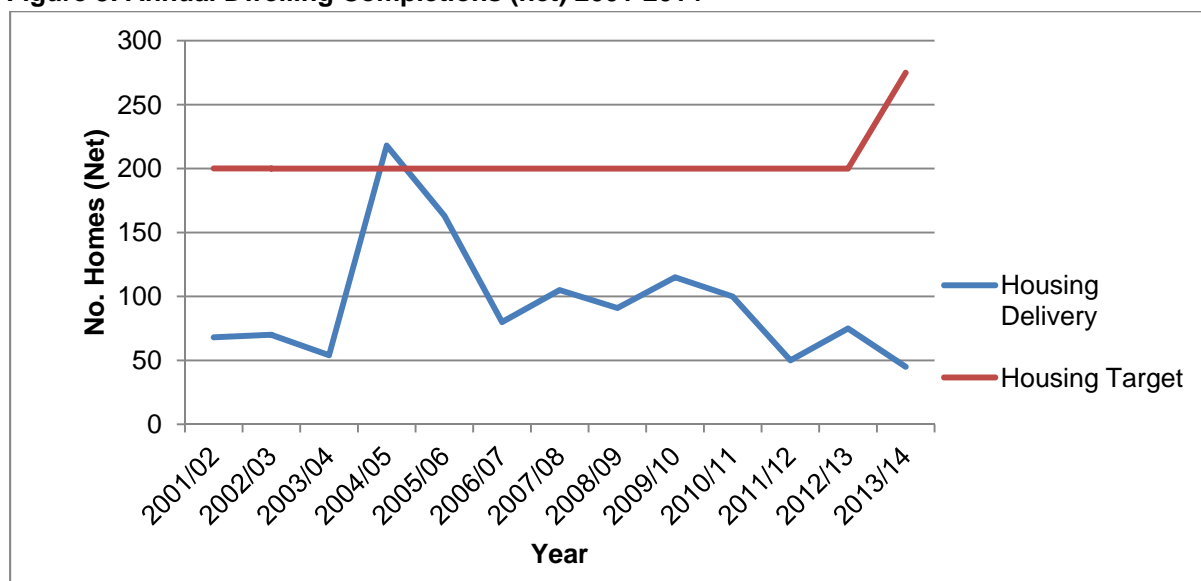
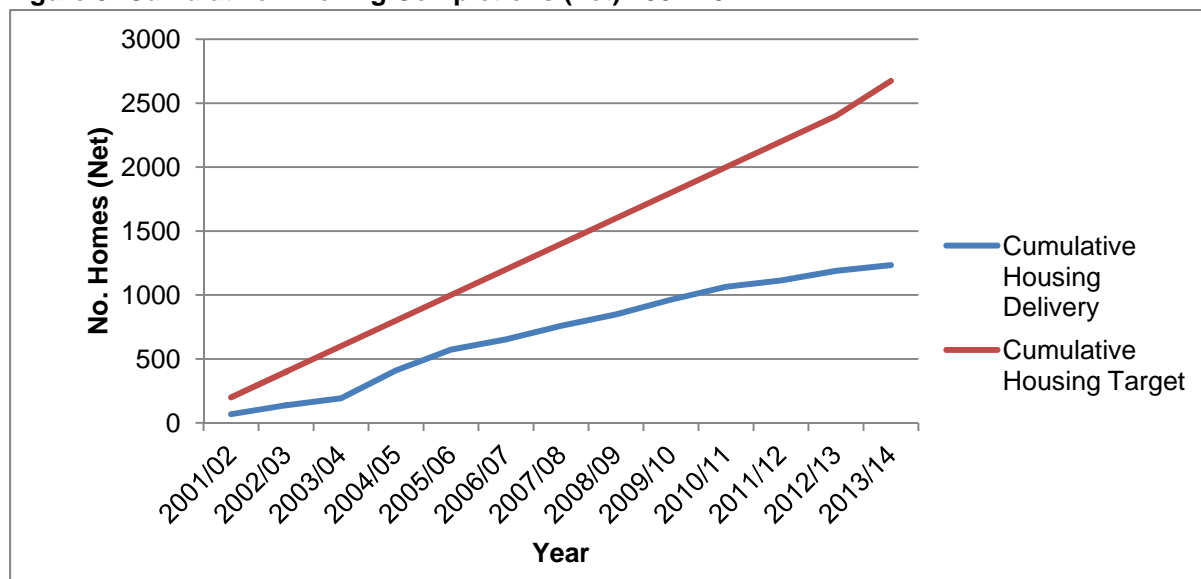


Figure 9: Cumulative Dwelling Completions (net) 2001-2014



These charts demonstrate persistent under-delivery against the RSS Target to 2013, and against the 2012-based CLG Household Projections since that time. The NPPF states that where there has been persistent under-delivery against housing targets then an additional 20% supply should be identified within the first five years of the plan period to ensure delivery and provide flexibility.

H2b: Net additional dwellings for the reporting year

Figure 10: Net additional dwellings for the reporting year

Year	Net Additional Dwellings
2014/15	202
Total 2001 to 2015	1,436
Total 2012 to 2015	322

During 2014/15, 285 homes should have been delivered in Castle Point to deliver sufficient homes to meet the CLG 2012-based Household Projection. However, during this year only 202 additional dwellings were delivered in Castle Point.

Since 2012/13, 322 homes in total have been delivered in Castle Point. Therefore, against the CLG Household Projection there has been under-delivery. In the period 2012 to 2015 there has been under-delivery in the order of 533 homes.

H2c: Net additional dwellings in future years

Figure 11: Net additional dwellings in future years

Phasing	Time Period	Target	NPPF Buffer	Under-delivery	Required Supply (Five Years)	Required Annual Completion Rate	Supply identified in the SHLAA*
0 to 5 Years	2015 - 2020	1,425	285 (20%)	533	2,243	449	716
5 to 10 Years	2020 – 2025	1,425	71 (5%)	-	1,496	299	624
10 to 15 Years	2025 – 2030	1,069	53 (5%)	-	1,122	224	567

* Excluding "Green Belt" sites

Five Year Housing Land Supply:

Paragraph: 035Reference ID: 3-035-20140306 of the Planning Practice Guidance states that local planning authorities should plan to address previous under-delivery during the first five years. In the period 2015 to 2020, it is therefore necessary to identify sufficient housing land to provide 1,958 homes to meet the annual requirement for 285 homes per year and address under-provision in the period 2012 to 2015. Additionally, capacity for a further 285 homes should be identified to meet the 20% 'buffer' requirements of the NPPF. This brings the total requirement to 2,243 homes (449 homes per annum).

The SHLAA identifies, based on current policy, a five year housing land supply of 716 homes, (143 homes per annum). This figure comprises all sites within the existing urban area (648 homes), plus 2 previously developed Green Belt sites with planning consent for redevelopment for housing purposes, and 2 Green Belt sites

with planning permission (68 homes in total). When compared to the five year housing requirement, it is considered that there is a 1.6 year supply of housing in Castle Point. There is a need to identify further deliverable sites with a capacity in the order of 1527 homes in order to achieve a five year housing land supply. The SHLAA indicates that there is insufficient supply of housing land to deliver a five year housing land supply, even if changes to policy are made. However, proposals in the draft New Local Plan could improve the supply to 3.4 years.

Supply beyond Five Years:

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

There is a maximum of 624 homes (125 homes per annum) which could be secured in the period 2020 to 2025 based on the current policy position in the adopted Local Plan. This represents significant under-supply compared to housing requirement and would further exacerbate under-supply and associated sustainability issues. If the proposals in the draft New Local Plan were put in place, the provision would increase to 1829 homes (366 homes per annum) and would start to address under-delivery in the first five year period.

A maximum of 567 homes (113 homes per annum) could be secured in the period 2025 to 2030 based on the current policy position in the adopted Local Plan. Again, this represents significant under-supply compared to the housing requirement and would further exacerbate under-supply and associated sustainability issues. If the proposals in the draft New Local Plan were put in place, the provision would increase to 1740 homes (348 homes per annum).

Over the period (2015 to 2030) the current policies set out in the Adopted Local Plan would deliver at most 1907 homes at a rate of supply of just 127 homes per annum.

The proposals in the draft New Local Plan would increase overall delivery up to 5101 at a rate of 340 homes per annum.

H2d: Managed delivery target

The managed delivery target is the future house building rate required to meet the housing target, taking into account past completions. For the period 2015 to 2020 the managed delivery target is 449 dwellings per annum. Beyond 2020, the managed delivery target should return to 299 homes per annum, assuming sufficient delivery in the period 2015 to 2020, and to 224 homes per annum for the 2025 to 2030 period.

Figures 12 and 14, which follow, show the managed delivery target for the period 2015 to 2030 compared to the identified housing supply identified in the SHLAA as being available in accordance with current policy. These demonstrate that there is currently insufficient housing land identified for the delivery of homes in the period

2015 to 2030. Cumulatively, there will be an under-supply against the housing requirement of around 2954 homes by 2030.

Figures 13 and 15 show that the proposals in the draft New Local Plan provide a supply which would deliver the housing requirement in the period 2015 to 2030.

Figure 12:

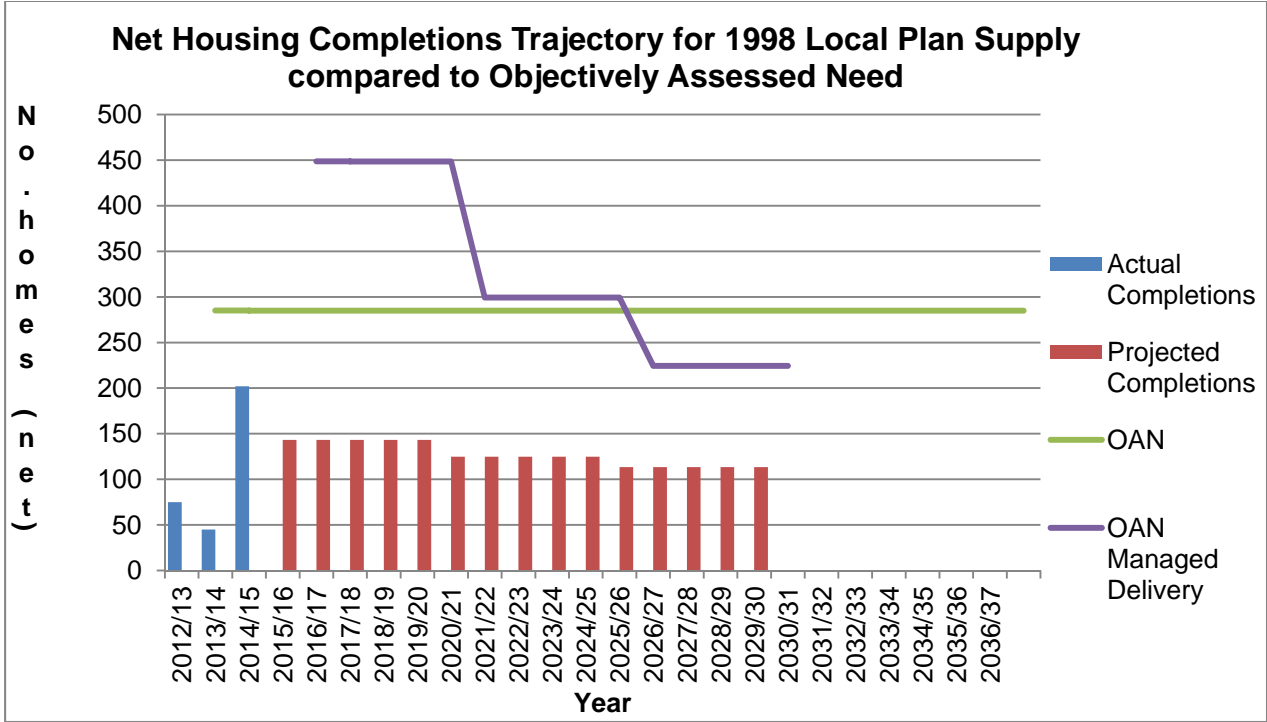


Figure 13:

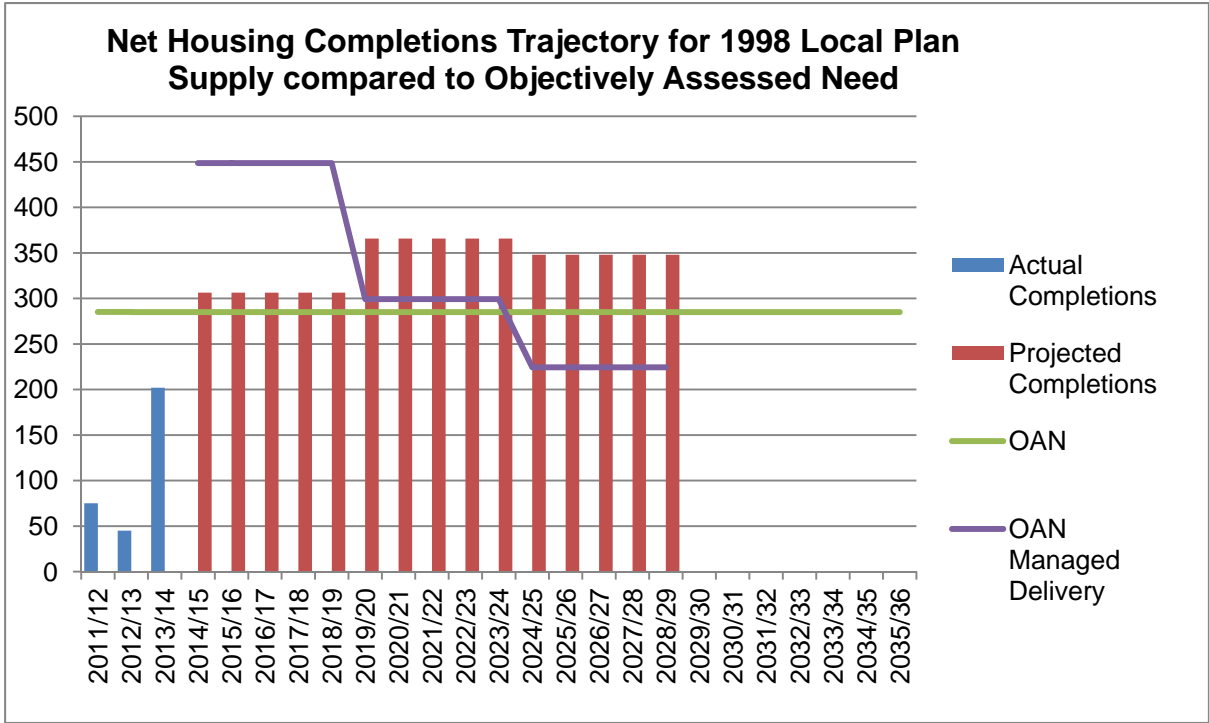


Figure 14:

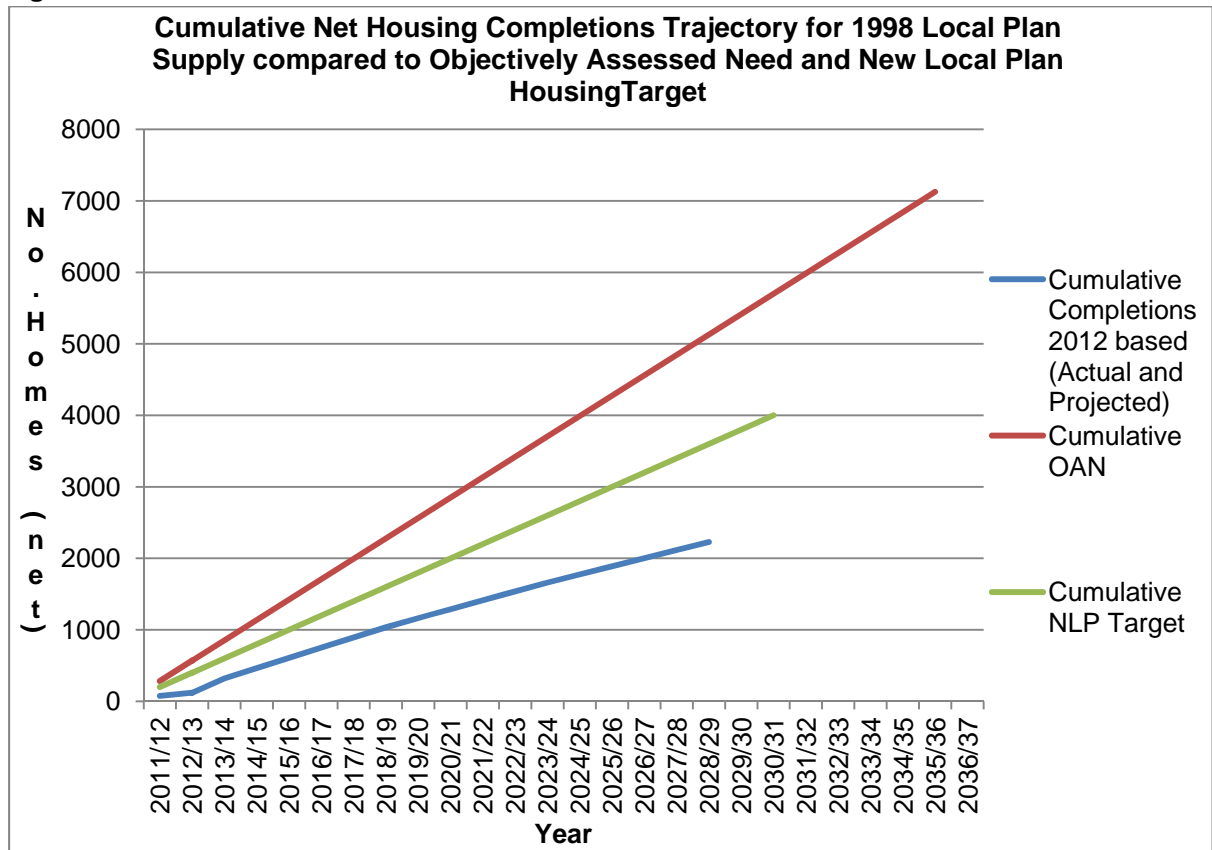
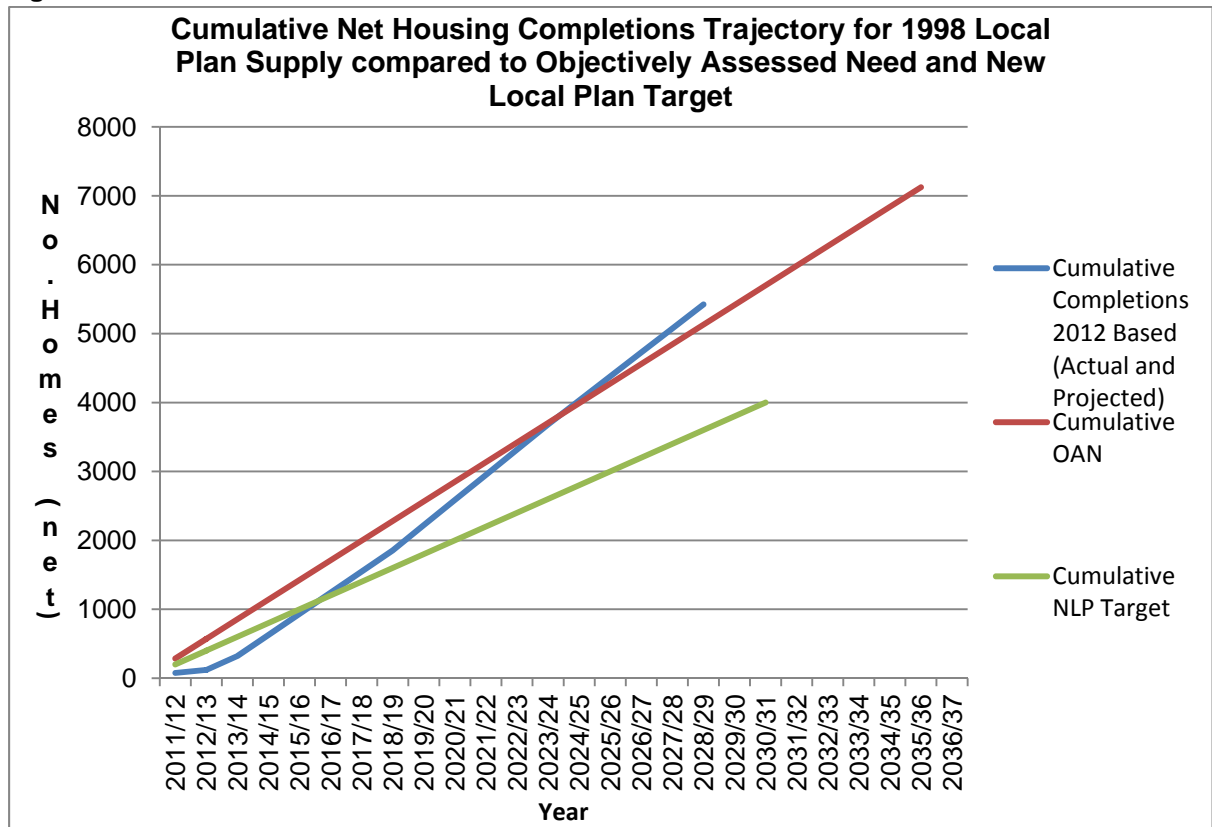


Figure 15:



Indicator H3

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

H3a: Consents Granted

Figure 16 shows that in 2014/15 43 consents were granted, (excluding applications awaiting section 106) which would result in an additional (net) gain of 98 dwellings, (29 of which on sites previously unidentified in the SHLAA).

Figure 16: New Consents for Housing Granted in 2014/15

	Consents	Gains	Losses	Net	Windfall
Granted in 2014/15 (excluding awaiting S106)	43	118	24	94	31

H3b: Resolution subject to S106

Figure 17 shows that in 2014/15, there were no new applications for housing where a resolution to grant consent subject to a S106 Agreement was made. At the 31st March 2014, there were however two sites for housing, with a cumulative capacity of 625 units, awaiting the completion of S106 Agreements with a resolution dated prior to 1st April 2014. This includes the proposal for 600 dwellings (unconfirmed number) at Thorney Bay Caravan Park, Canvey Island.

Figure 17: New Consents for Housing subject to S106 resolution in 2014/15

	Consents	Gains	Losses	Net	Windfall
Granted in 2013/14 (awaiting S106)	0	0	0	0	0

H3c: Starts on Site

Figure 18 shows that in 2014/15 there were 35 starts on site, which would result in a net gain of 69 dwellings when fully completed. Out of the 43 consents granted in the period 5 started in the period also, although none were completed.

Figure 18: Starts on site in 2014/15

	Consents	Gains	Losses	Net	Windfall
Started in Period	35	91	22	69	
Granted and Complete in Period	0	0	0	0	0
Granted and Partially Completed	0	0	0	0	0
Granted and Under Construction in Period	5	14	3	11	10
Total Granted and Started in Period:	5				

Indicator H4

Indicator H4: *Net additional pitches (Gypsy and Traveller)* seeks to identify the number of new gypsy and traveller pitches granted consent within Castle Point in the period 1st April 2014 until the 31st March 2015.

Figure 19: Net additional pitches (gypsy and traveller)

	Permanent	Transit	Total
Number of Pitches	0	0	0

There were no consents granted for gypsy or traveller pitches within the period; however an additional 3 static traveller pitches and 3 transit pitches were erected at Janda Fields, Fane Road, Benfleet. An application for retrospective planning permission was submitted to use the site as traveller accommodation, (CPT/500/12/FUL) which was refused, and enforcement action taken. The refusal of planning permission and Enforcement Notice were appealed in January 2013; as of 31st March 2015 the Council was awaiting the determination of the appeal by the Secretary of State.

Indicator H5

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

Figure 20: Change in the number of caravans in residential use 2001 to 2011

	Holehaven	Kings Park	Kingsley Park	Thorney Bay	Total	% Change
April 2001	31	320	93	0	444	
April 2011	31	762	93	333	1,219	174%
April 2014	31	782	93	498	1,404	15%
April 2015	31	785	93	500	1,409	0.4%

Unlike 'bricks and mortar' accommodation which can be monitored through the building regulation records, it is necessary to monitor the residential use of caravans through Census records and Council Tax records. Both sets of data indicate that the number of caravans in residential use increased in the period 2001 to 2011 by around 775 units (174%). This increase primarily occurred on the Kings Park and Thorney Bay sites.

The increase in units at the Kings Park site was previously included within the housing completion figures. However, the Inspector's report for the Glebelands appeal sought to remove these figures from past supply. This was an interesting conclusion given the recent enactment of the Mobile Homes Act 2013 which recognises Park Homes, such as those at Kings Park, as an important part of the housing supply for older people. Additional primary evidence collected on relation to this matter indicated that many of those living at Kings Park chose to move to the

site for reasons other than affordability. It is not possible to draw similar conclusions for Thorney Bay Park as the response rate from this site was insufficient. However, it should be noted that the occupants of caravans at this site are included within the population figures arising from the Census 2011 and are therefore reflected in any ONS Population Projections and CLG Household Projections prepared using this data.

Since April 2011, the number of people living within caravans in Castle Point has continued to increase. Initially, the increase was rapid, with the number of units increasing 15% between 2011 and 2014. However, since 2014, the rate of increase has slowed. Just five additional caravans fell into residential use, according to Council Tax records in 2014/15. This potentially reflects the limited capacity of Kings Park to accommodate significant numbers of additional caravans, and the plans for Thorney Bay to be redeveloped for traditional residential homes.

Whilst the number of people living in caravans appears to be levelling out, it is still significant, and presents an issue for the Council. Caravans do not represent high quality living accommodation as there are issues with winter warmth and over-heating in summer associated with such accommodation. This can have implications for service provision, in particular healthcare services.

Indicator H6

Indicator H6: *Number of Affordable Homes Delivered (gross)* seeks to identify the number of affordable homes delivered in Castle Point, as defined in the NPPF, in the period 1st April 2014 to the 31st March 2015.

Figure 21: Number of Affordable Homes Delivered (gross)

Year	Social Rent	Intermediate	Affordable Rent	Total
2001/02	-	-	-	0
2002/03	-	-	-	0
2003/04	-	-	-	0
2004/05	29	-	-	29
2005/06	-	-	-	0
2006/07	-	-	-	0
2007/08	18	-	-	18
2008/09	-	-	-	0
2009/10	8	16	-	24
2010/11	-	-	-	0
2011/12	17	-	-	17
2012/13	22	-	-	22
2013/14	-	-	-	0
2014/15	25	15	15	55
TOTAL	119	31	15	165

Reflecting the improved delivery of housing in Castle Point compared to previous years, the level of affordable housing provision was also substantially improved. 55 affordable housing units were delivered in Castle Point in 2014/15, representing 27% of total provision. Whilst this level of provision is significantly below the housing

market requirement for affordable housing identified in the TGSE SHMA 2013 of 43%, it is a substantial improvement on the annual average provision for the period 2001 to 2014 of 8.5%.

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

- Beech Road, Hadleigh – 19 affordable rented units;
- R/O 37 to 46 St. Christopher' Close, Canvey Island – 3 social rented units;
- 44 London Road, Benfleet – 9 affordable rented units, and 4 intermediate units; and
- 396 to 408 London Road, Benfleet – 9 intermediate units.

Indicator H7

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

Figure 22: New and Converted Dwellings on Previously Developed Land

Year	Gross Dwellings	Gross Dwellings on Previously Developed Land	% Gross on Previously Developed Land
2004/05			73%
2005/06			99%
2006/07			100%
2007/08			97%
2008/09	120	113	94%
2009/10	128	123	96%
2010/11	126	103	82%
2011/12	65	63	97%
2012/13	91	90	99%
2013/14	66	40	61%
2014/15	214	112	52%

Within Castle Point consistently high use has been made of previously developed land since 2004 in the delivery of new homes. However, such an approach to housing provision has seen the Council consistently miss its overall housing target. The provision of new homes at Land off Kiln Road has substantially improved housing provision in Castle Point during 2014/15, however this has resulted in the proportion of new homes provided on previously developed land reduce.

Indicator H8

Indicator H8: *Gross Dwelling Density* seeks to identify how well land is being used to deliver housing. This indicator considers completed sites of 0.1ha in size or greater. In 2014/15, 190 homes (gross) were delivered on sites of 0.1ha in size or greater.

Figure 23: Gross Dwelling Density

Year	% New Homes delivered at: dwelling density per hectare (ha)		
	< 30	30 – 50	> 50
2001/02	14.2	85.8	0
2002/03	1.6	98.4	0
2003/04	1.6	83.7	14.6
2004/05	0.8	68.0	31.2
2005/06	2.3	25.1	72.6
2006/07	6.9	15.5	77.6
2007/08	3.1	0	96.8
2008/09	0	0	100
2009/10	11	0	89
2010/11	12	40	48
2011/12	14	0	86
2012/13	22	6	72
2013/14	54	24	22
2014/15	48	16	36

Given the nature of the built form in Castle Point it is encouraging to see new developments delivered at a range of densities. Within the urban area a mix of medium and high density schemes have been delivered supplying a range of family sized homes as well as smaller starter homes. However, in recent years, the proportion of homes delivered at lower densities has increased. This is predominantly due to the high proportion of homes delivered in 2013-2015 on the Kiln Road site which has a density of 27 dwellings per hectare. There is a need to see whether improved land efficiencies can be achieved on Greenfield sites in the future in order to maximise the use of land for housing purposes.

Environmental Quality

Policies related to environmental quality considerations are currently set out in chapter 3 of the Adopted Local Plan 1998. It should be noted that there is no specific policy on flood risk included within the Local Plan and therefore the Council relies on national policy set out in the National Planning Policy Framework and its technical guidance in respect of such matters.

Indicator E1

Indicator E1: *Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds* seeks to ensure that the sequential and exceptions tests are being appropriately applied to the satisfaction of the Environment Agency and that people are not being placed unjustifiably at risk of flooding. It also seeks to ensure that water quality matters are being appropriately addressed through the design of sites to the benefit of the natural environment.

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

	Flood Risk	Water Quality	Total
EA Advise Against	1	0	1

The Environment Agency responded to consultations on 18 applications which were subsequently approved. Initially, the Environment Agency issued holding objections for six of these applications. In five cases holding objections were subsequently removed following the provision of additional information by the applicant. There was one instance where planning permission was granted with a holding objection in place. This was related to the change of use of an existing building from a guest house to flats, and did not relate to new development.

Indicator E2

Indicator E2: *Change in areas of biodiversity importance* seeks to identify if the area of land protected because of the biodiversity it contains has been increased or decreased in the period 1st April 2014 to the 31st March 2015.

Such changes may be brought about as a result of a review of such land e.g. a review of the Local Wildlife Site Assessment, or as a result of development removing the biodiversity productivity of a site.

A Local Wildlife Site Review was carried out in November 2012 by Essex Ecology Services Limited (EECOS), the ecological consultancy of the Essex Wildlife Trust. This review assessed Local Wildlife Sites (LoWS) and Potential Local Wildlife Sites (PLoWS) and sites which met the LoWS habitats criteria within Castle Point, providing an update to the 2007 Local Wildlife Site Review.

Figure 25: Change in areas of biodiversity importance

	Loss	Addition	Total
Area of Biodiversity Importance	1	7	6

As a result of this review, seven sites totalling 140.8 hectares have been added, one site totalling 3.8 hectares has been deleted, eight sites have been extended by a total of 101.9 hectares and seven sites have been reduced by a total of 15.7 hectares. Seventeen sites are unchanged. The end result is that there are now 40 LoWS in Castle Point Borough totalling 872.1 hectares.

Indicator E3

Core Output Indicator E3: *Renewable Energy Generation* seeks to monitor the amount of energy generated from renewable and low carbon sources within the borough. During the reporting period 1st April 2014 to the 31st March 2015, no applications for the installation of renewable energy equipment were made in Castle Point.

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

Monitoring Policy Support at Appeal

Whilst the Adopted Local Plan 1998 does not contain any local output indicators to measure its effectiveness, a review has been undertaken of the support its policies have received on appeal.

Figure 26: Local Plan Policies Support on Appeal

Application Number	Appeal Decision	Policy/s Supported	Policy/s Not Supported
CPT/58/14/FUL	ALC	EC2, H17, RDG2	
CPT/568/13/FUL	DIS	EC2, H17, RDG7	EC2, H17, T8, RDG12
CPT/490/13/FUL	ALC	EC2, H17, T8, RDG5, RDG6	
CPT/342/13/FUL	DIS	EC2, H17, RDG1, RDG2, RDG5	
CPT/658/13/FUL	DIS	EC2, H17, RDG10	EC2
CPT/482/13/FUL	DIS	H17, T8, RDG6, RDG13	EC2, RDG2, RDG3
CPT/606/13/FUL	ALC	EC2	
14/0283/FUL	DIS	EC2, H17, RDG7, RDG8	
14/0086/FUL	ALC	EC2, H17, RDG2	
14/0072/FUL	ALC	EC2, H17, RDG2, RDG3	
14/0012/FUL	DIS	EC2, RDG7	
CPT/27/14/FUL	ALC	EC2, GB4	
14/0206/FUL	DIS	RDG2, RDG3, RDG4	
14/0266/FUL	DIS	EC2, RDG2, RDG6	
14/0211/FUL	ALC	NPPF only	
14/0223/FUL	DIS	EC2, RDG4, RDG8	RDG2, RDG3
14/0094/FUL	DIS	EC2, RDG1, RDG2	RDG12
CPT/686/13/FUL	ALC	EC2, T8	RDG5, RDG7, RDG8
14/0449/FUL	DIS	GB5, EC2, H17, RDG8	
14/0367/FUL	SPLIT	EC2, RDG8	
14/0222/FUL	ALC	EC2, H17	

It would appear that design issues gave rise to the most comments from Inspectors both in support and against local policies. Design is a subjective area, and it is not surprising that this is the case. However, overall it would appear that the policies of the Council are well supported when applied appropriately.

In 2014/15 there were 4 appeal decisions relating to the refusal of planning permission for additional residential dwellings. Of these appeals one was successful and three were unsuccessful. As of 31st March 2015 there were 4 extant appeals awaiting determination from the Planning Inspectorate. Figure 27 shows the information on appeals related to housing development lodged and/or decided in 2014/15.

Figure 27: Appeals for housing development in 2014/15

	No. of Appeals	Proposed Dwellings		
		Gain	Loss	Net
Appeals Allowed	1	3	0	3
Appeals Dismissed	3	6	1	5
Extant Appeals	4	408	0	408
Total Appeals	8	417	1	416

Two applications make up the bulk of the housing capacity associated with extant appeals. Application CPT/122/13/OUT sought permission for 265 homes on Green Belt land at Jotmans Farm, Benfleet. Meanwhile, application 14/0304/OUT sought permission for 140 homes on Green Belt at Land West of Glebelands, Thundersley. Both applications were refused on Green Belt grounds and both appeals will be the subject of public inquiries in the autumn of 2015.

Appendix 1: Information on Industrial Uses

Industrial Uses – Completions 1st April 2014 to 31st March 2015

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
CPT/532/10/FUL	91-97 Stadium Way, Rayleigh Weir	B8	3242	B2	3638
CPT/325/12/FUL	9-11 Charfleets Farm Way, Canvey	B2	207		
CPT/310/12/EFU	Land at Hadleigh Farm, land in Hadleigh Country Park and land at Sayers Farm	B1c	1060	B1c	1411
CPT/627/12/FUL	Unit C1 Charfleets Road, Canvey			B2	556
CPT/86/14/FUL	5 Sandhurst, Kings Road, Canvey Island			B2	216
CPT/512/13/FUL	Acean Building (formerly The Warehouse), Beech Road, Hadleigh			B1c	800
14/0470/FUL	191B Church Road, Benfleet			B1c	195
Total Gains			4509	Total Losses	6816

Industrial Uses – Extant Permissions at 1st April 2015

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
CPT/678/97/RES & CPT/678/97/OUT/REN	Land south of Northwick Road Canvey	TBC			
CPT/398/13/FUL	Land R/O 149-151 High Street, Canvey	B1c	287		
CPT/605/13/FUL	12 White Road, Charfleets Industrial Estate, Canvey	B8	83		
CPT/655/13/FUL	378 London Road, Benfleet	B8	23.7		
14/0039/FUL	Power Autos, 234 London Road, Benfleet	B2	54		
CPT/271/12/FUL	Unit to rear of 320 London Road, Hadleigh			B1c	260
CPT/358/12/FUL	Brickfields, Great Burches Road, Benfleet			B2	1110
CPT/490/13/FUL	125-127 High Street, Canvey			B1c	448
14/0604/FUL	48 High Road, Benfleet			B1c	22
Total Gains			447.7	Total Losses	1840

Appendix 2: Information on Town Centre Uses

Town Centre Uses – Completions 1st April 2014 to 31st March 2015

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
CPT/669/13/FUL	Aldi, 2 Rushbottom Lane, Benfleet	A1	1702	A1	2390
14/0219/FUL	20-24 Furtherwick Road, Canvey Island	A2	164		
CPT/231/05/FUL	350-356 London Road, Hadleigh	A1	332		
CPT/591/11/FUL	134 Hart Road, Benfleet	A1	54		
CPT/309/13/FUL	227 High Road, Benfleet	A2	88	A1	88
CPT/351/13/FUL	211 High Road, Benfleet	A2	100	A1	100
CPT/165/13/FUL & 14/0013/FUL	18-32 High Road, Benfleet	A1	182		
14/0360/FUL	83 Hart Road, Benfleet	A2	72	B1a	72
CPT/298/13/FUL	88-90 Furtherwick Road, Canvey	A1	60		
CPT/55/14/FUL	203 High Street, Canvey	A1	38		
14/0182/FUL	104-106 Furtherwick Road, Canvey Island	A2	32		
CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	A1	16		
CPT/304/12/FUL	125 Furtherwick Road, Canvey Island	D2	196	A1	196
CPT/183/13/FUL	271 Kents Hill Road, Benfleet	D2	7		
14/0321/FUL	8 Knightswick Centre, Furtherwick Road, Canvey Island			A1	69
14/0406/FUL	74 High Street, Hadleigh			A1	103
14/0611/FUL	167 Church Road, Benfleet			A1	84
CPT/123/12/FUL	200B High Road Benfleet			A1	57
CPT/450/13/FUL	80 Hart Road, Benfleet			A1	78
14/0189/FUL	88 High Street, Canvey Island			A1	64
14/0345/FUL	The Centre for Dentistry, Sainsburys, 21 Stadium Way, Benfleet			A1	90
CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island			A1	85
14/0138/CPA	237a London Road, Hadleigh			B1a	94
14/0384/CPA	239a London Road, Hadleigh			B1a	94
CPT/325/12/FUL	9-11 Charfleets Farm Way, Canvey			B1a	90
14/0389/FUL	140 Shipwrights Drive, Benfleet			D2	1449
14/0273/FUL & CPT/149/12/FUL	311 High Road, Benfleet			A1	46
		Total Gains	3043	Total Losses	5203

Town Centre Uses – Extant Permissions at 1st April 2015

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
CPT/56/96/RES/G	Land South Northwick Road, Canvey	A1	5378		
CPT/269/08/FUL	6 Claydons Lane, Rayleigh	B1a	1035		
CPT/228/12/FUL	149 High Street, Canvey	A1	132		
CPT/401/12/FUL	326 Long Road, Canvey Island	B1a	36	A1	36
CPT/134/13/FUL	15 Village Drive, Canvey	A2	19		
CPT/407/13/FUL	363 London Road, Hadleigh	A2	446	A1	446
CPT/4/14/FUL	286 High Road, Benfleet	A2	28		
14/0296/FUL	13 High Street, Canvey Island	B1a	53	A1	53
14/0589/FUL	109-111 High Road, Benfleet	A1	25	A1	135
14/0662/FUL	Cricket Pavilion, John H Burrows Recreation Ground, Rectory Road, Hadleigh	D2	254		
CPT/430/12/FUL	391/391a London Road, Hadleigh			A2	72
CPT/613/13/FUL	178 High Road, Benfleet			A1	33
14/0149/CPA	55 High Street, Hadleigh			B1a	252
14/0320/CPA	358 London Road, Hadleigh			B1a	176
14/0507/FUL	381 Rayleigh Road, Benfleet			A1	174
14/0609/CPA	193a Church Road, Benfleet			B1a	89
14/0610/CPA	191a Church Road, Benfleet			B1a	47
14/0604/FUL	48 High Road, Benfleet			B1a	100
14/0655/FUL	148A High Street, Canvey Island			A1	85
Total Gains			7406	Total Losses	1698

Appendix 3: Information on Housing Completions

Housing – Completions 1st April 2014 to 31st March 2015

Application	Location	Number of Homes		
		Gain	Loss	Net
CPT/289/11/FUL	125 Daws Heath Road Benfleet	0	0	0
CPT/123/13/FUL	62 Westerland Avenue (Plot 2), Canvey	0	0	0
CPT/125/13/FUL	62 Westerland Avenue (Plot 1), Canvey	0	0	0
CPT/395/11/FUL	Land Rear of 9-11 High Street Benfleet	4	0	4
CPT/651/12/FUL	1 Limetree Road, Canvey	0	0	0
CPT/650/12/FUL	Land Adjacent 1 Limetree Road, Canvey Island, Essex	1	0	1
CPT/227/13/FUL	32 Mayland Avenue, Canvey	1	0	1
CPT/76/13/FUL	12 Roggel Road, Canvey Island	0	0	0
CPT/260/13/FUL & 14/0191/FUL	Rose Cottage, Leige Avenue, Canvey	1	0	1
CPT/697/11/FUL	Land Off Kiln Road	86	0	86
CPT/274/13/FUL	33 Beverley Avenue, Canvey	1	0	1
CPT/270/13/FUL	75 New Park Road, Benfleet	4	0	4
CPT/317/13/FUL	67 New Park Road, Benfleet	1	0	1
CPT/513/12/FUL	19 Beck Road, Canvey	2	1	1
CPT/378/12/FUL, CPT/300/13/FUL & CPT/302/13/FUL	Land on the Chase, between Swale Road & Wensley Road	2	0	2
CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	0	0	0
CPT/389/12/FUL	11 Telese Avenue, Canvey	0	0	0
CPT/456/11/FUL	Land Adj 45 Philmead Road	1	0	1
CPT/720/11/FUL	41 Daws Heath Road	1	0	1
CPT/85/13/FUL & CPT/466/12/FUL	76 Kellington Road, (Patstansue) Canvey	0	0	0
CPT/605/06/FUL	26 & 28 Bartley Rd	0	0	0
CPT/671/11/OUT & CPT/434/13/FUL	Land Opposite Chatsworth, Swale Road	1	0	1
CPT/694/10/FUL	Land Opposite Holly Lodge, Swale Road	1	0	1
CPT/696/10/FUL	Land Adj Chatsworth, Swale Road	3	0	3
CPT/837/06/FUL	4 Gifhorn Road	1	0	1
CPT/403/05/FUL	22 Ash Road	1	0	1
CPT/234/13/FUL	1 Point Road, Canvey	1	0	1
CPT/792/03/RES	Land at 35 Long Road	50	0	50
CPT/563/12/FUL	213 London Road, Hadleigh	1	0	1
CPT/698/12/FUL	12 Munsterburg Road, Canvey	2	0	2
CPT/129/13/FUL	41 St Marks Road, Hadleigh	0	1	-1
CPT/439/13/FUL & CPT/85/14/FUL	92 Church Parade, Canvey	0	1	-1
CPT/467/13/FUL	64 St Marys Road, Benfleet	0	1	-1
CPT/607/13/FUL(CPT/2 03/12/FUL superseded)	Bonholm, Bondina & Former Surgery, Vanderwelt Avenue, Canvey	0	2	-2
14/0081/FUL	178 Benfleet Road, Benfleet	0	1	-1
CPT/644/12/FUL & CPT/461/13/FUL	15-17 Richmond Avenue, Benfleet	14	0	14
CPT/560/12/FUL	Land adjacent 37 The Dale, Benfleet	1	0	1
CPT/163/07/FUL	Lubbins Car Park, Eastern Esplanade	30	0	30
CPT/328/13/FUL	134 Central Avenue, Canvey	0	1	-1
14/0424/FUL	24 Wincoat Drive, Benfleet	0	1	-1
14/0138/CPA	237a London Road, Hadleigh	1	0	1

Application	Location	Number of Homes		
		Gain	Loss	Net
14/0384/CPA	239a London Road, Hadleigh	1	0	1
14/0659/FUL	156 Shipwrights Drive, Benfleet	0	1	-1
CPT/280/12/FUL	Wittering Court, Poors Lane North	1	1	0
CPT/302/12/FUL	Braeside Farm, Great Burches Road	0	1	-1
TOTAL		214	12	202

Appendix 4: Information on Extant Housing Consents

Housing – Summary of Extant Consents as at 1st April 2015

Source	Consents	Gain	Loss	Net
Dwellings Under Construction*	49	257	5	252
Extant Planning Permissions (FULL and RES)	57	155	30	125
Outline Planning Permissions	4	18	4	14
Planning Permissions awaiting S106	2	625	0	625
TOTAL	112	1055	39	1016

* Includes Remaining Dwellings from Completions and dwellings under construction

Housing – Consents under Construction as at 1st April 2015

Application	Location	Proposed Dwellings				2001-2014	
		Gain	Loss	Net	Commenced*	Gain	Loss
CPT/289/11/FUL	125 Daws Heath Road Benfleet	1	1	0	21/11/2011	0	1
CPT/129/10/FUL	679 High Road	3	0	3	16/03/2010	0	0
CPT/605/06/FUL	26 & 28 Bartley Rd	2	2	0	29/03/2007	1	2
CPT/97/99/FUL	Land north Romsey Drive	16	0	16	25/05/1999	14	0
CPT/147/07/FUL	S/O 11 Clifton Avenue	2	1	1	24/06/2010	0	0
CPT/111/02/FUL	Holehaven, Haven Road	17	0	17	11/10/2004	10	0
CPT/319/08/RES	Land btw Long Acre & Homestead, Gt Burches	1	1	0	04/07/2012	0	0
CPT/498/07/FUL	51 Wavertree Road	2	1	1	24/02/2012	0	1
CPT/163/07/FUL	Lubbins Car Park, Eastern Esplanade	32	0	32	17/08/2012	30	0
CPT/24/05/FUL	320 London Road	32	0	32	14/07/2005	12	0
CPT/57/12/FUL & CPT/462/12/FUL	150 Shipwrights Drive	1	1	0	01/11/2012	0	1
CPT/85/13/FUL & CPT/466/12/FUL	76 Kellington Road, (Patstansue) Canvey	1	1	0	22/05/2013	0	1
CPT/378/12/FUL, CPT/300/13/FUL & CPT/302/13/FUL	Land on the Chase, between Swale Road & Wensley Road	5	0	5	24/07/2013	3	0
CPT/219/12/FUL	1 Elm Road, Canvey	6	0	6	Y	0	0
CPT/651/12/FUL	1 Limetree Road, Canvey	1	1	0	03/08/2013	0	1
CPT/698/12/FUL	12 Munsterburg Road, Canvey	4	1	3	11/09/2013	2	1
CPT/76/13/FUL	12 Roggel Road, Canvey Island	1	0	1	25/09/2013	0	1
CPT/123/13/FUL	62 Westerland Avenue (Plot 2), Canvey	1	1	0	29/11/2013	0	1
CPT/125/13/FUL	62 Westerland Avenue (Plot 1), Canvey	1	0	1	29/11/2013	0	0
CPT/697/11/FUL	Land Off Kiln Road	150	3	147	18/07/2012	93	3

Application	Location	Proposed Dwellings				2001-2014	
		Gain	Loss	Net	Commenced*	Gain	Loss
CPT/263/11/FUL	Land South of Woodview & St Leonards, Swale Road	2	0	2	18/08/2014	0	0
CPT/25/13/FUL	396-408 London Road, Benfleet	51	1	50	10/03/2014	0	0
CPT/513/12/FUL	19 Beck Road, Canvey	4	1	3	28/02/2014	2	1
CPT/389/12/FUL	11 Telese Avenue, Canvey	1	1	0	12/03/2013	0	1
CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island	2	1	1	01/08/2013	0	1
CPT/129/13/FUL	41 St Marks Road, Hadleigh	2	1	1	21/07/2014	0	1
CPT/140/13/FUL	71 High Street, Canvey	4	0	4	02/12/2014	0	0
CPT/196/13/FUL	240 High Street, Canvey	1	0	1	29/04/2014	0	0
CPT/439/13/FUL & CPT/85/14/FUL	92 Church Parade, Canvey	3	1	2	17/07/2014	0	1
CPT/314/13/FUL & CPT/315/13/FUL	Land to the East of Wall Road, Canvey	5	1	4	26/11/2014	0	0
CPT/454/13/FUL	Land Adjacent 141 Church Parade, Canvey	1	0	1	13/06/2014	0	0
CPT/467/13/FUL	64 St Marys Road, Benfleet	1	1	0	03/06/2014	0	1
CPT/607/13/FUL(CPT/203/12/FUL superseded)	Bonholm, Bondina & Former Surgery, Vanderwelt Avenue, Canvey	6	2	4	27/05/2014	0	2
CPT/512/13/FUL	Acean Building (Formerly the Warehouse), Beech Road, Hadleigh	19	0	19	Y	0	0
CPT/682/13/FUL	15 Poplar Road, Canvey	1	0	1	06/05/2014	0	0
CPT/62/14/FUL & 14/0220/FUL	Land adjacent to 53 Underhill Road, Benfleet	1	0	1	08/07/2014	0	0
14/0081/FUL	178 Benfleet Road, Benfleet	1	1	0	08/09/2014	0	1
14/0022/FUL	Land Adjacent to Wealone, Wensley Road, Benfleet	1	0	1	07/11/2014	0	0
CPT/328/13/FUL	134 Central Avenue, Canvey	2	1	1	27/01/2015	0	1
CPT/532/13/OUT & CPT/78/14/RES	Land to the rear of 106 Rectory Road, Hadleigh	1	0	1	15/01/2015	0	0
14/0424/FUL	24 Wincoat Drive, Benfleet	2	1	1	27/01/2015	0	1
14/0507/FUL	381 Rayleigh Road, Benfleet	2	0	2	Y	0	0
CPT/398/13/FUL	Land R/O 149-151 High Street, Canvey	3	0	3	19/02/2015	0	0

Application	Location	Proposed Dwellings				2001-2014	
		Gain	Loss	Net	Commenced*	Gain	Loss
14/0659/FUL	156 Shipwrights Drive, Benfleet	1	1	0	02/03/2015	0	1
CPT/628/12/OUT & CPT/628/12/RES	Corner of Brook Road and Hall Farm Road, Benfleet	14	0	14	04/03/2015	0	0
CPT/515/12/FUL	Land Adj 69 Waarden Road, Canvey Island	1	0	1	10/03/2015	0	0
CPT/522/13/FUL	47 Paarl Road, Canvey	6	1	5	10/03/2015	0	0
14/0589/FUL	109-111 High Road, Benfleet	7	0	7	18/03/2015	0	0
CPT/302/12/FUL	Braeside Farm, Great Burches Road	1	1	0	25/03/2015	1	0
TOTAL		425	30	395		168	25

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

Housing – Full and Reserved Matters Consents as at 1st April 2015

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/655/11/FUL	Land Adj 49 Hall Crescent Hadleigh	1	0	1
CPT/562/11/OUT & CPT/126/13/FUL	Land Adj 34 Crescent Road Benfleet	2	0	2
CPT/598/12/FUL	180 Benfleet Road	1	1	0
CPT/389/11/FUL	Land R/O 491-493 Rayleigh Road	4	0	4
CPT/430/12/FUL	391/391A London Road	2	0	2
CPT/46/07/REN	12 Melcombe Road	2	1	1
CPT/529/12/FUL	40 Roggel Road, Canvey Island	1	1	0
CPT/596/12/FUL	27 Craven Avenue, Canvey Island	2	1	1
CPT/182/12/FUL & CPT/345/12/FUL & CPT/600/12/FUL & CPT/19/13/FUL	121 Church Road, Hadleigh	2	1	1
CPT/498/12/FUL	Land Adj Briars Cottage, Leige Avenue, Canvey	4	0	4
CPT/170/13/FUL	9 Aalten Avenue, Canvey	2	1	1
CPT/46/14/FUL	178 High Road, Benfleet (1 st Floor)	3	2	1
CPT/197/13/FUL	R/O 179/181 Church Road, Benfleet	1	0	1
CPT/271/13/FUL	9 Hernen Road, Canvey	3	1	2
CPT/484/12/FUL	Thames Court, Western Esplanade	1	0	1
CPT/671/12/FUL	Thames Court, Western Esplanade	2	0	2
CPT/267/13/FUL	81 Daws Heath Road, Benfleet	2	1	1
CPT/684/12/FUL & 14/0725/FUL	Land Between 117 & 123 Lionel Road, Canvey	2	0	2
CPT/207/13/FUL	24 Kimberley Road, Benfleet	1	1	0
CPT/446/13/FUL	Land Adj to 134 Cedar Road, Canvey	1	0	1
CPT/358/12/FUL	Brickfields, Great Burches Road,	13	0	13

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/541/13/FUL	141 Shipwrights Drive, Benfleet	1	1	0
CPT/591/13/FUL	297 Benfleet Road, Benfleet	1	1	0
CPT/674/13/FUL	86 Grove Road, Benfleet	1	1	0
CPT/574/12/FUL	12 Marine Approach, Canvey	1	0	1
CPT/675/13/FUL	46 Common Approach, Benfleet	1	1	0
CPT/503/13/FUL	66 Hall Farm Road, Benfleet	3	0	3
CPT/422/11/FUL	R/O 42/44 Albert Road	1	0	1
CPT/670/13/FUL	8 Westwood Road, Canvey Island	1	1	0
14/0151/FUL	7 The Sorrells, Benfleet	1	0	1
14/0149/CPA	55 High Street, Hadleigh	2	0	2
CPT/490/13/FUL	125-127 High Street, Canvey Island	14	0	14
14/0016/FUL	23 May Avenue, Canvey Island	2	1	1
14/0001/FUL	335 London Road, Hadleigh	6	0	6
14/0015/FUL	19 Larup Avenue, Canvey Island	4	1	3
CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island	6	1	5
14/0003/FUL	Pandoras Box, 300 Long Road, Canvey Island	2	0	2
14/0311/FUL & CPT/88/10/REN	Hornbeams, Catherine Road, Benfleet	1	1	0
14/0320/CPA	358 London Road, Hadleigh	2	0	2
14/0379/FUL	51 Chapman Road, Canvey Island	4	1	3
14/0465/FUL	7 Kollum Road, Canvey Island	2	1	1
14/0446/FUL	25 Craven Avenue, Canvey Island	2	1	1
14/0329/FUL	332 London Road, Benfleet	1	0	1
14/0389/FUL	140 Shipwrights Drive, Benfleet	7	0	7
14/0493/FUL	61 Mornington Road, Canvey Island	2	1	1
14/0548/FUL	44 London Road, Benfleet	13	1	12
14/0497/FULCLC	R/O 37-46 St Christophers Close, Canvey	3	0	3
14/0609/CPA	193a Church Road, Benfleet	1	0	1
14/0610/CPA	191a Church Road, Benfleet	1	0	1
CPT/599/13/FUL	R/O 17 & 19 Downer Road, Benfleet	2	0	2
14/0644/FUL	8 Heideburg Road, Canvey	2	1	1
14/0677/FUL	3 Highfield Avenue, Benfleet	1	1	0
14/0604/FUL	48 High Road, Benfleet	2	0	2
14/0724/FUL	58 Rhoda Road North, Benfleet	1	0	1
CPT/686/13/FUL	18-32 High Road, Benfleet	3	0	3
15/0012/FUL	32 Chapman Road, Canvey Island	2	1	1
14/0487/FUL	Fernleigh, Wensley Road, Benfleet	2	1	1
15/0022/FUL	44 Kents Hill Road, Benfleet	2	1	1
TOTAL		155	30	125

Housing – Outline Consents as at 1st April 2015

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/70/13/OUT	80 Daws Heath Road, Benfleet	2	1	1
CPT/218/13/OUT	Weir House and Land Adj to Arterial Road, Rayleigh	13	1	12
CPT/666/13/OUT	190-192 Daws Heath Road, Benfleet	1	2	-1
CPT/20/13/OUT	178 High Road, Benfleet (2 nd Floor)	2	0	2
TOTAL		18	4	14

Housing – Consents awaiting Section 106 Resolution as at 1st April 2015

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/327/11/FUL	4-12 Park Chase Hadleigh	25	0	25
CPT/707/11/OUT	Thorney Bay Park	600	0	600
TOTAL		625	0	625