



castlepoint

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Local Plan

Annual Monitoring Report

1st April 2016 – 31st March 2017

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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 2016 until the 31st March 2017.

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 2017; and
- 2) The progress achieved in delivering sustainable development, assessed against a range of output indicators for the period 1st April 2016 to the 31st March 2017.

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 23rd March 2016. 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 2016)	Progress
<i>New Local Plan</i>		
Draft Plan Consultation	Jan – Mar 2014	Consultation undertaken in accordance with programme in LDS
Submission Consultation	May – June 2016	Consultation undertaken in accordance with programme in LDS
Submission	Aug 2016	Submission undertaken in accordance with programme in LDS
Examination	Nov 2016	DtC Hearing undertaken in Dec 2016
Inspectors Report	Jan 2017	Inspector's report received Mar 2017
Adoption	Feb 2017	Plan withdrawn 29 th March 2017
<i>Community Infrastructure Levy</i>		
Preliminary Charging Schedule Consultation	Jan – Mar 2014	Consultation undertaken in accordance with programme in LDS
Publication Charging Schedule Consultation	Jun – Jul 2017	N/A
Submission	Oct 2017	N/A
Examination	Jan 2018	N/A
Examiners Recommendations	Mar 2018	N/A
Adoption	April 2018	N/A
<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
Consultation on draft Document	Jun – Jul 2017	N/A
Adoption	April 2018	N/A
<i>Open Space Design and Delivery Guidance</i>		
Consultation on draft document	Jun – Jul 2018	N/A
Adoption	Sept 2018	N/A
<i>Non Residential Design Guidance</i>		
Consultation on draft document	Jun – Jul 2018	N/A
Adoption	Sept 2018	N/A

New Local Plan

On the 23rd March 2016 the Council resolved to approve the publication of the Castle Point Borough Council New Local Plan 2016 for further consultation and then submission to the Secretary of State. A new Local Development Scheme was also agreed on the 23rd March 2016, setting out a revised timetable for making progress with the New Local Plan 2016.

Consultation was undertaken in May and June 2016 on the New Local Plan 2016, and following consultation the Plan was submitted to the Secretary of State.

A Duty to Co-operate Hearing was held by the appointed Inspector on 12th December 2016.

The Inspector's formal report was received on 10th March 2017, which concluded that the Duty to Co-operate had not been complied with, and recommending the non-adoption of the Plan.

At its meeting of 29th March 2017 the Council agreed to withdraw the New Local Plan 2016.

Evidence Base Work

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

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

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

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

Monitoring Output Indicators

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

Business Development and Town Centres

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

Indicator BD1

Indicator BD1: *Total amount of additional employment floorspace* seeks to identify the amount and type of completed employment floorspace (gross and net) within the borough during the period 1st April 2016 to the 31st March 2017. 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	Sui generis	Total
Gains	0	0	500	271.54	771.54
Losses	86.6	1403	661	170	2320.6
Net	-86.6	-1403	-161	-101.54	-1549.06

There was an overall net loss of employment floor space in the period 2016 to 2017. A significant proportion of this loss is associated with the redevelopment of Brickfields, Great Burches Road, Benfleet for residential purposes, and the redevelopment of 308-316 London Road, Benfleet to a children's nursery. These development are contributing to other sustainability objectives.

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 2016 until the 31st March 2017.

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

Floorspace	m ²	%
PDL	771.4	100
Partial PDL	0	0

All of the industrial development that occurred in 2016/17 took place on previously developed land.

Indicator BD3

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

Figure 4: Net employment land available by type

	B1c – Light Industrial	B2 – General Industrial	B8 – Storage & Distribution	B1-B8 Mixed	Total
Extant Planning Permissions (Ha)	0.59	1.72	1.42	0.34	4.07
Extant Allocations (Ha)	-	-	-	9.75	9.75
Total	0.59	1.72	1.42	10.09	13.82

There are currently 14 proposals with extant permission for additional industrial floorspace in the supply chain. There are 8 extant permissions which would result in a net loss of employment floorspace.

The greatest source of potential land supply for employment development comes from locations at West Canvey. In this AMR period planning permission was granted for 1.75ha of employment uses on a site allocated for employment purposes in the 1998 Adopted Local Plan (0.46 - B2, 1ha - B8, 0.29ha – Sui Generis), and 2.52ha of employment uses on a site allocated for long term employment in the 1998 Adopted Local Plan (0.6ha – B1C, 1.2ha – B2, 0.6ha – B8, 0.12ha – Sui Generis).

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 2016 until the 31st March 2017. 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 (m ²)	A1	A2	A3	A4	A5	B1a	D1	D2	Total
All Town Centre Uses	-1646.28	-175	249.9	93	116.28	-628	1268.15	207.5	-514.45
All Town Centre Uses in Town Centre Locations	1196	-126	218.4	0	0	-548	-2.56	24.5	762.34

There was an overall loss of town centre uses within Castle Point. A large proportion of this loss arose from the change of use to residential, which meets other sustainability objectives. The other main loss arose from the change of use to employment uses, which meets other sustainability objectives.

As at April 2017 there were 44 extant permissions affecting town centre uses with a net capacity of 28,754.4m². 8,505m² is currently under construction. A significant proportion of the extant floorspace is for out of town centre provision. Another proportion accounts for extensions to education establishments, and leisure facilities. The remainder is for a mix of uses within the established town centre locations. Loss of town centre use floorspace is largely associated with the loss of shops to other business users requiring a shopfront location, and to the permitted redevelopment of offices to residential accommodation.

Housing

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

Indicator H1

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

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.

As at 31st March 2017 there is no up to date plan. The Strategic Housing Market Assessment (SHMA) for the South Essex Strategic Housing Market Assessment was undertaken in 2016. This sets the Objectively Assessed Need (OAN) for Castle Point at between 326 and 410. Whilst a range is provided, the Assessment indicates that the upper end of the range (410) should be used for Castle Point.

Figure 6: Housing Target

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

It should be noted that for the period 1st April 2016 to 31st March 2017 the total housing required figure derived from the CLG 2012 based household projections (285) for the first 2 months, and the SHMA figure for 410 for the remaining 10 months.

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
2014/15	CLG 2012	202	285	-83	-1,619
2015/16	CLG 2012	123	285	-162	-1781
Total		1,559	3,340	-1,781	

Annual Completion Rate 2001 to 2016	104
Annual Completion Rate 2012 to 2016	111

During the period 2001 to 2016, the annual completion rate was 104 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 2016. Therefore, in order to deliver against the housing requirement up until 2037, it is now necessary to deliver at least 417 homes per annum.

Figures 8 and 9 show the annual and cumulative delivery rates of housing in the borough from 2001-2016 against the relevant housing target.

* 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.

Figure 8: Annual Dwelling Completions (net) 2001-2016

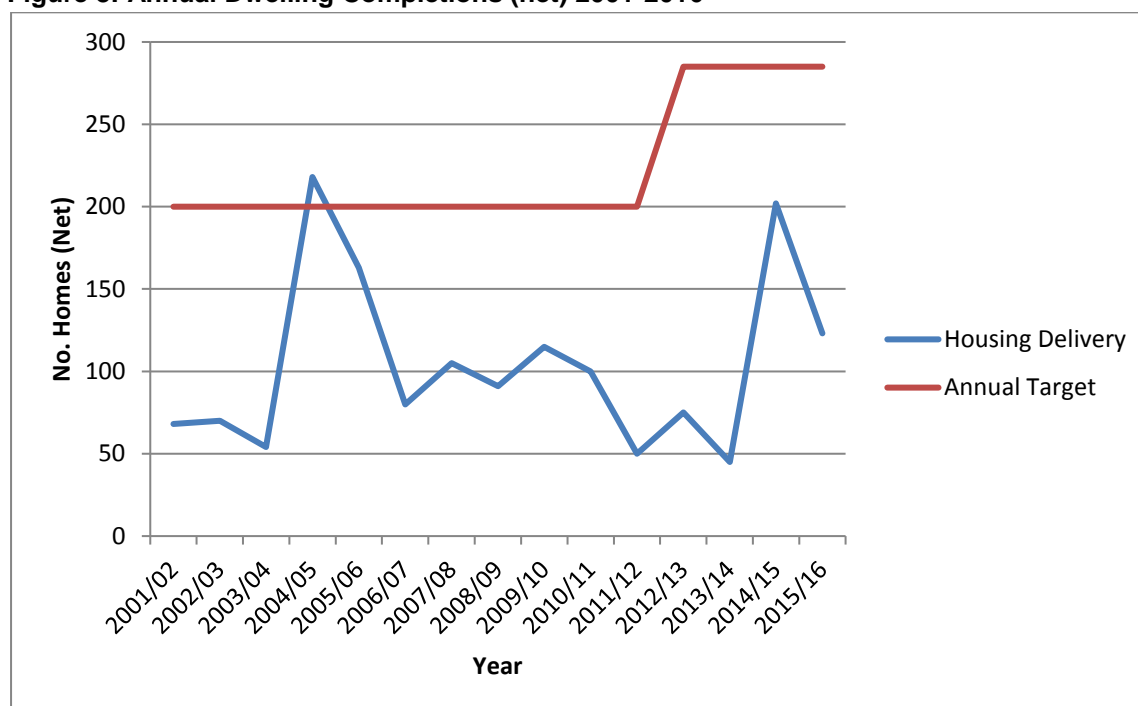
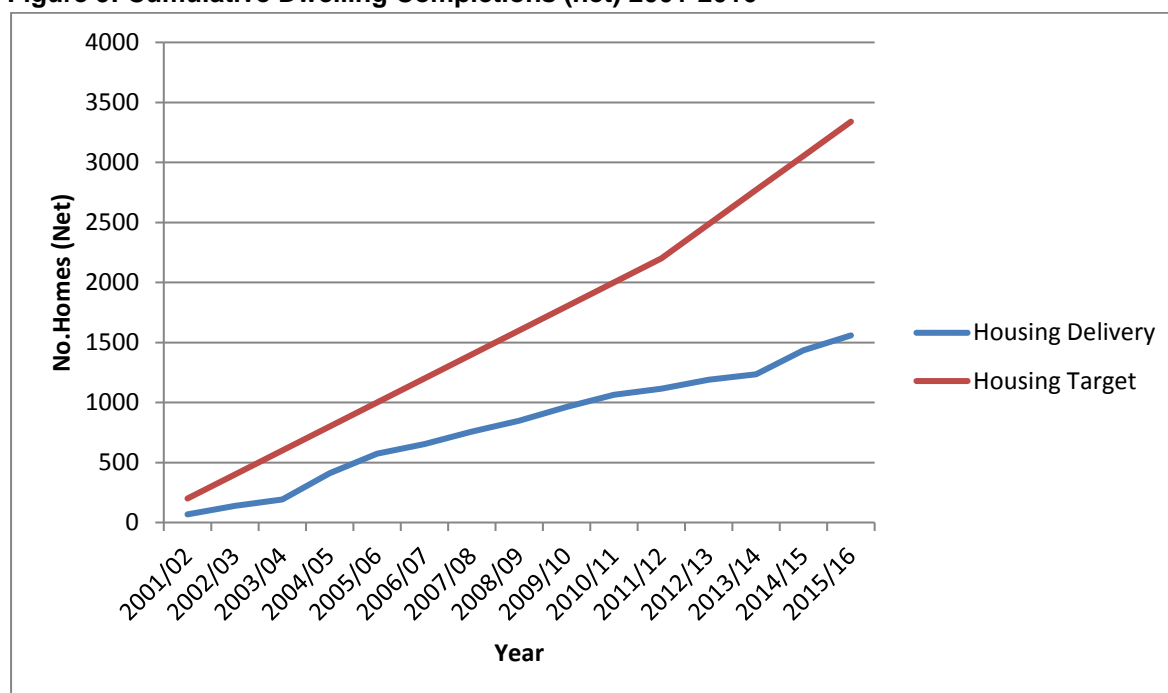


Figure 9: Cumulative Dwelling Completions (net) 2001-2016



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
2016/17	114
Total 2001 to 2017	1,673
Total 2012 to 2017	559

During 2016/17, 390 homes should have been delivered in Castle Point to deliver sufficient homes to meet the CLG 2012 based Household Projections (285 for first two months), and the Strategic Housing Market Assessment 2016 (410 for remaining 10 months). However, during this year only 114 additional dwellings were delivered in Castle Point.

Since 2012/13, 559 homes in total have been delivered in Castle Point. Therefore, against the CLG Household Projection there has been under-delivery. In the period 2012 to 2017 there has been under-delivery in the order of 971 homes.

H2c: Net additional dwellings in future years

Figure 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	2017 – 2022	2,050	410 (20%)	971	3,431	686	729
5 to 10 Years	2022– 2027	2,050	103 (5%)	-	2,153	431	707
10 to 15 Years	2027 – 2032	1,538	77 (5%)	-	1,614	323	550

* 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 2017 to 2022, it is therefore necessary to identify sufficient housing land to provide 3,021 homes to meet the annual requirement for 410 homes per year and address under-provision in the period 2012 to 2017. Additionally, capacity for a further 410 homes should be identified to meet the 20% 'buffer' requirements of the NPPF. This brings the total requirement to 3,431 homes (686 homes per annum).

The SHLAA identifies a maximum five year housing land supply of 729 homes (146 homes per annum). This figure comprises all sites within the existing urban area (642 homes, which are not necessarily entirely consistent with policy, nor have been risk assessed), plus 82 homes on previously developed Green Belt sites with planning consent for redevelopment for housing purposes, and 5 homes on Green Belt sites with planning permission (87 homes in total).

When this supply is compared to the five year housing requirement there is only a 1.1 year supply of housing in Castle Point. There is a need to identify further deliverable sites with a capacity in the order of 2,702 homes in order to achieve a five year housing land supply. The SHLAA indicates that there is insufficient supply of housing land to deliver a five year housing land supply.

Supply beyond Five Years:

Even if it is assumed that the level of housing delivery required for years 0 – 5 is achieved, then beyond the first five years the housing requirement would still be 410 homes per annum plus a 5% buffer (431 homes per annum).

For the period 2022-2027 (5-10 years) the SHLAA shows there is a maximum of 707 homes which could be secured (141 homes per annum, which again are not necessarily entirely consistent with policy, nor have been risk assessed). This also represents significant under-supply compared to the housing requirement.

For the period 2027-2032 (10-15 years) the SHLAA shows there is a maximum of 550 homes which could be secured (110 homes per annum, which again are not necessarily entirely consistent with policy, nor have been risk assessed). Again, this represents significant under-supply compared to the housing requirement.

H2d: Managed delivery target

The managed delivery target is the future house building rate required to meet the housing target, taking into account past completions. For the period 2017 to 2022 the managed delivery target is 686 dwellings per annum. Beyond 2022, the managed delivery target should return to 431 homes per annum, assuming sufficient delivery in the period 2017 to 2022, and to 323 homes per annum for the 2027 to 2032 period.

Figure 12 shows the managed delivery target for the period 2017 to 2032 compared to the identified housing supply identified in the SHLAA as being available in accordance with current policy.

Figure 13 shows the cumulative net housing completions based on the housing supply identified in the SHLAA as being available in accordance with current policy compared to the cumulative OAN.

These demonstrate that there is currently insufficient housing land identified for the delivery of homes in the period 2017 to 2032. Cumulatively, there will be an under-supply against the housing requirement.

Figure 12:

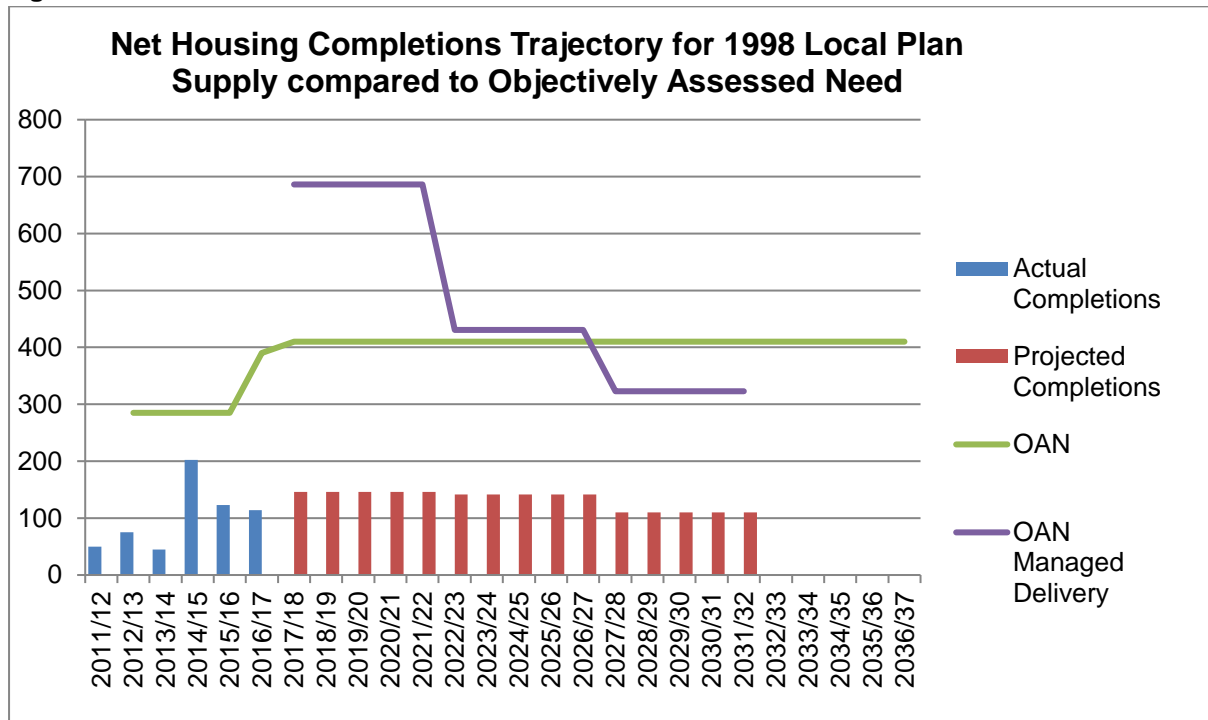
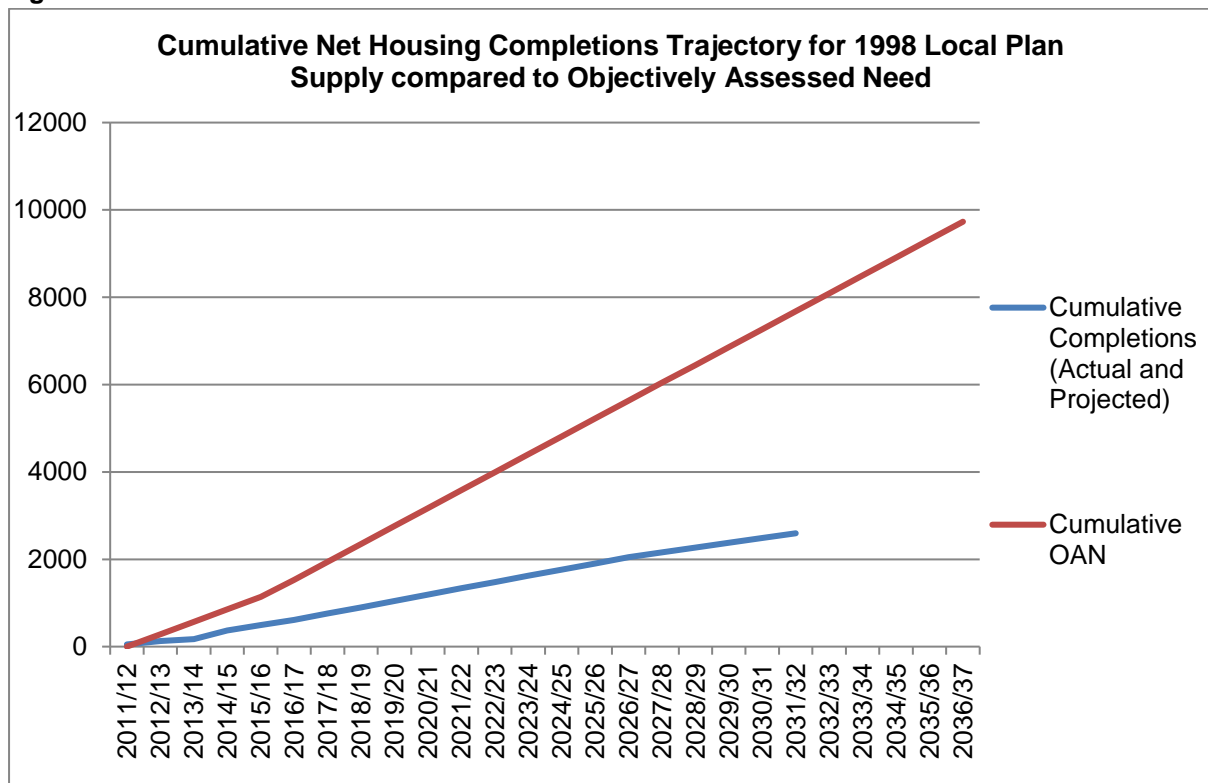


Figure 13:



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 2016/17 63 consents were granted, (excluding Section 106 cases under negotiation) which would result in an additional (net) gain of 135 dwellings, 59 of which on sites previously unidentified in the SHLAA).

Figure 14: New Consents for Housing Granted in 2016/17

	Consents	Gains	Losses	Net	Windfall
Granted in 2016/17 (excluding awaiting S106)	63	170	35	135	59

H3b: Resolution subject to S106

Figure 17 shows that in 2016/17, there were two new applications for housing where a resolution to grant consent subject to a S106 Agreement was made. At the 31st March 2017, there was however one site for housing, with a capacity of 600 units, awaiting the completion of S106 Agreements with a resolution dated prior to 1st April 2014, at Thorney Bay Caravan Park, Canvey Island.

Figure 15: New Consents for Housing subject to S106 resolution in 2016/17

	Consents	Gains	Losses	Net	Windfall
Granted in 2016/17 (awaiting S106)	2	70	2	68	0

H3c: Starts on Site

Figure 18 shows that in 2016/17 there were 29 starts on site, which would result in a net gain of 52 dwellings when fully completed. Out of the 63 consents granted in the period 1 was started and completed, and a further 12 were started in the period but not completed.

Figure 16: Starts on site in 2016/17

	Consents	Gains	Losses	Net	Windfall
Started in Period	29	58	6	52	29
Granted and Complete in Period	1	1	0	1	1
Granted and Partially Completed	0	0	0	0	0
Granted and Under Construction in Period	12	34	4	30	13
Total Granted and Started in Period:	12				

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 2016 until the 31st March 2017.

Figure 17: Net additional pitches (gypsy and traveller)

	Permanent	Transit	Total
Number of Pitches	0	0	0

No additional gypsy and traveller pitches have been granted consent in the 2016/17 period.

Indicator H5

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

Figure 18: Change in the number of caravans in residential use 2001 to 2017

	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%
April 2016	32	790	93	533	1,448	3%
April 2017	32	803	93	644	1,572	9%

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 enactment of the Mobile Homes Act 2013 which recognised Park Homes, such as those at Kings Park, as an important part of the housing supply for older people. Additional primary evidence collected in 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 16% between 2011 and 2014. This fell in 2015 and 2016, but this increased to 124 additional caravans falling into residential use, according to Council Tax records in 2016/17.

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

Indicator H6

Indicator H6: *Number of Affordable Homes Delivered (gross)* seeks to identify the number of affordable homes delivered in Castle Point, as defined in the NPPF, in the period 1st April 2016 to the 31st March 2017.

Figure 19: Number of Affordable Homes Delivered (gross)

Year	Social Rent	Intermediate	Affordable Rent	Total
2001/02	-	-	-	0
2002/03	-	-	-	0
2003/04	-	-	-	0
2004/05	29	-	-	29
2005/06	-	-	-	0
2006/07	-	-	-	0
2007/08	18	-	-	18
2008/09	-	-	-	0
2009/10	8	16	-	24
2010/11	-	-	-	0
2011/12	17	-	-	17
2012/13	22	-	-	22
2013/14	-	-	-	0
2014/15	25	15	15	55
2015/16	-	-	19	19
2016/17	3	4	9	16
TOTAL	122	35	43	200

16 affordable housing units were delivered in Castle Point in 2016/17, representing 14% of total housing provision (114 dwellings). This level of provision is an improvement on the annual average provision for the period 2001 to 2016 of 11.5%, but significantly below the housing market requirement for affordable housing identified in the South Essex Strategic Housing Market Assessment 2016 of between 50% and 57% of new homes per annum.

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

Looking to the future, there is a supply of extant consents for affordable housing provision for 2017/18. There are three schemes which are expected to deliver a total of 25 affordable housing units within 2017/18:

- 396 to 408 London Road, Benfleet – 9 intermediate units;
- Land North of 201-209 Kiln Road, Benfleet – 7 affordable rent units, and 7 shared ownership units; and
- Garage Site Land adjacent to Lawns Court, Benfleet – 2 social rent 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 20: New and Converted Dwellings on Previously Developed Land

Year	Gross Dwellings	Gross Dwellings on Previously Developed Land	% Gross on Previously Developed Land
2004/05			73%
2005/06			99%
2006/07			100%
2007/08			97%
2008/09	120	113	94%
2009/10	128	123	96%
2010/11	126	103	82%
2011/12	65	63	97%
2012/13	91	90	99%
2013/14	66	40	61%
2014/15	214	112	52%
2015/16	153	93	61%
2016/17	137	91	66%

Within Castle Point consistently high use has been made of previously developed land since 2004 in the delivery of new homes. However, such an approach to housing provision has seen the Council consistently miss its overall housing target. The provision of new homes at Land off Kiln Road has improved housing provision in Castle Point during 2015/16 and 2016/2017 period, however this has resulted in the proportion of new homes provided on previously developed land to remain lower than in earlier years.

Indicator H8

Indicator H8: *Gross Dwelling Density* seeks to identify how well land is being used to deliver housing. This indicator considers completed sites of 0.1ha in size or greater. In 2016/17, 81 homes (gross) were delivered on sites of 0.1ha in size or greater.

Figure 21: 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
2015/16	52	30	18
2016/17	65	8	27

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

Environmental Quality

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

Indicator E1

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

Figure 22: Number of planning permissions granted contrary to Environment Agency advice

	Flood Risk	Water Quality	Total
EA Advise Against	0	0	0

The Environment Agency responded to consultations on 29 applications which were subsequently approved between 1st April 2016 and 31st March 2017. Initially, the Environment Agency issued holding objections for 8 of these applications. In all cases holding objections were subsequently removed following the provision of additional information by the applicant. There were no instances where planning permission was granted contrary to the Environment Agency's advice.

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 2016 to the 31st March 2017.

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 23: Change in areas of biodiversity importance

	Loss	Addition	Total
Area of Biodiversity Importance	1	7	6

As a result of the 2012 review, seven sites totalling 140.8 hectares were added, one site totalling 3.8 hectares was deleted, eight sites were extended by a total of 101.9 hectares and seven sites were reduced by a total of 15.7 hectares. Seventeen sites were unchanged. The end result is that there are 40 LoWS in Castle Point Borough totalling 872.1 hectares.

Indicator E3

Core Output Indicator E3: *Renewable Energy Generation* seeks to monitor the amount of energy generated from renewable and low carbon sources within the borough. During the reporting period 1st April 2016 to the 31st March 2017, one application for the installation of renewable energy equipment was made in Castle Point. This was for the inclusion of solar panels in the construction of a new dwelling.

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

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 24: Local Plan Policies Support on Appeal

Planning Application Number	Appeal Decision	Policies Supported	Policies Not Supported
15/0339/FUL	ALC	H17, RDG2, RDG3	
15/0432/FUL	DIS	EC2, EC3, H17, T8	
15/0480/REM	ALC	EC2, T8	
15/0498/FUL	DIS	EC2, S5	
15/0538/FUL	DIS	RDG3, RDG5	
15/0580/FUL	DIS	EC2, RDG1, RDG12	
15/0734/FUL	ALC	EC2, H17, T8, RDG5, RDG13	
15/0751/FUL	DIS	EC2, H13, H17, RDG3, RDG7	
15/0754/FUL	ALC	GB6	
15/0793/FUL	ALC	EC3, H12, H17, RDG5, RDG13	
15/0908/FUL	ALC	EC2, H17, T8, RDG7, RDG12	
15/0918/FUL	ALC	EC2, RDG2, RDG3	
15/1022/FUL	DIS	EC2, RDG7	
15/1035/FUL	ALC	EC2, RDG12	
16/0069/FUL	ALC	S5	
16/0129/FUL	DIS	EC2, RDG3, RDG7	
16/0196/FUL	DIS	EC2, H17, RDG7	
16/0216/FUL	DIS	EC2, RDG5	
16/0218/OUT	DIS	NPPF	
16/0223/FUL	DIS	EC2, H17, RDG5, RDG7	
16/0325/FUL	ALC	EC2, RDG3, RDG7	
16/0373/FUL	ALC	EC2, H17, RDG7	
16/0359/FUL	ALC	EC2, RDG3	
16/0394/FUL	DIS	EC2, H17, RDG3, RDG6, RDG7	
16/0403/FUL	DIS	GB5	
16/0461/FUL	DIS	EC2, RDG2, RDG3	
16/0465/FUL	DIS	EC2, T8, RDG3, RDG5, RDG6, RDG12	
16/0552/FUL	DIS	EC2	
16/0672/FUL	DIS	EC2, RDG2, RDG3	
16/0778/FUL	DIS	EC2, T8, RDG3, RDG3, RDG7, RDG8, RDG12	

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 the policies of the Council are well supported when applied appropriately.

In 2016/17 there were 14 appeal decisions relating to the refusal of planning permission for additional residential dwellings. Of these appeals 4 were successful and 10 were unsuccessful.

As of 31st March 2017 there were 2 extant appeals relating to housing development awaiting determination from the Planning Inspectorate. Figure 27 shows the information on extant and decided appeals related to housing development in 2016/17.

Figure 25: Appeals for housing development in 2016/17

	No. of Appeals	Proposed Dwellings		
		Gain	Loss	Net
Appeals Allowed	4	14	1	13
Appeals Dismissed	10	23	2	21
Extant Appeals	2	267	0	267
Total Appeals	16	304	3	301

One application makes 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. It was refused on Green Belt grounds and was subject to a public inquiry in the autumn of 2015. There was no decision by the end of this reporting period.

Appendix 1: Information on Industrial Uses

Industrial Uses – Completions 1st April 2016 to 31st March 2017

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
CPT/358/12/FUL	Brickfields Great Burches Road Thundersley Essex SS7 3ND			B2	1,110
14/0165/FUL	HBC Depot Haven Road Canvey Island Essex SS8 0NR	B8	500		
15/0209/FUL	335-339 London Road, Hadleigh, Essex, SS7 2BT			SUI GEN	170
15/0346/FUL & 16/0692/FUL	308 High Road Benfleet Essex SS7 5HB			B2	293
15/0346/FUL & 16/0692/FUL	308 High Road Benfleet Essex SS7 5HB			B8	661
15/0555/FUL	323-325 London Road Hadleigh Essex SS7 2BT			B8	82
16/0117/FUL	49 The Chase, Benfleet, Essex, SS7 3BS	SUI GEN	20.94		
16/0219/FUL	374 London Road, Hadleigh, Essex, SS7 2DA	SUI GEN	65.6		
16/0358/FUL	384 London Road, Benfleet, Essex, SS7 2DA	SUI GEN	50		
16/0649/FUL	412a Kents Hill Road, Benfleet, Essex, SS7 4AB			B1C	86.6
16/0749/FUL	191 Church Road, Benfleet, Essex, SS7 4PN	SUI GEN	67		
16/0753/FUL	201 High Road, Benfleet, Essex, SS8 7RN	SUI GEN	68		
Total Gains			771.54	Total Losses	2402.6

Industrial Uses – Extant Permissions at 1st April 2017

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
CPT/678/97/RES & CPT/678/97/OUT /REN	Land South of Northwick Road, Canvey Island, Essex	TBC					
CPT/24/05/FUL	320 London Road Hadleigh Essex, SS7 2BA			SUI GEN	710	-710	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
CPT/386/10/FUL	76,78 & 80 Furtherwick Road, Canvey Island, Essex, SS8 7AJ	B2	189				189
CPT/25/13/FUL	396-408 London Road, Benfleet, Essex, SS7 1AX			SUI GEN	90	-90	
CPT/398/13/FUL	Land R/O 149-151 High Street, Canvey Island, Essex, SS8 7RQ	B1C	287				287
CPT/490/13/FUL	125-127 High Street, Canvey Island, Essex, SS8 7RF			B1C	448	- 448	
CPT/605/13/FUL	12 White Road, Charfleets Industrial Estate, Canvey Island, Essex, SS8 0PQ	B8	83				83
14/0474/FUL	St Johns Ambulance Centre, Eastern Esplanade, Canvey Island, Essex, SS8 7PN	SUI GEN	104.63			104.63	
14/0707/OUT	Land South of Roscommon Way, Canvey Island, Essex	B1C	6,400			6,400	
14/0707/OUT	Land South of Roscommon Way, Canvey Island, Essex	B2	12,000			12,000	
14/0707/OUT	Land South of Roscommon Way, Canvey Island, Essex	B8	6,300			6,300	
14/0707/OUT	Land South of Roscommon Way, Canvey Island, Essex	SUI GEN	1,160			1,160	
15/0282/FUL	30 Brunel Road, Manor Trading Estate, Benfleet, Essex, SS7 4PS	B2	170.5			170.5	
15/0283/FUL	The Smithy, Southend Arterial Road, Benfleet, Essex, SS6 7TY	SUI GEN	13			13	
15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	B2	4,582			4,582	

Application	Location	Gain Type	Floor space (m²)	Loss Type	Floor space (m²)	Not started	Under construction
15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	B8	9,955			9,955	
15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	SUI GEN	2,890			2,890	
15/0405/FUL	63 Stadium Way, Benfleet, Essex, SS7 3TS	B8	273				273
15/0498/FUL	231 London Road, Hadleigh, Essex, SS7 2RF	SUI GEN	61			61	
15/0748/FUL	Unit 4-5 Charfleets Road, Canvey Island, Essex, SS8 0PQ	B2	180			180	
15/0910/FUL	Nashlea Farm, Poors Lane, Benfleet, Essex, SS7 2XF			B8	1140.3	-1140.3	
15/0910/FUL	Nashlea Farm, Poors Lane, Benfleet, Essex, SS7 2XF			SUI GEN	7.4	-7.4	
15/1052/FUL	412 & 412a Kents Hill Road, Benfleet, Essex, SS7 4AB	B1C	68			68	
16/0014/FUL	2A Castle Road, Hadleigh, Essex, SS7 2AY			B2	84	-84	
16/0106/FUL	Oikos Storage Ltd, Hole Haven Wharf, Haven Road, Canvey Island, Essex, SS8 0NR			SUI GEN	270	-270	
16/0200/FUL	95 High Street, Benfleet, Essex, SS7 1ND	B2	114			114	
16/0200/FUL	95 High Street, Benfleet, Essex, SS7 1ND			SUI GEN	88	-88	
16/0528/FUL	Unit 1B Pelican Retail Park, Claydons Lane, Benfleet, Essex, SS6 7UP	SUI GEN	255			255	
16/0737/CLP	59 Brunel Road, Benfleet, Essex, SS7 4PS			B8	305.8	-305.8	
16/0987/OUT	92-94 Foksville			B8	876	-876	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
	Road, Canvey Island, Essex, SS8 7BE						
			Total Gains	45,085 .13	Total Losses	4,019. 5	Total Under Construction 832

Appendix 2: Information on Town Centre Uses

Town Centre Uses – Completions 1st April 2016 to 31st March 2017

Application	Location	Gain Type	Floorspace (m ²)	Loss Type	Floorspace (m ²)
CPT/260/12/FUL	Hadleigh Infant & Nursery School Bilton Road Hadleigh Benfleet Essex SS7 2HQ	D1	19.64		
CPT/134/13/FUL	15 Village Drive Canvey Island Essex SS8 0LJ	A2	19		
CPT/645/13/FUL	Robert Drake Primary School Church Road Benfleet Essex SS7 3HT	D1	278		
CPT/655/13/FUL	378 London Road Benfleet Essex SS7 1AX	D1	52.49		
CPT/4/14/FUL	286 High Road Benfleet Essex SS7 5HB	A2	28		
14/0192/FUL	Leigh Beck Infant School Point Road Canvey Island Essex SS8 7TD	D1	19		
14/0258/FUL	Appleton School Croft Road Benfleet Essex SS7 5RN	D1	956		
14/0296/FUL	13 High Street Canvey Island Essex SS8 7RB			A1	53
14/0296/FUL	13 High Street Canvey Island Essex SS8 7RB	B1a	53		
14/0370/FUL	146-148 London Road The Salvation Army Hadleigh Temple Corps Hadleigh Benfleet Essex SS7 2PF	D1	14.4		
14/0589/FUL	109-111 High Road Benfleet Essex SS7 5LN			A1	135
14/0662/FUL	Hadleigh & Thundersley Cricket Club, Cricket Club Pavilion, John Burrows Recreation Ground,	D2	253.5		

	Rectory Road, Hadleigh, Essex, SS7 2NA				
14/0723/FUL & 16/0573/FUL	316-318 London Road, Benfleet, Essex, SS7 5XR			A1	174
15/0261/FUL	32 High Road Benfleet Essex SS7 5LH			A1	116.28
15/0261/FUL	32 High Road Benfleet Essex SS7 5LH	A5	116.28		
15/0346/FUL & 16/0692/FUL	308 High Road Benfleet Essex SS7 5HB	A1	326		
15/0359/FUL	Westwood Primary School Beresford Close Hadleigh Essex SS7 2SU	D1	12.8		
15/0414/CPA	216 London Road Hadleigh Essex SS7 2PD			A1	130
15/0414/CPA	216 London Road Hadleigh Essex SS7 2PD	A3	130		
15/0530/FUL	275-277 High Road Benfleet Essex SS7 5HA			A2	68
15/0530/FUL	275-277 High Road Benfleet Essex SS7 5HA	A3	154		
15/0533/FUL	Cedar Hall Day School Hart Road Benfleet Essex SS7 3UQ	D1	74		
15/0555/FUL	323-325 London Road, Hadleigh, Essex, SS7 2BT			A2	20
15/0555/FUL	323-325 London Road, Hadleigh, Essex, SS7 2BT			D1	58
15/0623/FUL	Citadel London Road Hadleigh Essex SS7 2PF	D1	21.4		
15/0655/FUL	37A Central Wall Road Canvey Island Essex SS8 9PJ	D1	16.42		
15/0661/FUL	Canvey Island Football Club Park Lane Canvey Island Essex SS8 7PX	D2	183		
15/0710/FUL	242 High Road, Benfleet, Essex, SS7 5LA			A1	808
15/0710/FUL	242 High Road, Benfleet, Essex, SS7 5LA			B1A	98
15/0715/CPA	82 High Street Hadleigh Essex SS7 2PB			B1A	285.7
15/0847/CPA	206 High Road Benfleet Essex SS7 5LD			A2	66

15/0930/FUL	Flutes 9 - 15 High Street Benfleet Essex SS7 1NA			A3	76
15/1029/FUL	6 Roseberry Walk Benfleet Essex SS7 4EW			A1	93
15/1029/FUL	6 Roseberry Walk Benfleet Essex SS7 4EW	A4	93		
15/1034/FUL	Robert Drake Primary School Church Road Benfleet Essex SS7 3HT	D1	26		
16/0032/FUL	McDonald's Restaurant, Claydons Lane, Benfleet, Essex, SS7 7UP	A3	20		
16/0069/FUL	231 London Road, Hadleigh, Essex, SS7 2RF			A1	310
16/0088/CPA	80 High Street, Hadleigh, Essex, SS7 2PB			B1A	100.8
16/0202/FUL	48-50 Stadium Way, Benfleet, Essex, SS7 3NZ			B1A	80
16/0202/FUL	48-50 Stadium Way, Benfleet, Essex, SS7 3NZ	A3	80		
16/0219/FUL	374 London Road, Hadleigh, Essex, SS7 2DA			A3	65.6
16/0358/FUL	384 London Road, Benfleet, Essex, SS7 2DA			A1	50
16/0418/FUL	271 Rayleigh Road, Benfleet, Essex, SS7 3XF			D1	164
16/0426/FUL	McDonald's Restaurant, Northwick Road, Canvey Island, Essex, SS8 0PS	A3	7.5		
16/0492/FUL	76 High Street, Hadleigh, Essex, SS7 2PB			B1A	116.5
16/0693/FUL	289-291 High Road, Benfleet, Essex, SS7 5HA	A1	25		
16/0729/FUL	88 High Street, Hadleigh, Essex, SS7 2PB			A1	61
16/0744/FUL	1a Oak Road, Canvey Island, Essex, SS8 7AX			D1	229
16/0749/FUL	191 Church Road, Benfleet, Essex, SS7 4PN			A1	67
16/0753/FUL	201 High Road, Benfleet, Essex, SS8 7RN			A2	68

		Total Gains	2,724.93	Total Losses	3,492.88
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Town Centre Uses – Extant Permissions at 1st April 2017

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
CPT/56/96/RES/ G	Land South Northwick Road, Canvey Island, Essex, SS8 0PS	A1	5,378				5,378
CPT/269/08/FUL	6 Claydons Lane, Rayleigh, Essex, SS6 7UP	B1A	1,035				1,035
CPT/483/08/REN	59 Furtherwick Road, Canvey Island, Essex, SS8 7AG	A3	154.4				154.4
CPT/293/11/FUL	12 Constitution Hill, Benfleet, Essex, SS7 1ED	D1	7.13				7.13
CPT/546/11/FUL	128 London Road, Benfleet, Essex, SS7 5SQ	A5	43.39				43.39
CPT/75/12/FUL	The Church of St George, Rushbottom Lane, Benfleet, Essex, SS7 4DN	D1	79				79
14/0076/FUL	Thundersley Methodist Church, Kennington Avenue, Benfleet, Essex, SS7 4BS	D1	35			35	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
14/0080/FUL	SEEVIC, Runnymede Chase, Benfleet, Essex, SS7 1TW	D1	690			690	
14/0201/FUL	SEEVIC, Runnymede Chase, Benfleet, Essex, SS7 1TW	D1	187.65			187.65	
14/0474/FUL	St Johns Ambulance Centre, Eastern Esplanade, Canvey Island, Essex, SS8 7PN			D2	46.67	-46.67	
14/0527/FUL	224 Long Road, Canvey Island, Essex, SS8 0JS	D1	74			74	
14/0555/FUL	The Deanes School, Daws Heath Road, Hadleigh, Essex, SS7 2TD	D1	14.4			14.4	
14/0675/FUL	61-63 Hart Road, Benfleet, Essex, SS7 3PB	A3	39				39
14/0707/OUT	Land South of Roscommon Way, Canvey Island, Essex	A3	700			700	
14/0723/FUL & 16/0573/FUL	316 London Road, Benfleet, Essex, SS7 5XR	D1	217				217
15/0100/FUL	Kings Park Village, Creek Road, Canvey Island, Essex, SS8 8HE	A3	680				680

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
15/0100/FUL	Kings Park Village, Creek Road, Canvey Island, Essex, SS8 8HE	D2	506				506
15/0131/FUL	206 High Road, Benfleet, Essex, SS7 5LD			A2	60	-60	
15/0131/FUL	206 High Road, Benfleet, Essex, SS7 5LD	A5	60			60	
15/0167/FUL	Oak Lodge, Catherine Road, Benfleet, Essex, SS7 1AR	A1	17			17	
15/0183/FUL	91 Furtherwick Road, Canvey Island, Essex, SS8 7AY	A2	53.5			53.5	
15/0293/RES	Land Opposite Morrisons Northwick Road Canvey Island Essex	B1A	8,928			8,928	
15/0730/FULCLO	Crucible House, Endway, Hadleigh, Essex, SS7 2AN	B1A	221			221	
15/0759/CPA	250 London Road, Hadleigh, Essex, SS7 2DE			A1	124	-124	
15/0759/CPA	250 London Road, Hadleigh, Essex, SS7 2DE	A3	124			124	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
15/0793/FUL	363 London Road, Hadleigh, Essex, SS7 2BT			A1	388.5	-388.5	
15/0866/FUL	Jotmans Hall Primary School, High Road, Benfleet, Essex, SS7 5RG	D1	137.2				137.2
15/0910/FUL	Nashlea Farm, Poors Lane, Benfleet, Essex, SS7 2XF			B1A	102.4	-102.4	
15/0952/FUL	117-123 London Road, Benfleet, Essex, SS7 5UH			A1	304	-304	
15/0999/FUL	Appleton School, Croft Road, Benfleet, Essex, SS7 5RN	D1	282			282	
16/0045/FUL	112 Central Avenue, Canvey Island, Essex, SS8 9QP			D2	124	-124	
16/0144/FUL	573-581 & Rear of 583-585 London Road, Hadleigh, Essex, SS7 2EB			A1	205	-205	
16/0190/CPA	387 London Road, Hadleigh, Essex, SS7 2BY			B1A	306	-306	
16/0302/FUL	The Green Room, Rear of Council Offices, Kiln Road, Benfleet, Essex, SS7 1TF			B1A	111	-111	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
16/0302/FUL	The Green Room, Rear of Council Offices, Kiln Road, Benfleet, Essex, SS7 1TF	A3	111			111	
16/0419/FUL	Roscommon Way, Canvey Island, Essex	A1	7,919.5			7,919.5	
16/0419/FUL	Roscommon Way, Canvey Island, Essex	A3	167			167	
16/0433/FUL	Sluice Farm, Haven Road, Canvey Island, Essex, SS8 0LU	D2	1,355			1355	
16/0435/FUL	290 Kiln Road, Benfleet, Essex, SS7 1QT	B1C	33.5			33.5	
16/0504/FUL	King Canute PH & Land adjacent Canvey Road, Canvey Island, Essex, SS8 0QA			A1	59	-59	
16/0504/FUL	King Canute PH & Land adjacent Canvey Road, Canvey Island, Essex, SS8 0QA	D1	175			175	
16/0691/FUL	125 Vicarage Hill, Benfleet, Essex, SS7 1PD	D2	80			80	
16/0701/FUL	92 Arundel Road, Benfleet, Essex, SS7 4EF	A1	20			20	

Application	Location	Gain Type	Floor space (m ²)	Loss Type	Floor space (m ²)	Not started	Under construction
16/0737/CLP	59 Brunel Road, Manor Trading Estate, Benfleet, Essex, SS7 4PS	B1C	305.8			305.8	
16/0744/FUL	1a Oak Road, Canvey Island, Essex, SS8 7AX	D1	229				229
16/0788/FUL	191-193 High Street, Canvey Island, Essex, SS8 7RN			A1	9.5	-9.5	
16/0792/FUL	The Oysterfleet Hotel, Knightswick Road, Canvey Island, Essex, SS8 9DA	A3	14			14	
16/0807/FUL	87 London Road, Benfleet, Essex, SS7 5TG	A2	46			46	
16/0958/FUL	176 High Road, Benfleet, Essex, SS7 5LD	D1	41			41	
17/0047/FULCLC	Runnymede Swimming Pool, R/O Council Offices, Kiln Road, Benfleet, Essex, SS7 1TF	D2	435			435	
		Total Gains	30,594.47	Total Losses	1,840.07	Total Under Construction 8,505.12	

Appendix 3: Information on Housing Completions

Housing – Completions & Demolitions - 1st April 2016 to 31st March 2017

Application	Location	Number of Homes		
		Gain	Loss	Net
CPT/697/11/FUL	Land Off Kiln Road, Benfleet, Essex, SS7 1SJ	4	0	4
CPT/358/12/FUL	Brickfields, Great Burches Road, Thundersley, Essex, SS7 3ND	1	0	1
CPT/389/12/FUL	11 Telese Avenue, Canvey Island, Essex, SS8 7LR	1	0	1
CPT/515/12/FUL	Land Adj 69 Waarden Road, Canvey Island, Essex, SS8 9AB	1	0	1
CPT/574/12/FUL	12 Marine Approach, Canvey Island, Essex, SS8 0AL	1	0	1
CPT/628/12/OUT & CPT/628/12/RES	Corner of Brook Road and Hall Farm Road, Benfleet, Essex	14	0	14
CPT/123/13/FUL	62 Westerland Avenue (Plot 2), Canvey Island, Essex, SS8 8JS	1	0	1
CPT/140/13/FUL	71 High Street, Canvey Island, Essex, SS8 7RD	4	0	4
CPT/267/13/FUL	81 Daws Heath Road, Benfleet, Essex, SS7 2TA	0	1	-1
CPT/271/13/FUL	9 Hernen Road, Canvey Island, Essex, SS8 8BT	3	1	2
CPT/314/13/FUL & CPT/315/13/FUL	Land to the East of Wall Road, Canvey Island, Essex, SS8 7TW	4	1	3
CPT/522/13/FUL	47 Paarl Road, Canvey Island, Essex, SS8 9BT	2	0	2
CPT/532/13/OUT & CPT/78/14/RES	Land to the rear of 106 Rectory Road, Hadleigh, Essex, SS7 2NQ	1	0	1
CPT/591/13/FUL	297 Benfleet Road, Benfleet, Essex, SS7 1PR	0	1	-1
CPT/674/13/FUL	86 Grove Road, Benfleet, Essex, SS7 1JJ	1	1	0
CPT/686/13/FUL	18-32 High Road, Benfleet, Essex, SS7 5LH	3	0	3
CPT/46/14/FUL & 15/0745/FUL	178 High Road (1 st Floor), Benfleet, Essex, SS7 5LD	3	0	3
14/0003/FUL	Pandoras Box, 300 Long Road, Canvey Island, Essex, SS8 0JS	2	0	2
14/0022/FUL	Land Adjacent to Wealone, Wensley Road, Benfleet, Essex, SS7 3DS	1	0	1
14/0311/FUL & CPT/88/10/REN	Hornbeams, Catherine Road, Benfleet, Essex, SS7 1AR	1	0	1
14/0320/CPA	358 London Road, Hadleigh, Essex, SS7 2DD	1	0	1
14/0331/FUL	Five Acres, Great Burches Road, Benfleet, Essex, SS7 3ND	0	1	-1
14/0379/FUL	51 Chapman Road, Canvey Island, Essex, SS8 7QS	4	0	4
14/0389/FUL	140 Shipwrights Drive, Benfleet, Essex, SS7 1AX	4	0	4
14/0487/FUL	Fernleigh, Wensley Road, Benfleet, Essex, SS7 3DS	1	0	1
14/0497/FULCLC	R/O 37-46 St Christophers Close, Canvey	3	0	3

Application	Location	Number of Homes		
		Gain	Loss	Net
	Island, Essex, SS8 9NG			
14/0548/FUL	44 London Road, Benfleet, Essex, SS7 5TJ	13	0	13
14/0589/FUL	109-111 High Road, Benfleet, Essex, SS7 5LN	7	0	7
14/0602/FUL	Land North of 201-219 Kiln Road, Benfleet, Essex, SS7 1SJ	17	0	17
14/0604/FUL	48 High Road, Benfleet, Essex, SS7 5LH	1	0	1
14/0644/FUL	8 Heideburg Road, Canvey Island, Essex, SS8 8HB	0	1	-1
14/0660/FUL	Whitegates, Goldfinch Lane, Benfleet, Essex, SS7 3LQ	1	0	1
14/0770/FUL	19 Clifton Road, Canvey Island, Essex, SS8 0EE	2	0	2
15/0012/FUL	32 Chapman Road, Canvey Island, Essex, SS8 7QS	2	0	2
15/0092/FUL	230 Church Road, Benfleet, Essex, SS7 4PL	8	0	8
15/0209/FUL	335-339 London Road, Hadleigh, Essex, SS7 2BT	7	0	7
15/0249/FUL	Land Adjacent to 12 Whernside Avenue, Canvey Island, Essex, SS8 8EG	1	0	1
15/0250/FUL	Site adjacent to Pauls Court, Meppel Avenue, Canvey Island, Essex	0	1	-1
15/0264/FUL	14 Paarl Road, Canvey Island, Essex, SS8 9BT	4	0	4
15/0265/FUL	Land adjacent to 45 Fleet Road, Benfleet, Essex, SS7 5JL	2	0	2
15/0330/FUL & 16/0640/FUL	68 Cumberland Avenue, Benfleet, Essex, SS7 5NY	2	1	1
15/0400/FUL	21 Brandenburg, Canvey Island, Essex, SS8 8HA	0	1	-1
15/0406/FUL	25-27 Foster Road, Canvey Island, Essex, SS8 8AR	0	2	-2
15/0562/FUL & 15/0563/FUL	100 High Street, Canvey Island, Essex, SS8 7SQ	1	0	1
15/0572/FUL	23 Fleet Road, Benfleet, Essex, SS7 5JE	2	0	2
15/0847/CPA	206 High Road, Benfleet, Essex, SS7 5LD	1	0	1
15/0930/FUL	Flutes 9-15 High Street, Benfleet, Essex, SS7 1NA	1	0	1
15/0961/FUL	Land Adjacent to 1 Norwood Drive, Benfleet, Essex, SS7 1LJ	1	0	1
15/1015/FUL	319 Daws Heath Road, Benfleet, Essex, SS7 2TY	0	1	-1
15/1037/FUL	70 Paarl Road, Canvey Island, Essex, SS8 9BU	0	1	-1
16/0025/FUL	309 Thundersley Park Road, Benfleet, Essex, SS7 1AH	0	1	-1
16/0053/FUL	34 Gafzelle Drive, Canvey Island, Essex, SS8 7NA	0	1	-1
16/0109/FUL	164 Eversley Road, Benfleet, Essex,	2	1	1

Application	Location	Number of Homes		
		Gain	Loss	Net
	SS7 4LE			
16/0164/FUL	21 Lynton Road, Hadleigh, Essex, SS7 2QG	0	1	-1
16/0490/CLE	Land to the rear of 57 The Dale, Benfleet, Essex, SS7 1TD	1	0	1
16/0497/FUL	9 Aalten Avenue, Canvey Island, Essex, SS8 7QP	0	1	-1
16/0729/FUL	88 High Street, Hadleigh, Essex, SS7 2PB	0	1	-1
16/0765/FUL	71 Watlington Road, Benfleet, Essex, SS7 5DT	0	1	-1
16/0786/FUL	19 Holbek Road, Canvey Island, Essex, SS8 8NT	0	1	-1
16/0901/FUL	4 Hindles Road, Canvey Island, Essex, SS8 8HT	0	1	-1
TOTAL		137	23	114

Appendix 4: Information on Extant Housing Consents

Housing – Summary of Extant Consents as at 1st April 2017

Source	Consents	Gain	Loss	Net
Dwellings Under Construction*	67	284	7	277
Extant Planning Permissions (FULL and RES)	69	236	38	198
Outline Planning Permissions	2	12	0	12
Planning Permissions awaiting S106	3	670	2	668
TOTAL	141	1202	47	1155

* Includes Remaining Dwellings from Completions and dwellings under construction

Housing – Consents under Construction as at 1st April 2017

Application	Location	Proposed Dwellings				2001-2016	
		Gain	Loss	Net	Commenced*	Gain	Loss
CPT/97/99/FUL	Land north of Romsey Drive, Benfleet, Essex, SS7 5UB	16	0	16	25/05/1999	14	0
CPT/111/02/FUL	Holehaven Caravan Camp, Haven Road, Canvey Island, Essex, SS8 0NR	17	0	17	11/10/2004	10	0
CPT/24/05/FUL	320 London Road, Hadleigh, Essex, SS7 2BA	32	0	32	14/07/2005	12	0
CPT/605/06/FUL	26 & 28 Bartley Road, Benfleet, Essex, SS7 4DB	2	2	0	29/03/2007	1	2
CPT/46/07/REN	12 Melcombe Road, Benfleet, Essex, SS7 5NB	2	1	1	20/04/2015	0	1
CPT/147/07/FUL	S/O 11 Clifton Avenue, Benfleet, Essex, SS7 5RB	2	1	1	24/06/2010	0	0
CPT/319/08/RES	Land btw Long Acre & Homestead, Great Burches Road, Thundersley, Essex, SS7 3NG	1	1	0	04/07/2012	0	1
CPT/129/10/FUL	679 High Road, Benfleet, Essex, SS7 5SF	3	0	3	16/03/2010	0	0
CPT/655/11/FUL	Land Adj 49 Hall Crescent, Hadleigh, Essex, SS7 2QW	1	0	1	Y	0	0
CPT/31/12/FUL	48-50 Furtherwick Road, Canvey Island, Essex, SS8 7AE	2	1	1	01/08/2013	0	1
CPT/302/12/FUL	Braeside Farm, Great Burches Road, Benfleet, Essex, SS7 3HD	1	1	0	25/03/2015	0	0

Application	Location	Proposed Dwellings				2001-2016	
		Gain	Loss	Net	Commenced*	Gain	Loss
CPT/345/12/FUL & CPT/19/13/FUL	121 Church Road, Hadleigh, Essex, SS7 2EJ	2	1	1	13/07/2015	0	1
CPT/358/12/FUL	Brickfields, Great Burches Road, Thundersley, Essex, SS7 3ND	13	0	13	Y	1	0
CPT/529/12/FUL	40 Roggel Road, Canvey Island	1	1	0	Y	0	1
CPT/314/13/FUL & CPT/315/13/FUL	Land to the East of Wall Road, Canvey Island, Essex, SS8 7TW	5	1	4	26/11/2014	4	1
CPT/398/13/FUL	Land R/O 149-151 High Street, Canvey Island, Essex, SS8 7RQ	3	0	3	19/02/2015	0	0
CPT/522/13/FUL	47 Paarl Road, Canvey Island, Essex, SS8 9BT	6	1	5	10/03/2015	2	1
CPT/541/13/FUL & 15/0668/FUL	141 Shipwrights Drive, Benfleet, Essex, SS7 1RG	1	1	0	07/10/2015	0	1
CPT/591/13/FUL	297 Benfleet Road, Benfleet, Essex, SS7 1PR	1	1	0	09/02/2017	0	1
CPT/599/13/FUL	R/O 17 & 19 Downer Road, Benfleet, Essex, SS7 1BQ	2	0	2	12/01/2017	0	0
14/0015/FUL	19 Larup Avenue, Canvey Island, Essex, SS8 8AJ	4	1	3	Y	0	1
14/0016/FUL	23 May Avenue, Canvey Island, Essex, SS8 7EE	2	1	1	18/08/2015	0	1
14/0028/FUL	Land rear of Holbrook House, Church Road, Hadleigh, Essex, SS7 2DG	1	0	1	Y	0	0
14/0389/FUL	140 Shipwrights Drive, Benfleet, Essex, SS7 1AX	7	0	7	17/06/2015	4	0
14/0446/FUL	25 Craven Avenue, Canvey Island, Essex, SS8 0DJ	2	1	1	10/02/2015	0	1
14/0493/FUL	61 Mornington Road, Canvey Island, Essex, SS8 8BG	2	1	1	12/07/2016	0	0
14/0602/FUL	Land North of 201-219 Kiln Road, Benfleet, Essex, SS7 1SJ	71	0	71	Y	17	0
14/0604/FUL	48 High Road, Benfleet, Essex, SS7 5LH	2	0	2	10/02/2016	1	0
14/0644/FUL	8 Heideburg Road, Canvey Island, Essex, SS8 8HB	2	1	1	25/04/2016	0	1
14/0724/FUL	58 Rhoda Road North, Benfleet, Essex, Benfleet,	1	0	1	26/02/2016	0	0

Application	Location	Proposed Dwellings				2001-2016	
		Gain	Loss	Net	Commenced*	Gain	Loss
	Essex, SS7 3EH						
14/0725/FUL & 17/0073/FUL	Land Between 117 & 123 Lionel Road, Canvey Island, Essex, SS8 9DY	2	0	2	09/05/2016	0	0
14/0733/FUL	Rear of Silver Jubilee, Hilton Road, Canvey Island, Essex, SS8 9UB	4	0	4	08/06/2016	0	0
15/0022/FUL	44 Kents Hill Road, Benfleet, Essex, SS7 5PL	2	1	1	08/02/2016	0	1
15/0062/FUL & 15/0666/FUL (revised scheme)	Land adj 75 Central Avenue, Canvey Island, Essex, SS8 9QR	2	0	2	10/12/2015	0	0
15/0212/FUL	1 Urmond Road, Canvey Island, Essex, SS8 9AD	1	1	0	21/08/2015	0	1
15/0250/FUL	Site adjacent to Pauls Court, Meppel Avenue, Canvey Island, Essex	6	1	5	Y	0	1
15/0270/FUL & 16/0762/FUL	120-122 Lionel Road, Canvey Island, Essex, SS8 9DY	3	1	2	02/02/2017	0	0
15/0273/FUL	70 Church Road, Hadleigh, Essex, SS7 2DW	1	0	1	11/04/2016	0	0
15/0400/FUL	21 Brandenburg, Canvey Island, Essex, SS8 8HA	4	1	3	09/08/2016	0	1
15/0406/FUL	25-27 Foster Road, Canvey Island, Essex, SS8 8AR	2	2	0	Y	0	2
15/0423/FUL	58 Central Wall Road, Canvey Island, Essex, SS8 9PQ	2	1	1	17/11/2016	0	0
15/0495/FUL	25 St Johns Road, Hadleigh, Essex, SS7 2PZ	1	0	1	18/01/2017	0	0
15/0562/FUL & 15/0563/FUL	100 High Street, Canvey Island, Essex, SS8 7SQ	2	0	2	11/01/2016	1	0
15/0696/FUL	408 London Road, Benfleet, Essex, Ss7 1AX	37	0	37	Y	0	0
15/0710/FUL	242 High Road, Benfleet, Essex, SS7 5LA	19	0	19	17/03/2017	0	0
15/0715/CPA	82 High Street, Hadleigh, Essex, SS7 2PB	5	0	5	Y	0	0
15/0734/FUL	333 London Road, Hadleigh, Essex, SS7 2BT	2	1	1	27/02/2017	0	0
15/0766/OUT & 15/1046/FUL	Carningle, The Common, Benfleet, Essex, SS7 3LH	3	1	2	11/12/2015	0	1

Application	Location	Proposed Dwellings				2001-2016	
		Gain	Loss	Net	Commenced*	Gain	Loss
15/0827/FUL	Coniston Farm, Coniston Road, Benfleet, Essex, SS7 3JD	1	1	0	01/11/2016	0	1
15/0922/FUL	11 Rosbach Road, Canvey Island, Essex, SS8 7JW	2	1	1	20/10/2015	0	1
15/0957/FUL	Land Rear of 74 Essex Way, Benfleet, Essex, SS7 1LT	1	0	1	25/07/2016	0	0
15/0977/FUL	111 Benfleet Road, Benfleet, Essex, SS7 1QF	1	1	0	02/02/2016	0	1
15/1026/FUL	Land East of Swanley, Swale Road, Benfleet, Essex	5	0	5	24/08/2016	0	0
15/1037/FUL	70 Paarl Road, Canvey Island, Essex, SS8 9BU	2	1	1	07/09/2016	0	1
16/0025/FUL	309 Thundersley Park Road, Benfleet, Essex, SS7 1AH	1	1	0	27/10/2016	0	1
16/0028/FUL	Site Opposite 14 St Clements Crescent, Benfleet, Essex, SS7 5XE	1	0	1	19/01/2017	0	0
16/0045/FUL	112 Central Avenue, Canvey Island, Essex, SS8 9QP	2	0	2	14/09/2016	0	0
16/0069/FUL	231 London Road, Hadleigh, Essex, SS7 2RF	6	0	6	21/02/2017	0	0
16/0087/FUL	4a Champlain Avenue, Canvey Island, Essex, SS8 9QL	1	0	1	02/08/2016	0	0
16/0088/CPA	80 High Street, Hadleigh, Essex, SS7 2PB	3	0	3	Y	0	0
16/0164/FUL	21 Lynton Road, Hadleigh, Essex, SS7 2QG	4	1	3	Y	0	1
16/0492/FUL	76 High Street, Hadleigh, Essex, SS7 2PB	4	0	4	10/02/2017	0	0
16/0497/FUL	9 Aalten Avenue, Canvey Island, Essex, SS8 7QP	2	1	1	21/02/2017	0	1
16/0605/FUL	41 Templewood Road, Hadleigh, Essex, SS7 2RJ	2	0	2	02/11/2016	0	0

Application	Location	Proposed Dwellings				2001-2016	
		Gain	Loss	Net	Commenced*	Gain	Loss
16/0706/FUL	Adj 55 Hannett Road, Canvey Island, Essex, SS8 8LP	2	0	2	01/03/2017	0	0
16/0729/FUL & 16/0527/CPA	88 High Street, Hadleigh, Essex, SS7 2PB	5	1	4	Y	0	1
16/0901/FUL	4 Hindles Road, Canvey Island, Essex, SS8 8HT	1	1	0	16/03/2017	0	1
TOTAL		351	37	314		67	31

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

Housing – Full and Reserved Matters Consents as at 1st April 2017

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/327/11/FUL	4-12 Park Chase, Hadleigh, Essex, SS7 2BZ	25	0	25
CPT/267/13/FUL	81 Daws Heath Road, Benfleet, Essex, SS7 2TA	2	1	1
CPT/490/13/FUL	125-127 High Street, Canvey Island, Essex, SS8 7RF	14	0	14
CPT/606/13/FUL	Briar Cottage, Leige Avenue, Canvey Island, Essex, SS8 9PL	6	1	5
CPT/670/13/FUL	8 Westwood Road, Canvey Island, Essex, SS8 0ED	1	1	0
14/0151/FUL	7 The Sorrells, Benfleet, Essex, SS7 4JU	1	0	1
14/0331/FUL	Five Acres, Great Burches Road, Benfleet, Essex, SS7 3ND	1	1	0
14/0465/FUL	7 Kollum Road, Canvey Island, Essex, SS8 7TU	2	1	1
14/0677/FUL	3 Highfield Avenue, Benfleet, Essex, SS7 1RY	1	1	0
14/0668/FUL	396 London Road, Benfleet, Essex, SS7 1AX	22	0	22
14/0758/FUL	Land Adj 34 Crescent Road, Benfleet, Essex, SS7 1JL	3	0	3
15/0301/FUL	64 Kimberley Road, Benfleet, Essex, SS7 5NQ	2	0	2
15/0501/FUL	84 Vicarage Hill, Benfleet, Essex, SS7 1PE	3	1	2
15/0526/FUL & 16/0984/FUL	Rear of 60 Daws Heath Road, Benfleet, Essex, SS7 2TA	2	0	2
15/0545/FUL	211 London Road, Benfleet, Essex, SS7 5UN	10	0	10
15/0555/FUL	323-325 London Road, Hadleigh, Essex, SS7 2BT	6	0	6
15/0595/FUL	109 Long Road, Canvey Island, Essex, SS8 0JB	8	1	7
15/0793/FUL	363 London Road, Hadleigh, Essex, SS7 2BT	4	0	4
15/0858/FUL	106 Rectory Road, Hadleigh, Essex,	2	1	1

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
	SS7 2NQ			
15/0887/FUL	Land adj 16 Gifford Road, Benfleet, Essex, SS7 5XU	1	0	1
15/0891/FUL	Site Adjacent 17 St Clements Crescent, Benfleet, Essex, SS7 5XE	1	0	1
15/0892/FUL	Site Adj 26 Gifford Road, Benfleet, Essex, SS7 5XU	1	0	1
15/0910/FUL	Nashlea Farm, Poors Lane, Benfleet, Essex, SS7 2XF	6	0	6
15/0911/FUL	Land Adjacent 2 Wensley Road, Benfleet, Essex, SS7 3DT	1	0	1
15/0952/FUL	117-123 London Road, Benfleet, Essex, SS7 3LH	10	0	10
15/1015/FUL	319 Daws Heath Road, Benfleet, Essex, SS7 2TY	1	1	0
16/0014/FUL & 16/0533/FUL	2a Castle Road, Hadleigh, Essex, SS7 2AY	2	0	2
16/0038/APA	Oak Tree Farm, Sherwood Crescent, Benfleet, Essex, SS7 2LF	1	0	1
16/0039/APA	Oak Tree Farm, Sherwood Crescent, Benfleet, Essex, SS7 2LF	1	0	1
16/0049/FUL	22 Kingsley Lane, Benfleet, Essex, SS7 3TU	2	1	1
16/0051/FUL	1 Northfalls Road, Canvey Island, Essex, SS8 7QQ	2	1	1
16/0053/FUL	34 Gafzelle Drive, Canvey Island, Essex, SS8 7NA	2	1	1
16/0144/FUL	573-581 & Rear of 583-585 London Road, Hadleigh, Essex, SS7 2EB	14	5	9
16/0190/CPA	387 London Road, Hadleigh, Essex, SS7 2BY	4	0	4
16/0290/FUL	43 Greenwood Avenue, Benfleet, Essex, SS7 1LD	1	1	0
16/0314/RES & CPT/218/13/OUT	Weir House & Land Adj Arterial Road, Rayleigh, Essex, SS6 7TR	13	1	12
16/0330/FUL	18 Lynton Road, Hadleigh, Essex, SS7 2QQ	1	1	0
16/0350/FUL	450 Rayleigh Road, Benfleet, Essex, SS7 3SU	2	0	2
16/0418/FUL	271 Rayleigh Road, Benfleet, Essex, SS7 3XF	6	0	6
16/0479/FUL	Land adj 12 Avondale Road, Benfleet, Essex, SS7 1EJ	1	0	1
16/0485/FUL	61 Elm View Road, Benfleet, Essex, SS7 5AR	1	1	0
16/0494/FUL	1 Wincoat Close, Benfleet, Essex, SS7 5AJ	1	0	1
16/0504/FUL	King Canute PH & Land Adjacent Canvey Road, Canvey Island, Essex, SS8 0QA	4	1	3
16/0513/FUL	14 Downer Road North, Benfleet, Essex, SS7 3EG	2	1	1
16/0547/FUL	Land Adjacent 5 Shrewsbury Drive, Benfleet, Essex, SS7 3EG	1	0	1
14/0723/FUL & 16/0573/FUL	316 London Road, Benfleet, Essex, SS7 5XR	1	0	1

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
16/0577/FUL	331 London Road, Benfleet, Essex, SS7 1BL	1	0	1
16/0581/FUL	40 Thundersley Park Road, Benfleet, Essex, SS7 1ET	1	1	0
16/0644/FUL	Thames Court, Western Esplanade, Canvey Island, Essex, SS8 0AY	2	0	2
16/0646/FUL	2 Harvest Road, Canvey Island, Essex, SS8 9PD	1	0	1
16/0649/FUL	412a Kents Hill Road, Benfleet, Essex, SS7 4AB	1	0	1
16/0684/FUL	Land Adjacent 270 Daws heath Road, Benfleet, Essex, SS7 2TP	1	0	1
16/0720/FULCLC	Garage Site Land Adjacent to Lawns Court, Benfleet, Essex, SS7 4LG	2	0	2
16/0765/FUL	71 Watlington Road, Benfleet, Essex, SS7 5DT	3	1	2
16/0783/FUL	Land Adj 64 Winterswyk Avenue, Canvey Island, Essex	1	0	1
16/0786/FUL	19 Holbek Road, Canvey Island, Essex, SS8 8NT	2	1	1
16/0788/FUL	191-193 High Street, Canvey Island, Essex, SS8 7RN	2	2	0
16/0807/FUL	87 London Road, Benfleet, Essex, SS7 5TG	1	1	0
16/0836/FUL	204 Kiln Road, Benfleet, Essex, SS7 1SL	1	1	0
16/0837/FUL & 16/0057/FUL	14 St Marks Road, Hadleigh, Essex, SS7 2PY	3	1	2
16/0840/FUL & CPT/666/13/OUT	190-192 Daws Heath Road, Benfleet, Essex, SS7 2TB	2	2	0
16/0847/FUL	11 Roggel Road, Canvey Island, Essex, SS8 7HN	1	1	0
16/0913/FUL	Land at Rear of 219 Kiln Road, Benfleet, Essex, SS7 1RS	5	0	5
16/0914/FUL	Land Adj to 17 Alma Close, Benfleet, Essex, SS7 2EG	1	0	1
16/0954/FUL	40 Park Road, Benfleet, Essex, SS7 3PP	2	1	1
16/0983/FUL	50 Albert Road, Benfleet, Essex, SS7 4DJ	1	0	1
17/0045/FUL	315 Daws Heath Road, Hadleigh, Essex, SS7 2TY	1	1	0
17/0071/FUL	29 Denham Road, Canvey Island, Essex, SS8 9HB	3	1	2
TOTAL		236	38	198

Housing – Outline Consents as at 1st April 2017

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
15/0987/OUT	40 Roggel Road, Canvey Island, Essex, SS8 7HN	2	0	2
16/0987/OUT	92-94 Foksville Road, Canvey Island, Essex, SS8	10	0	10

	7BE			
TOTAL		12	0	12

Housing – Consents awaiting Section 106 Resolution as at 1st April 2017

Application	Location	Proposed Dwellings		
		Gain	Loss	Net
CPT/707/11/OUT	Thorney Bay Caravan Park, Thorney Bay Road, Canvey Island	600	0	600
15/0709/FUL	Solby Wood Farm, Daws Heath Road, Benfleet, Essex, SS7 2UD	46	0	46
16/0212/OUT	74 High Street, Canvey Island, Essex, SS8 7BE	24	2	22
TOTAL		670	2	668