



REPORT TO THE MEETING OF CABINET – 17 JULY 2024

PORTFOLIO: DEPUTY LEADER/STRATEGIC PLANNING – CLLR W GIBSON

REPORT FROM ASSISTANT DIRECTOR CLIMATE & GROWTH

SUBJECT: AUTHORITY MONITORING REPORT AND BROWNFIELD LAND REGISTER

1 PURPOSE OF REPORT

- 1.1 To advise the Cabinet on the findings of the Authority Monitoring Report and Brownfield Land Register and the implications of these findings for decision taking in respect of planning applications.

2 LINKS TO COUNCIL'S PRIORITIES AND OBJECTIVES

- 2.1 The Authority Monitoring Report sets out information that helps the Council understand how it is progressing towards achieving elements of the Council's priorities of Economy and Growth, Place and Environment.
- 2.2 The Brownfield Land Register contributes towards the Place priority.

3 RECOMMENDATION

3.1 It is proposed that Cabinet **RESOLVES**

- (1) To note the findings of the Authority Monitoring Report 2022 – 2024 and the implications that has for decision-making in respect of planning applications.
- (2) To note the updates to the Part 1 Brownfield Register dated April 2024.

4 THE AUTHORITY MONITORING REPORT

- 4.1 The Council is required to prepare an Authority Monitoring Report in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. This should be prepared on an annual basis, and should as a minimum set out:
- a. How plan-making is progressing against the milestones in the Local Development Scheme;
 - b. What activities have been undertaken in accordance with the Duty to Cooperate; and
 - c. Information about housing delivery in the area and the future housing trajectory.
- 4.2 Additionally, authorities are required to include within the Authority Monitoring Report an Infrastructure Funding Statement as set out in the Community Infrastructure Levy Regulations 2010, as amended in 2019.
- 4.3 The Authority Monitoring Report, attached at **Appendix 1**, covers the period from 1 April 2022 – 31 March 2024.
- 4.4 Whilst normally these reports are prepared annually, work to ensure data quality in 2022/23, combined with the need to prepare the baseline position for the Castle Point Plan meant that it became appropriate to prepare a two-year Authority Monitoring Report and report that as early as possible following the close of the 2023/24 year on 31 March 2024.
- 4.5 The Authority Monitoring Report includes the necessary minimum requirements outlined above plus additional development monitoring for non-residential forms of development such as industrial units and shops.
- 4.6 To summarise, the findings of the Authority Monitoring Report as are follows:
- There was a net increase in employment floor space between April 2022 and March 2024 of 5,506sqm. This is significant in employment terms representing at least 100 jobs.
 - There remains extant consent for a further 36,438sqm of employment floor space.
 - There has been a loss of commercial floor space in town centre locations of around 3,500sqm between April 2022 and March 2024. However, the overall floor space provided to shops and commercial uses has increased across the borough by around 3,800sqm in the same period.
 - Housing delivery rates were high in 2022/23 at 235 homes net. However, in 2023/24 the number of homes built was overshadowed by the number of homes removed from Thorney Bay resulting in the overall number of homes in the borough reducing by 58 homes in that year.

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- Only nine affordable homes were delivered during the period April 2022 to March 2024. These were all constructed by the Council, on Council owned land.
 - In 2022/23 the Council received £752,543.38 in S106 monies and spent £534,156.20.
 - In 2023/24 the Council received £25,040 in S106 monies and spent £45,284.87.
 - The Council holds £763,301.69 in S106 monies including funding for affordable housing and healthcare provision. Around £132k of this is committed to the delivery of a healthcare facility in Thundersley in the forthcoming year. Additional affordable housing provision on Council owned land is also planned for delivery.
 - The Council implemented CIL in May 2023. At 1 April 2024 the Council held £972 in CIL income. CIL demand notices to the value of £66,098.91 were issued in the year to 1 April for development but had not been paid at the 1 April. Payment is not due until 60 days after the issue of the notice, so this is not an unusual position.
- 4.7 It should be noted that S106 monies related to County Council services such as education, libraries and highways are paid to and held by the County Council and are not included in the Borough Council's Infrastructure Funding Statement. The County Council publishes its Infrastructure Funding Statement online at: <https://www.essex.gov.uk/planning-land-and-recycling/planning-and-development/planning-advice-and-guidance/guidance>

The Housing Delivery Test and Housing Land Supply

- 4.8 The principal implications arising from the Authority Monitoring Report are those arising from past housing delivery and the housing land supply position and the impact these have on decision-making in respect of planning applications for new homes.
- 4.9 The first point to note is that as the Council does not have an up-to-date Local Plan in place currently, it is required to base all housing calculations on the housing requirements arising from the standard methodology. Once the Castle Point Plan is in place, the approach to reporting the housing calculation will change as we will be able to use the housing target established in that plan.
- 4.10 The consequence of this position is that both housing delivery and housing supply are assessed against a requirement of 355 homes per annum.
- 4.11 In respect of housing delivery, over the past 3 years 382 homes (net) have been delivered in Castle Point which is just 36% of this requirement. The National Planning Policy Framework (NPPF) indicates that where housing delivery is below 75% then the presumption in favour of sustainable

development applies, which requires decision takers to approve applications for housing unless the policies of the NPPF protect areas or assets of particular importance and provide a clear reason for refusing development; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.

- 4.12 In respect of housing supply meanwhile, in the absence of newly identified sites through an up-to-date Plan, there is around 2.46 years' worth of housing land supply in the borough. The NPPF requires councils to be able to identify a five-year housing land supply and consequently it is again the case that the presumption in favour of sustainable development applies.
- 4.13 This means that the Development Management Committee and officers, when dealing with delegated applications, will need to weigh the need for housing significantly against other considerations, which may affect the outcomes of some decisions. Planning Inspectors may similarly apply additional weight to housing need.
- 4.14 The fundamental solution to this challenge is to continue to work to get the Castle Point Plan in place in accordance with the timescale set out in the Local Development Scheme and agreed by Council in January 2024 (Minute 69/04).

5 BROWNFIELD LAND REGISTER

- 5.1 In April 2017 the Government published the Town and Country Planning (Brownfield Land Register) Regulations 2017. These require the Council to publish a Brownfield Land Register (BLR) every year. The Register can contain two parts; Part 1 is mandatory and should contain a list of previously developed sites where residential development is considered suitable, available and achievable. Part 2 is optional and can contain a subset of Part 1 which lists those sites where the Council has decided to allocate the land for residential development ("Permission in Principle").
- 5.2 The Council first approved the Brownfield Land Register in December 2017. This has been updated each year; however, the latest review covers the period from December 2022 to March 2024. The reviews to date have only been changed to reflect factual changes in circumstances as follows:
- Updating the planning status of a site already on the list as a consequence of the grant of planning permission;
 - Adding new brownfield sites to the list because of the grant of planning permission or notification of sites being available; and
 - Removing sites from the list once development has been completed.
- 5.3 Because of these factual updates, the total number of sites listed in the register has decreased from 53 to 47. These sites have the capacity to provide around 774 homes. A list of sites on the Brownfield Register is

included as **Appendix 2**. Site CP0078 is proposed to be added to the Brownfield Register; a map of this site is included at **Appendix 3**.

- 5.4 Work being undertaken in respect of the Castle Point Plan has identified other potential brownfield sites within the borough. However, currently it is not certain as to their acceptability to residents. This additional work has not therefore been incorporated into the Brownfield Land Register as of March 2024. As the Castle Point Plan is progressed more certainty will arise around the additional sites identified and an updated Brownfield Land Register will be prepared capturing these sites as appropriate around the time the Castle Point Plan is submitted for examination.
- 5.5 As with previous updates to the register, it is not proposed to include any sites on Part 2, whereby they would be granted 'Permission in Principle' at this time. The preparation of a Part 2 to the register would require additional work and assessment to determine the appropriate capacity and any conditions for the development of each site. A Part 2 register would require approval by Council, if progressed, as it would form part of the Council's planning framework. There is the potential to explore the preparation of a Part 2 register as part of the work to support the delivery of the Castle Point Plan in future years.

6 ENVIRONMENTAL IMPLICATIONS

- 6.1 The delivery of homes on brownfield land has potentially positive implications for the environment through the reuse of land and property, reducing waste and preventing harm to natural habitats.

7 FINANCIAL IMPLICATIONS

- 7.1 This report is for noting and there are consequently no financial implications associated with it.

8 LEGAL IMPLICATIONS

- 8.1 This report has been prepared pursuant to the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, and the Town and Country Planning (Brownfield Land Register) Regulations 2017. The production of this report ensures compliance with these regulations.

9 HUMAN RESOURCES IMPLICATIONS

- 9.1 There are no human resource implications associated with this report.

10 EQUALITY AND DIVERSITY IMPLICATIONS

- 10.1 An equality impact assessment has not been undertaken as no decision is required.



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Background Papers:-

None.

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Authority Monitoring Report
1 April 2022 – 31 March 2024

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Introduction

The Authority Monitoring Report (hereinafter referred to as the "report") monitors the Council's plan-making and development progress from April 1, 2022, to March 31, 2024.

The Report covers four matters:

1. The progress in preparing the Local Plan and other planning documents in accordance with the timetable set out in the Local Development Scheme.
2. The progress achieved in delivering sustainable development, assessed against a range of output indicators for the period April 1, 2022, to March 31, 2024.
3. An Infrastructure Funding Statement setting out details of S106 Agreements that the Council has entered with developers and Community Infrastructure Levy (CIL) income received.
4. Information on how the Council has fulfilled the Duty to Cooperate in the aforementioned period.

It's important to highlight that currently, Castle Point does not have designated Neighbourhood areas that require reporting on.

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

Given that this AMR pertains to two reporting periods, beginning on the 1st of April 2022 and ending on the 31st of March 2024, it does not encompass any developments or decisions made after that date.

Noteworthy decisions within this monitoring period include the withdrawal of the Castle Point Local Plan 2018-2033 in June 2022 and the adoption of the new Local Development Scheme in November 2022 which was updated in January 2024.

Plan Preparation Progress

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

Local Development Scheme

The Local Development Scheme (LDS) sets out the program for preparing the Local Development Plan (LDP). There have been three Local Development Schemes effective during the reporting period:

- 1) Local Development Scheme for the Castle Point Local Plan 2018-2033 approved November 2020
- 2) Local Development Scheme for the Castle Point Plan approved November 2022
- 3) Updated Local Development Scheme for the Castle Point Plan approved January 2024

Castle Point Local Plan 2018-2033

During the reporting period April 2022 to March 2024 the following progress was made in respect of the Local Development Scheme dated November 2020.

Stage	Commencement Date	Progress
Regulation 18 Issues Consultation Sustainability Appraisal Scoping Report	July 2018	Complete on time
Regulation 19 Publication of Plan	December 2019	Complete on time
Regulation 22 Submission of Local Plan to Secretary of State	October 2020	Completed
Regulation 24 Examination	January 2021-March 2022	Completed
Regulation 25 Publication of the Inspectors Report	March 2022	Completed
Regulation 26 Adoption of the Local Plan	March 2022	The Council took the decision not to adopt the Local Plan.

Note, that whilst this plan was withdrawn, the Council demonstrated that it can deliver a local plan in accordance with a programme of work.

Castle Point Plan 2023-2043

During the reporting period, the following progress was made in respect of the Local Development Scheme approved in November 2022 and updated in January 2024.

Stage	Commencement Date	Progress
Issues Identification	January 2023 - August 2023	Completed
Options Development	September 2023 - June 2024	Underway and on time
Developing The Plan	June 2024 - February 2025	Due to commence on time
Publication	February 2025 - April 2025	Due to occur on time
Submission	April 2025	Due to occur on time
Examination	June 2025 - December 2025	Dependent on PINs
Adoption	March 2026	Dependent on PINs

The Council is on track to submit the Castle Point Plan under the requirements of the 2004 Planning and Compulsory Purchase Act.

Supplementary Planning Documents

There were no supplementary planning documents prepared within this period.

Duty to Cooperate

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

Scheduled Frequency	Description of work/ meetings/ workshops	Outputs
Monthly	South Essex Councils Working Groups and Programme Boards These include on Housing and strategic planning matters; Transport; Digital Infrastructure; Green and Blue infrastructure; and other programmes.	Prepares joint evidence and research papers for local plans, dealing with cross-boundary issues; works with partners; and manages programmes
Monthly	South Essex Economic Development Managers meeting. Discussion of cross boundary issues, funding bids, best practice across South Essex.	Developing a shared approach to economic development across South Essex and exploring options for joint working and preparing joint consultation responses.
Bi-monthly	NHS/CPBC joint meeting	Shared understanding of the needs of the NHS in Castle Point.
Quarterly	EPOA planning policy and development management forums. Facilitates the sharing of good practice and facilitation of cooperation and joint working on issues of a strategic nature and common interest across Greater Essex.	Commissioning the preparation of joint evidence including EPOA demographic modelling, Greater Essex Growth and Infrastructure Framework (GIF) and Gypsy and Traveller Accommodation Assessments (GTAA). This group also led on the Essex Coast RAMS.
Quarterly	EPOA meetings. Facilitates the sharing of good practice and facilitation of cooperation and joint working on issues of a strategic nature and common interest across Greater Essex.	Overseeing and setting the parameters for the preparation of joint evidence across Greater Essex and a forum for discussing Essex wide planning issues
Quarterly	Essex Planning Portfolio Holders' meetings. Facilitates the sharing of good practice and facilitation of cooperation and joint working on issues of a strategic nature	Overseeing and providing direction on a shared approach to addressing strategic planning issues across Greater Essex.

Scheduled Frequency	Description of work/ meetings/ workshops	Outputs
	and common interest across Greater Essex.	
Quarterly	Castle Point Place Partnership Held with key statutory consultee partners focussing on project delivery and supporting growth, the economy and environmental matters.	Understanding of the spatial needs of partner organisations and allows for opportunities for partner delivery to be identified.
Quarterly	Bird Aware Essex Coast RAMS Held with the RAMS partner local authorities, the delivery officer in charge of implementing the strategy and key partners such as Natural England, RSPB and Essex Wildlife Trust.	Forum to oversee the implementation of the RAMS strategy.
Quarterly	Thames Tidal Council Forum Held with the Environment Agency and Council's in the Thames Estuary, focussing on the Thames Estuary 2100.	This forum enables the tidal Thames councils and the Environment Agency to work collaboratively to tackle issues related to Thames Estuary 2100, share opportunities, discuss challenges and solutions, and report progress and requests back to the Environment Agency.
Quarterly	SEC Joint Committee	Constituted Joint Committee to consider reports on strategy and programmes relating to SEC
Monthly	NHS estates	Meeting with the Mid and South Essex NHS Trust on estates issues, including discussions on planning policy and infrastructure requirements
6 monthly	Playing Pitch Strategy Implementation Group Held with national governing sporting bodies, Sport England, Active Essex and the Council's leisure team.	Forum for joint working across the various sporting stakeholders to aid delivery of the playing pitch strategy and to find opportunities for joint working and sharing information.
Ad-hoc	One-to-one meetings with neighbouring local authorities; including Basildon, Rochford, Thurrock, Southend, ECC and others as required and joint working on specific issues.	Agreement of cross-boundary issues. Consideration of options for joint working, for example on evidence, where appropriate.

Economic Development Monitoring

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

Business Development and Town Centres

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

Indicator BD1

Indicator BD1: seeks to identify the total amount and type of completed employment floorspace (gross and net) within the borough during the period from April 1, 2022, to March 31, 2024. It reports on the change in the provision of industrial floorspace falling within B class uses. Offices and other low impact commercial uses previously classified under use class B1 but now classified under use class E(g) following an amendment to the Use Classes Order in August 2020, are dealt with under the town centre indicator (BD4).

Total amount of additional employment floorspace by type April 2022 – March 2024

Floorspace (m ²)	B8 - Storage & Distribution	E(g) - General Industrial	Sui generis	Total
Gains	3116	4251	47	7414
Losses	-1000	-856	-52	-1908
Net	2116	3395	-5	5506

The level of employment floorspace experienced significant growth between 2022 and 2024, primarily due to ongoing development activities south of Roscommon Way on Canvey Island. This development is still in progress, and additional employment space is anticipated to be delivered on that site in the coming year. Works are also underway to begin the substantial delivery of employment floorspace at land south of Northwick Road, Canvey.

Indicator BD2

Indicator BD2 seeks to show the amount and type of completed employment floorspace (gross) coming forward on previously developed land during the period from April 1, 2022, until March 31, 2024.

Total amount of gross industrial employment floorspace on Previously Developed Land (PDL) April 2022 – March 2024

	Floorspace (sqm)
Previously Developed Land	-1342
Partial Previously Developed Land	83

Most employment growth between 2022 and 2024 was secured on the land to the South of Roscommon Way which is a greenfield site. The reuse of urban brownfield sites for housing, has resulted in a loss of employment space on previously developed land, principally within town centre and edge of centre locations. Regeneration and renewal of employment premises within the industrial estates would be required to drive the provision of new employment provision on previously developed land.

Indicator BD3

Indicator BD3 aims to determine the total area of land available for industrial employment purposes in Castle Point, and how it is divided among different use classes. It should be noted that offices and other low impact industrial uses that were previously categorized under Use Class B1 but now fall within Use Class E(g) are reported under indicator BD4.

Net employment land available by type at April 2024

	B8 - Storage & Distribution	E(g) - General Industrial	Sui generis	Total
Extant Planning Permissions	10,234	7,137	1,696	36,438

Using standard employment densities, this is sufficient to provide at least 350 additional jobs in the local economy.

Most of the extant permissions are located in at west Canvey Island at land south of Northwick Road, and land south of Roscommon Way.

Indicator BD4

Indicator BD4: seeks to identify the total amount of completed retail, office, and leisure floorspace delivered in the period from April 1, 2022, until March 31, 2023. This indicator now captures all uses falling within Use Class E, plus any sui generis uses normally found in town centres such as pubs. It also seeks to identify where these were delivered in town centres as opposed to out-of-town centre locations.

Net Additional floorspace for town centre uses by type 2022/2023

Floorspace (sqm)	Use Class E	Use Class F	Sui Generis	Total
All Town Centre Uses	3369.4	0	0	3369.4
All Town Centre Uses in Town Centre Locations	-2208.6	0	0	-2208.6

Net additional floorspace for town centre uses by type 2023/2024

Floorspace (sqm)	Use Class E	Use Class F	Sui Generis	Total
All Town Centre Uses	-65.4	490.4	0	425
All Town Centre Uses in Town Centre Locations	-991.67	-338	0	-1329.67

Between April 2022 and March 2024, there was a modest increase in the provision of floorspace typically found within town centres. This uptick can be largely attributed to the development of office space and trade counters at the land South of Roscommon Way.

However, within the confines of town centres, the situation differs. There has been an overall decline as redevelopment initiatives have been initiated. It's worth noting that some of this decline is temporary, as ongoing schemes involve plans to reintroduce retail units at ground level. Nonetheless, the overarching trend suggests a movement towards more compact town centres, with a focus on increasing residential provision above ground level. This transition holds the potential to enhance the vibrancy of the remaining town centre amenities.

Monitoring Housing

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

Indicator H1-Housing Target

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

The Adopted Local Plan only extended to 2001 in terms of the housing supply position, and consequently there is no current target in an adopted plan for housing delivery in Castle Point. In the absence of an up-to-date target in an adopted Local Plan, guidance set out by the Government in Housing Delivery Test Measurement Rule Book indicates that the standard methodology figure should be used for housing need calculations. The standard methodology results in a calculated housing need in Castle Point of 355 homes per annum which has been applied for the purpose of this report. Any target for Castle Point will be established through the emerging Castle Point Plan.

Indicator H2-Housing Delivery in the Reporting Year

This section sets out a summary of the homes delivered in each of the reporting years covered by this report. The details are set out in the relevant appendices.

Net additional dwellings for the reporting year 2022 – 2023

Type	Completions	Losses	Net
Traditionally Built	192	-31	161
Mobile Homes	0	0	0
Caravans	75	0	75
Boats	4	-5	-1
TOTALS	271	-36	235

During the year 2022/23, there was significant activity in the local house building sector with a good number of traditionally built homes completing alongside the ongoing delivery of the park home scheme at Sandy Bay. Nonetheless, overall completions net completions sat at 66.9% of the homes required when measured against the standard methodology.

Net additional dwellings for the reporting year 2023 - 2024

Type	Completions	Losses	Net
Traditionally Built	88	11	77
Mobile Homes	0	0	0
Caravans	20	151	-131
Boats	5	9	-4
TOTALS	113	171	-58

During the year 2023/24, there was a national downturn in construction arising from national and global economic factors which affected material costs, labour supply and interest rates for borrowings. Consequently, the overall level of completions in Castle Point was low at 113 homes. This growth was dwarfed by the number of caravans being permanently removed from the Thorney Bay caravan site to make way for the new Sandy Bay Park Home scheme, resulting in an overall net loss of homes. It should be noted that the ongoing activity Thorney Bay/Sandy Bay will result in a further net increase of 139 homes. Therefore, while on the surface the site appears to just contribute large losses, the planned replacements will aid in providing additional homes.

Indicator H3 - Housing Delivery Test

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

Additional dwellings in previous years (net)

Year	Method	Net Homes	Target
2021/22	Standard Method	205	355
2022/23	Standard Method	235	351
2023/24	Standard Method	-58	355
Total		382	1061

During the period 2021 to 2024, 382 homes (net) have been delivered in Castle Point. This stands at 36% of the requirement and means that the NPPF requires the Council to prepare an action plan to improve the delivery of homes. It also requires the Council to apply the presumption in favour of sustainable development with an emphasis on addressing housing need, when determining planning applications.

Indicator H4 - Future Housing Supply

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

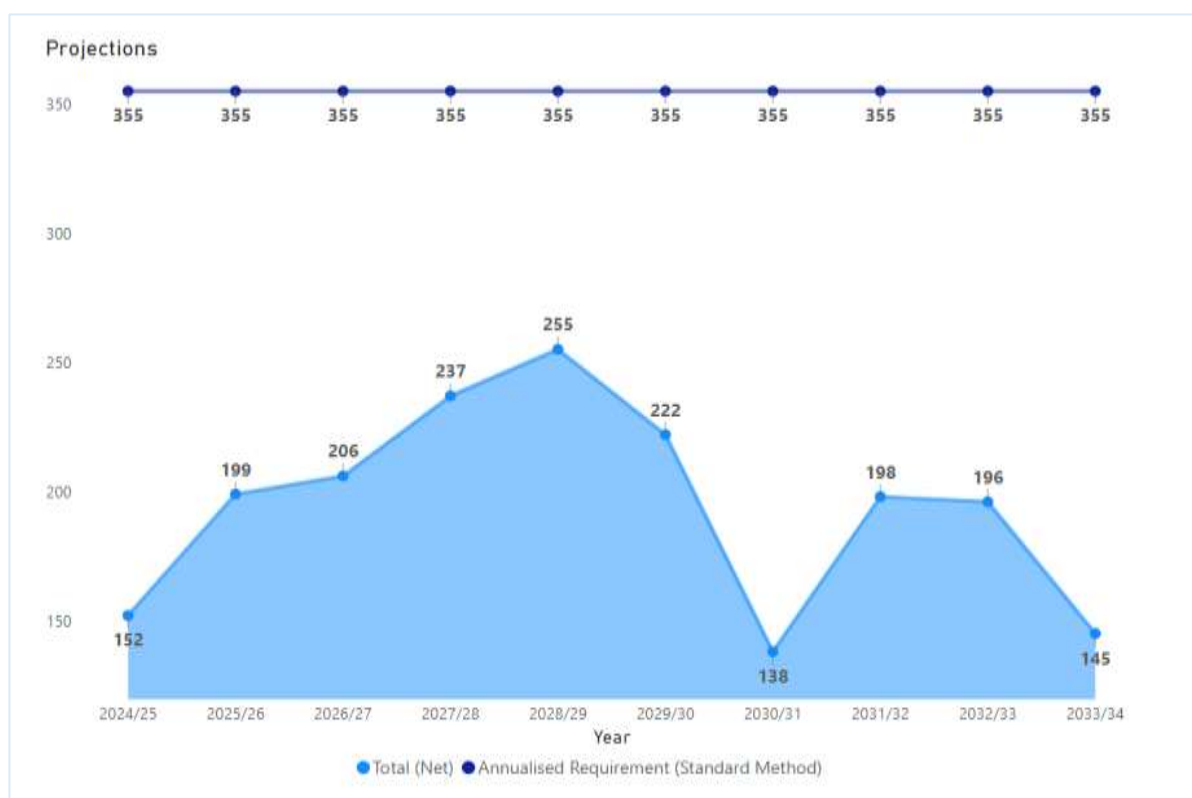
A housing trajectory has been calculated for those sites that can be delivered under the 1998 Adopted Local Plan. A revised trajectory will accompany the Castle Point Plan once that has been prepared.

Housing Trajectory at April 2024

Policy Ref	Name of Site	Capacity (Gross) at April	Replacements (Losses - deducted at row)	Notes on progress	Permissioned as of 31.03.24	Five Years					Ten Years					TOTAL
						2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	
HO15	Land south of Scrub Lane	49	0	Pre-app			20	18	11							49
HO17	Hadleigh Island Site	52	0	Pre-app					14	26	12					52
HO21	Land fronting Rayleigh Road	60	-1										30	30		60
HO22	Land at Thames Loose Leaf	12	0	Pre-app						12						12
HO24	Land west of Canvey Road Care Home (57 bed)	32	0	Outline consent. Reserved Matters app received.	32		32									32
HO25	Land at Thorney Bay	565	-426	Proceeding under existing consents. Figures correct at April 2024		75	75	70	70	70	60	55	50	40		565
HO26	Land at The Point	100	-2								25	25	25	25		100
HO27	Walsingham House	42	0	Outline consent. Reserved matters app received.	42	8		10	10	14						42
HO28	Land at Admiral Jellicoe	24	0	8 completions					16	8						24
HO29	Land south of Haron Close	0	0	Completed												0
HO30	Haystack car park	14	0	Full consent	14	14										14
HO32	244 - 258 London Road	43	6		6								23	20		43
Totals for Strategic Site Allocations		993	-423		94	97	127	98	121	130	97	80	128	115	0	993
Other over-entitled Planning Permissions @ 1 April 2024		569				125	114	90	85	80	75					569
Net on LAA Policy Compliant & expired consents		138					8	8	8	12	17	20	20	20	25	138
Net Brownfield Register		335					20	20	25	35	35	40	50	50	60	335
Windfall		480						60	60	60	60	60	60	60	60	480
Sites		1522				125	142	178	178	187	187	120	130	130	145	1522
Total Supply (Gross)		2515				222	269	276	299	317	284	200	258	245	145	2515
Losses on strategic sites		-423				-50	-50	-50	-50	-40	-40	-40	-55	-48	0	-423
Total (Net)		2092				172	219	226	249	277	244	160	203	197	145	2092
Annualised Requirement (Standard 5 year supply calculated using 20% buffer (in years))						355	355	355	355	355	355	355	355	355	355	5.96
Housing Delivery Test						45%	39%	58%	65%	71%	72%	64%	57%	53%	51%	YEARS SUPPLY

Currently, the housing trajectory does not identify enough housing to meet the requirement for 355 homes per annum for the next 10 years. This means that the presumption in favour of sustainable development as set out in the NPPF applies when assessing proposals for housing development. This has implications for the Council in terms of resisting development that it may feel is inappropriately located or poorly designed both when determining applications and when it comes to appeal situations.

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



Housing Trajectory compared to Standard Methodology Requirement 2024 - 2034

Net Additional Dwellings in Future Years

Period	Target	20% Buffer	Required Supply (Five Years)	Supply Identified in Trajectory	Number of Years of Supply
2024-2029	2,130	355	1,775	1,143	2.68
2029-2034	2,130	355	1,775	949	2.23

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

Indicator H5 - Permitting Housing Development

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

H5a: Consents Granted**New Consents for Housing Granted in the period April 2022 – March 2024**

Period	Consents (Sites)	Gains (Dwellings)	Losses (Dwellings)	Net (Dwellings)	Windfall (Dwellings)
Granted in 2022-2023	26	57	16	41	11
Granted in 2023-2024	19	181	9	172	180

A relatively small number of homes were granted consent in 2022/23. In the period from April 2023 to March 2024, planning consent was granted for 172 homes (net) over 19 sites. Most of the sites consented from 2022 to 2024 were windfall sites because the current Local Plan dates back to 1998.

H5b: Resolution subject to S106

There are currently two applications that are awaiting an S106 agreement to be signed before works can commence. Combined these have capacity for a further 64 homes (net).

<u>Planning Ref</u>	<u>Site Address</u>	<u>Planned Works</u>
24/0042/FUL	Walsingham House, Lionel Road	Erect 13 flats and 20 houses
23/0560/FUL	179-195 Church Road, Thundersley	Demolish four bungalows and nine flats and erect 44 flats

H5c: Starts on Site

The table below shows that in the period from April 2022 to March 2024 38 consents for housing development were implemented through starts on site, with the potential to deliver 248 homes.

Starts on Site

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

Indicator H6 - Gypsy and Traveller Provision

Indicator H6: Net additional pitches for Gypsy and Travellers seeks to identify the number of new gypsy and traveller pitches granted consent within Castle Point in the period 1 April 2022 until the 31 March 2024.

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

Net Additional Pitches (Gypsy and Traveller)

Number of New Pitches	Number of Existing Pitches Enlarged
0	0

Indicator H7 - Affordable Housing Provision

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

Number of Affordable Homes Delivered (gross)

Year	Social Rent	Intermediate	Affordable Rent	Total
2011/12	17	-	17	17
2012/13	22	-	-	22
2013/14	-	-	0	0
2014/15	25	15	15	55
2015/16	-	-	19	19
2016/17	3	4	9	16
2017/18	0	18	7	25
2018/19	2	0	0	2
2019/20	0	0	0	0
2020/21	13	0	0	13
2021/22	0	0	0	0
2022/23	0	0	0	0
2023/24	0	0	9	9
TOTAL	82	37	76	195

Nine new affordable homes were delivered in 2023/24 on Council owned land. This compares to an annual need as identified in the Local Housing Needs Assessment of 24.5 per annum or 490 over a 20 year plan. There is a need to increase the supply of affordable housing to address the needs of first-

time buyers as the cost of housing currently sits at around 11 times average incomes. There is also a need to reduce homelessness. There has been increased pressure on the Council's homelessness service as a result of the cost-of-living crisis and interest rate increases forcing landlords out of the private rented sector.

Indicator H8 - Housing Development on Previously Developed Land

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

New and Converted Dwellings on Previously Developed Land

Year	Gross Dwellings	Gross Dwellings on Previously Developed Land	% of new dwellings on Previously Developed Land
2010/11	126	103	82%
2011/12	65	63	97%
2012/13	91	90	99%
2013/14	66	40	61%
2014/15	214	112	52%
2015/16	153	93	61%
2016/17	137	91	66%
2017/18	152	85	56%
2018/19	91	77	85%
2019/20	121	99	82%
2020/21	124	115	93%
2021/22	185	175	95%
2022/23	141	109	77%
2023/24	93	49	52%

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

Indicator H9: Dwelling Densities

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

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

Year	<30	30-50	>50
2013/14	54	24	22
2014/15	48	16	36
2015/16	52	30	18
2016/17	65	8	27
2017/18	63	8	36
2018/19	52	0	48
2019/20	92	8	0
2020/21	30	22	48
2021/22	19	8	73
2022/23	12	1	53
2023/24	29	12	47

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

Infrastructure Funding Statement

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

Castle Point Borough Council implemented a Community Infrastructure Levy (CIL on the 1 May 2023. Therefore, whilst this report covers the period April 2022 – March 2024, the reporting on CIL only covers the 2023/2024 year.

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

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

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

Infrastructure Funding Statement 2022 to 2023 - Section 106 Monies

This section of the Infrastructure Funding Statement addresses the money received under S106 and how they were allocated and spent in 2022/2023.

It should be noted that in some instances S106 Agreements will include clauses that require payments to be made to the County Council for highways and education as examples. Where these payments are made directly to the County Council, they are not captured in this infrastructure funding statement. Essex County Council has prepared a separate infrastructure funding statement which captures S106 money received and to be spent by the organization. The Essex County Council Infrastructure Funding statement should be read alongside this statement for Castle Point.

In terms of S106 contributions received by Castle Point, the following table provides a summary of S106 Contribution income and expenditure in the period between the 1 April 2022 and the 31 March 2023

Financials	Description	S106	RAMS	TOTAL
Start Balance	Total Amount of unallocated S106 Money Held at 1 April 2022	£550,803.72	£14,355.66	£565,159.38
Income	Total S106 Money Received 1 April 2022-31 March 2023	£733,681.78	£18,861.6	£752,543.38
Expenditure	Total S106 Monies Spent 1 April 2022-31 March 2023	£530,466.22	£3,689.98	£534,156.20

End Balance	Total S106 Monies Unspent at 31 March 2023	£754,019.28	£29,527.28	£783,546.56
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Summary of S106 Income and Expenditure in 2022-2023 – RAMs**Section 106 Agreements 2022-2023**

The table below sets out the S106 Agreements entered by the Council in the reporting year, from 1 April 2022 to 31 March 2023.

All the S106 Agreements entered during 2022/23 related to the Essex Coast Recreation Avoidance and Mitigation Strategy (RAMS) only. These payments are normally made at the time the application is considered to ensure that harm to the Essex Coast Habitat Sites is mitigated in accordance with the Habitat Regulations.

RAMS S106 Entered into 2022-2023

Application No.	Clause Type	Site Address	Monetary Contribution	Received Date
22/0258/FUL	Essex Coast RAMS	Bowercombe	£127.30	30/09/2022
22/0297/FUL	Essex Coast RAMS	34 Parkstone Avenue	£137.71	30/05/2022
22/0367/FUL	Essex Coast RAMS	2 The Dale	£137.71	30/05/2022
22/0381/FUL	Essex Coast RAMS	32 Poors Lane	£137.71	30/03/2023
22/0482/FUL	Essex Coast RAMS	Chapman Sands Sailing Club	£963.97	29/03/2023
22/0606/FUL	Essex Coast RAMS	Land At Corner Of Albion Road And St Clements Road	£275.42	28/11/2022
22/0612/FUL	Essex Coast RAMS	Land Rear Of 3 Vaagen Road	£275.42	28/07/2022
22/0612/FUL	Essex Coast RAMS	Land Rear Of 3 Vaagen Road	£254.60	28/03/2023
22/0637/FUL	Essex Coast RAMS	21 Stadium Way	£228.00	28/02/2023
22/0660/FUL	Essex Coast RAMS	Linden Court	£275.42	27/07/2022
22/0774/FUL	Essex Coast RAMS	111 Hart Road	£688.55	27/03/2023
22/0782/FUL	Essex Coast RAMS	Land To Rear Of 103 - 105 High Street	£137.71	26/07/2022
22/0823/FUL	Essex Coast RAMS	Land Between 48 - 56 Taranto Road	£137.71	26/07/2022
22/0887/FUL	Essex Coast RAMS	Land Adjacent To 6 Herbert Road	£137.71	25/11/2022
23/0634/FUL	Essex Coast RAMS	7 Ivy Road	£275.42	25/05/2022
23/0210/FUL	Essex Coast RAMS	4 Bilton Road	£156.76	24/10/2022

Application No.	Clause Type	Site Address	Monetary Contribution	Received Date
23/0305/FUL	Essex Coast RAMS	Land To Rear Of The Laurels	£156.76	24/02/2023
23/0304/FUL	Essex Coast RAMS	1 Foxmeadows	£470.28	24/01/2023
23/0462/FUL	Essex Coast RAMS	37-39 High Road Benfleet	£156.76	23/03/2023
23/0496/FUL	Essex Coast RAMS	102 - 106 High Street Canvey Island	£156.76	23/02/2023
23/0559/FUL	Essex Coast RAMS	87-89 Furtherwick Road	£156.76	22/12/2022
23/0552/FUL	Essex Coast RAMS	286 London Road	£1,354.08	21/11/2022
20/0845/FUL	Essex Coast RAMS	Land Adjacent To 15 Tabora Avenue	£125.58	20/12/2022
24/0020/FUL	Essex Coast RAMS	21 Park Road	£156.76	20/07/2022
23/0039/FUL	Essex Coast RAMS	199 Central Avenue Canvey Island	£137.71	20/07/2022
21/0888/FUL	Essex Coast RAMS	2 Elm Road	£381.90	19/05/2022
21/1074/FUL	Essex Coast RAMS	27 Green Road	£137.71	18/10/2022
21/0134/FUL	Essex Coast RAMS	45 Wavertree Road	£125.58	17/03/2023
22/0429/FUL	Essex Coast RAMS	4 Bilton Road	£0.60	16/06/2022
21/1159/FUL	Essex Coast RAMS	Corner Club 149 High Street Canvey Island	£509.20	16/02/2023
21/0299/FUL	Essex Coast RAMS	11 Dyke Crescent	£127.30	15/03/2023
22/0170/FUL	Essex Coast RAMS	5 Tudor Road	£127.30	13/02/2023
20/0897/FUL	Essex Coast RAMS	33 Croft Road	£125.58	10/02/2023
21/0107/FULCLC	Essex Coast RAMS	Land Adjacent to 2 Cedar Road	£251.16	09/09/2022
21/0057/FUL	Essex Coast RAMS	18 Sydervelt Road	£125.58	09/09/2022
21/0059/FUL	Essex Coast RAMS	44 – 54 Winterswyk Avenue, Canvey Island	£1,018.40	08/03/2023
21/0977/FUL	Essex Coast RAMS	11 Dyke Crescent	£127.30	07/10/2022
21/0452/FUL 20/0868/FUL	Essex Coast RAMS	62 Hill Road	£753.48	06/12/2022
21/0333/FUL	Essex Coast RAMS	66 Wavertree Road	£509.20	06/09/2022
21/0645/FUL	Essex Coast RAMS	42 Zelham Drive	£254.60	05/12/2022

Application No.	Clause Type	Site Address	Monetary Contribution	Received Date
21/0783/FUL	Essex Coast RAMS	111 Hart Road	£636.50	05/01/2023
21/0797/FUL	Essex Coast RAMS	Grafton Road	£127.30	05/01/2023
21/0984/FUL	Essex Coast RAMS	14 Station Approach	£254.60	04/10/2022
20/0855/FUL	Essex Coast RAMS	Land Side And Rear Of 30-34 Linden Road	£502.32	03/02/2023
20/0887/CPARR	Essex Coast RAMS	125 London Road	£125.58	02/12/2022
21/0032/FUL	Essex Coast RAMS	150 London Road	£125.80	01/12/2022
19/0549/FUL	Essex Coast RAMS	Chase Nurseries	£2,381.47	01/03/2023

As no other S106 Agreements were entered into the value of the S106 Agreements for RAMS represent the total S106 Agreement commitments for the 2022/23 year at **£19,050.95**. These S106 monies were entirely received within the reporting year, and this is therefore added to the income separately below.

2022/23 S106 Income

The following table displays the incoming Section 106 Money for the 2022-2023 fiscal year. A total of **£752,732.73** was received during this period as detailed below. It should be noted that due to the small cost many of the payments towards the Essex Coast RAMS are received upfront.

Incoming S106 Money in 2022-2023

Application	Site	Clause	Monies Received
18/1016/FUL	359-396 London Road, Benfleet	Affordable Housing	£213,797.78
19/0549/FUL	Chase Nurseries	Affordable Housing	£492,806.00
19/0686/FUL	19-27 Kents Hill Road	Affordable Housing Late-Stage Viability Assessment	£27,078.00
		RAMS from various sites as set out in previous table	£18,861.60
		TOTAL	£752,543.38

2022/23 S106 Expenditure

The next table looks at the expenditure of S106 Money in the 2022 to 2023 year. A total of £534,156.20 was spent in that period, as detailed below. No S106 money was spent on repaying money borrowed, and no S106 money was spent on **monitoring costs**.

Expenditure of S106 Money in 2022-2023

Application	Site	Clause	Works	Monies Spent
19/0549/FUL	Chase Nurseries	Affordable Housing	Council housebuilding programme	£339,914.22
19/0686/FUL	19-27 Kents Hill Road	Affordable Housing		£190,552.00
	19-27 Kents Hill Road	RAMS	Essex Coast RAMS Strategy	£3,689.98
	Various sites	RAMS Payment to CCC		
		RAMS Refunds for refusals	-	
S106 Total Spent 1 April 2022 - 31 March 2023				£534,156.20

Unspent S106 Monies at 31 March 2023

At the end of March 2023, there were S106 Monies sitting with Castle Point Borough Council amounting to **£752,732.73**. The table that follows details what this money was secured for.

Unspent S106 Monies at 31 March 2023

Application	Site	Clause	Unspent Monies	Deadline for Spending
18/0638/FUL	The Haystack Public House Car Park	Essex Coast RAMS	£2100	N/A
22/0782/FUL	Land To Rear Of 103 - 105 High Street	Essex Coast RAMS	£1101.68	N/A
22/0502/FUL	246-250 High Road Benfleet	Essex Coast RAMS	£1101.68	N/A
22/0482/FUL	Chapman Sands Sailing Club	Essex Coast RAMS	£963.97	N/A
22/0461/FUL	Land Rear Of 316 - 320 High Road	Essex Coast RAMS	£963.97	N/A

Application	Site	Clause	Unspent Monies	Deadline for Spending
23/0177/FUL	64 High Street Canvey Island	Essex Coast RAMS	£963.97	N/A
21/0428/FUL	363 London Road, Hadleigh	Essex Coast RAMS	£763.8	N/A
22/0774/FUL	111 Hart Road	Essex Coast RAMS	£688.55	N/A
22/0592/FUL	210 High Road	Essex Coast RAMS	£550.84	N/A
23/0304/FUL	1 Fox Meadows	Essex Coast RAMS	£550.84	N/A
23/0061/FUL	Land Adjacent To 2A St Johns Road Hadleigh	Essex Coast RAMS	£413.13	N/A
22/0211/FUL	Wensley Road	Essex Coast RAMS	£381.9	N/A
21/0888/FUL	2 Elm Road	Essex Coast RAMS	£381.9	N/A
22/0871/FUL	5 Watlington Road Benfleet	Essex Coast RAMS	£275.42	N/A
22/0660/FUL	Linden Court	Essex Coast RAMS	£275.42	N/A
22/0612/FUL	Land Rear Of 3 Vaagen Road	Essex Coast RAMS	£275.42	N/A
22/0606/FUL	Land At Corner Of Albion Road And St Clements Road	Essex Coast RAMS	£275.42	N/A
22/0871/FUL	5 Watlington Road	Essex Coast RAMS	£275.42	N/A
23/0634/FUL	7 Ivy Road	Essex Coast RAMS	£275.42	N/A
23/0088/FUL	Linden Court 41 Linden Road Thundersley	Essex Coast RAMS	£275.42	N/A

Application	Site	Clause	Unspent Monies	Deadline for Spending
23/0123/FUL	12 Crescent Road	Essex Coast RAMS	£275.42	N/A
21/0854/FUL	601 London Road	Essex Coast RAMS	£254.6	N/A
22/0612/FUL	Land Rear Of 3 Vaagen Road Canvey Island	Essex Coast RAMS	£254.6	N/A
22/0756/FUL	Nashlea Farm	Essex Coast RAMS	£254.6	N/A
22/0637/FUL	21 Stadium Way Thundersley	Essex Coast RAMS	£228	N/A
22/0914/FUL	32 Poors Lane Hadleigh	Essex Coast RAMS	£137.71	N/A
21/1074/FUL	27 Green Road	Essex Coast RAMS	£137.71	N/A
22/0367/FUL	2 The Dale	Essex Coast RAMS	£137.71	N/A
22/0381/FUL	32 Poors Lane	Essex Coast RAMS	£137.71	N/A
22/0700/FUL	Land To Rear/side of 37 Ormonde Gardens	Essex Coast RAMS	£137.71	N/A
22/0776/FUL	R/O 6 Maurice Road	Essex Coast RAMS	£137.71	N/A
22/0887/FUL	Land Adjacent To 6 Herbert Road	Essex Coast RAMS	£137.71	N/A
22/0297/FUL	34 Parkstone Avenue	Essex Coast RAMS	£137.71	N/A
22/0587/FUL	11 Bartley Road	Essex Coast RAMS	£137.71	N/A
23/0115/FUL	45A High Street	Essex Coast RAMS	£137.71	N/A
22/0776/FUL	6 Maurice Road	Essex Coast RAMS	£137.71	N/A

Application	Site	Clause	Unspent Monies	Deadline for Spending
23/0332/FUL	199 Central Avenue	Essex Coast RAMS	£137.71	N/A
22/0933/FUL	280 Hart Road	Essex Coast RAMS	£137.71	N/A
23/0045/FUL	Land North And Adjoining No. 38	Essex Coast RAMS	£137.71	N/A
22/0823/FUL	Land Between 48 - 56 Taranto Road	Essex Coast RAMS	£137.71	N/A
23/0210/FUL	4 Bilton Road	Essex Coast RAMS	£137.71	N/A
22/0782/FUL	Land To Rear Of 103 - 105 High Street Benfleet	Essex Coast RAMS	£137.71	N/A
22/0866/FUL	25 Florence Road	Essex Coast RAMS	£131.71	N/A
21/0862/FUL	Rear Of 9 High Street	Essex Coast RAMS	£127.3	N/A
22/0258/FUL	Bowercombe	Essex Coast RAMS	£127.3	N/A
21/0193/FUL	76 Homefields Avenue	Essex Coast RAMS	£127.3	N/A
21/0032/FUL	150 London Road	Essex Coast RAMS	£125.8	N/A
20/0887/CPARR	125 London Road	Essex Coast RAMS	£125.58	N/A
CPT/511/10/FUL	Morrison's, High Street, Hadleigh	Air quality monitoring	£14,117.00	N/A
CPT/697/11/FUL	Ashcroft Place, Kiln Road	Shipwrights Meadow Management Plan	£61,110.00	N/A
		healthcare contribution	£101,023.00	10 th Anniversary

Application	Site	Clause	Unspent Monies	Deadline for Spending
		Monitor Mitigation Site Management Plan	£15,000	N/A
CPT/358/12/FUL	Brickfields Great Burches Road Thundersley	Monitor plan & management of woodland & grassland areas	£3,500	N/A
14/0602/FUL	r/o 201-219 Kiln Road	Monitoring	£5,875.00	N/A
		Healthcare contribution	£23,300.00	
15/0709/Ful	Solby Wood Farm	Monitoring Fees	£700	N/A
18/1016/FUL	359-396 London Road, Benfleet	Affordable housing	£213,797.78	N/A
19/0697/FUL	344-347 London Road	Affordable Housing re 34 Flats	£104,124.66	N/A
		Health Contribution	£14,177.61	
19/0549/FUL	Chase Nurseries	Affordable Housing re 19 houses	£152,891.78	N/A
		Health Contribution	£2,381.47	
19/0686/FUL	19-27 Kents Hill Road	LSVR	£27,078.00	N/A

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

S106 Monies 2023 – 2024

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

It should be noted that in some instances S106 Agreements will include clauses that require payments to be made to the County Council for highways and education as examples. Where these payments are made directly to the County Council, they are not captured in this infrastructure funding statement. Essex County Council has prepared a separate infrastructure funding statement which captures S106 money received and to be spent by the organization. The Essex County Council Infrastructure Funding statement should be read alongside this statement for Castle Point.

The following table sets out an overview of the current S106 standings over the reporting year April 1st 2023 – March 31st 2024.

Summary of S106 Income and Expenditure in 2023-2024 – RAMs Refunds recorded as Expenditure

Financials	Description	S106	RAMS	TOTAL
Start Balance	Total Amount of unallocated S106 Money Held at 1 April 2023	£754,019.28	£29,527.28	£783,546.56
Income	Total S106 Money Received 1 April 2023-31 March 2024	£0	£25,040.00	£25,040.00
Expenditure	Total S106 Monies Spent 1 April 2023-31 March 2024	£24,938.89	£20,345.64	£45,284.53
End Balance	Total S106 Monies Unspent at 31 March 2024	£729,080.39	£34,221.64	£763,302.03

The table below sets out the S106 Agreements entered by the Council in the reporting year, from 1 April 2023 to 31 March 2024.

S106 Entered into 2023-2024

Application No.	Received Date	Site Address	Clause	Monetary Contribution
23/0045/FUL	06/06/2023	Land North And Adjoining No. 38 Eastfield Road	Essex Coast RAMS	£19.05
20/0845/FUL	21/12/2023	15 Tabora Avenue	Essex Coast RAMS	£125.58
21/0759/FUL	17/08/2023	25-27 High Street	Essex Coast RAMS	£127.30
23/0749/FUL	19/05/2023	199 Central Avenue	Essex Coast RAMS	£156.76
23/0210/FUL	30/05/2023	4 Bilton Road	Essex Coast RAMS	£156.76
23/0305/FUL	06/06/2023	Land To Rear Of The Laurels	Essex Coast RAMS	£156.76
23/0462/FUL	25/08/2023	37-39 High Road	Essex Coast RAMS	£156.76

Application No.	Received Date	Site Address	Clause	Monetary Contribution
23/0496/FUL	31/08/2023	102 - 106 High Street	Essex Coast RAMS	£156.76
23/0462/FUL	07/09/2023	37-39 High Road	Essex Coast RAMS	£156.76
19/0344/FUL	25/09/2023	87-89 Furtherwick Road	Essex Coast RAMS	£156.76
23/0048/FUL	31/10/2023	19 Beveland Road	Essex Coast RAMS	£156.76
23/0634/FUL	26/11/2023	7 Ivy Road	Essex Coast RAMS	£156.76
23/0664/FUL	21/12/2023	25-27 High Street	Essex Coast RAMS	£156.76
23/0749/FUL	29/12/2023	199 Central Ave	Essex Coast RAMS	£156.76
23/0749/FUL	29/12/2023	199 Central Ave	Essex Coast RAMS	£156.76
24/0020/FUL	29/01/2024	21 Park Road	Essex Coast RAMS	£156.76
23/0593/FUL	29/01/2024	19 Romsey Road	Essex Coast RAMS	£156.76
23/0048/FUL	23/02/2024	19 Beavland Road	Essex Coast RAMS	£156.76
23/0048/FUL	23/02/2024	19 Beavland Road	Essex Coast RAMS	£156.76
23/0048/FUL	23/02/2024	19 Beavland Road	Essex Coast RAMS	£156.76
24/0016/FUL	08/03/2024	Brooks Farm	Essex Coast RAMS	£156.76
24/0152/FUL	25/03/2024	Land Adjacent To 124 Benfleet Road	Essex Coast RAMS	£156.76
21/0067/FUL	09/06/2023	Land Adj 573 High Rd	Essex Coast RAMS	£251.16
	04/05/2023	27 Craven Avenue	Essex Coast RAMS	£313.52
23/0618/FUL	12/12/2023	21 Selbourne Road	Essex Coast RAMS	£313.52
23/0519/FUL	25/01/2024	134A London Road	Essex Coast RAMS	£313.52
21/0333/FUL	06/06/2023	66 Wavertree Road	Essex Coast RAMS	£470.28
23/0304/FUL	06/07/2023	1 Foxmeadows	Essex Coast RAMS	£470.28
23/0642/FUL	20/11/2023	76A High Street	Essex Coast RAMS	£470.28
24/0116/FUL	20/03/2024	Brooks Stables	Essex Coast RAMS	£470.28
23/0761/FUL	09/10/2023	7 St Mary's Drive	Essex Coast RAMS	£627.04
24/0312/FUL	15/01/2024	7 St Mary's Drive	Essex Coast RAMS	£627.04

Application No.	Received Date	Site Address	Clause	Monetary Contribution
23/0246/FUL	18/04/2023	246-250 High Road, Benfleet	Essex Coast RAMS	£1,254.08
23/0744/FUL	01/12/2023	246-250 High Rd Benfleet	Essex Coast RAMS	£1,254.08
23/0552/FUL	16/12/2023	286 London Road	Essex Coast RAMS	£1,354.08
19/0549/FUL	06/07/2023	Chase Nurseries	Essex Coast RAMS	£2,381.47
19/0686/FUL	06/07/2023	19-27 Kents Hill Road	Essex Coast RAMS	£2,954.17
21/0813/FUL	14/07/2023	Hobson And Sons Ltd Kenneth Road Thundersley	Essex Coast RAMS	£3,819
19/0697/FUL	06/07/2023	347 London Road	Essex Coast RAMS	£4,445.83

2023/24 S106 Income

The following table displays the incoming Section 106 Money for the 2022-2023 fiscal year. A total of **£25,040.00** was received during this period as detailed below. It should be noted that due to the small cost many of the payments towards the Essex Coast RAMS are received upfront.

Incoming S106 Money in 2023-2024

Application	Site	Clause	Monies Received
		RAMS from various sites as set out in previous table	£25,040.00
		TOTAL	£25,040.00

2023/24 S106 Expenditure

The next table looks at the expenditure of S106 Money in the 2023 to 2024 year. A total of **£42,330.36** was spent in that period, as detailed below on purely S106 agreements. No S106 money was spent on repaying money borrowed, and no S106 money was spent on **monitoring costs**.

Expenditure of S106 Monies 2023/24

Application	Site	Clause	Works	Monies Spent
CPT/697/11/FUL	Land Off Kiln Road (Ashcroft)	Shipwrights Meadow Management Plan	Council delivery of Management Plan	£15,157.42
19/0697/FUL	341-347 London Road	Essex Coast RAMS	Essex Coast Rams	£4,445.83
19/0549/FUL	Chase Nurseries	Essex Coast RAMS		£2,381.47
		Other RAMS Payments		£16,846.64
		RAMS Refunds (see following table for details)	-	£3,499
S106 Total Spent 1 April 2023 - 31 March 2024				£45,284.53

Details of Refunds of S106 Monies 2023/24

Application	Site	Clause	Works	Monies Spent
21/0333/FUL	66 Wavertree Road	RAMS	Refund – Application was refused	£509.20
22/0429/FUL	4 Bilton Road	RAMS	Refund – Application was refused	£137.71
22/0502/FUL	246-250 High Road	RAMS	Refund – Application was refused	£1101.68
22/0660/FUL	Linden Court	RAMS	Refund – Application was refused	£275.42
22/0782/FUL	Land To Rear Of 103 - 105 High Street	RAMS	Refund – Application was refused	£137.71
23/0039/FUL	199 Central Avenue	RAMS	Refund – Application was refused	£137.71

Unspent S106 Money at March 31st 2024

At 1 April 2024 there was £763,302 in unspent S106 monies with the Council. £132,064 of this is committed to the delivery of a healthcare scheme in Thundersley. Separately, Council led housing projects on Council land are being brought forward which will utilise the affordable housing receipts.

Application	Site Address	Clause	Monetary Contribution
19/0686/FUL	19-27 Kents Hill Road	Essex Coast RAMS	£2,954.17
20/0328/FUL	39-43 High Street	Essex Coast RAMS	£1,527.60
20/0845/FUL	Land Adjacent To 15 Tabora Avenue	Essex Coast RAMS	£125.58
20/0855/FUL	Land Side And Rear Of 30-34 Linden Road	Essex Coast RAMS	£502.32
21/0033/FUL	15 Rosemead	Essex Coast RAMS	£125.58
21/0057/FUL	Land Adjacent To 18 Sydervelt Road Canvey Island	Essex Coast RAMS	£125.58
21/0057/FUL	18 Sydervelt Road	Essex Coast RAMS	£125.58
21/0134/FUL	45 Wavertree Road	Essex Coast RAMS	£125.58
21/0190/FUL	The Monico Bar And Restaurant 1 - 3 Eastern Esplanade	Essex Coast RAMS	£1,018.40
21/0265/FUL	32 Dorothy Gardens	Essex Coast RAMS	£125.58
21/0299/FUL	11 Dyke Crescent	Essex Coast RAMS	£127.30
21/0496/FUL	45 Wavertree Road	Essex Coast RAMS	£127.30
21/0605/FUL	47 Castle Road	Essex Coast RAMS	£254.60
21/0659/FUL	323-325 London Road	Essex Coast RAMS	£254.60
21/0739/FUL	555 London Road	Essex Coast RAMS	£763.80
21/0759/FUL	25-27 High Street Canvey Island	Essex Coast RAMS	£127.30
21/0783/FUL	111 Hart Road	Essex Coast RAMS	£636.50
21/0813/FUL	Hobson And Sons Ltd	Essex Coast RAMS	£3,819.00
21/0862/FUL	Rear Of 9 High Street	Essex Coast RAMS	£127.30
21/0908/FUL	253 London Road	Essex Coast RAMS	£127.30
21/0929/CPARR	409 Long Road	Essex Coast RAMS	£127.30
21/0967/FUL	Durham Dene 26 Merton Road	Essex Coast RAMS	£127.30
21/1159/FUL	Corner Club 149 High Street Canvey Island	Essex Coast RAMS	£509.20
21/1159/FUL	149 High Street	Essex Coast RAMS	£509.20
21/1170/FUL	20 Kents Hill Road	Essex Coast RAMS	£127.30
22/0170/FUL	5 Tudor Road	Essex Coast RAMS	£127.30
22/0211/FUL	Wensley Road	Essex Coast RAMS	£381.90
22/0224/FUL	Land Rear Of 3 Vaagen Road	Essex Coast RAMS	£275.42
22/0258/FUL	Bowercombe	Essex Coast RAMS	£127.30
22/0258/FUL	Bowercombe	Adjustment for Essex Coast RAMS	£10.41
22/0297/FUL	34 Parkstone Avenue	Essex Coast RAMS	£137.71
22/0367/FUL	2 The Dale	Essex Coast RAMS	£137.71
22/0381/FUL	32 Poors Lane	Essex Coast RAMS	£137.71
22/0404/FUL	Rear Of 9 High Street	Essex Coast RAMS	£127.30
22/0461/FUL	Land Rear Of 316 - 320 High Road	Essex Coast RAMS	£963.97
22/0482/FUL	Chapman Sands Sailing Club	Essex Coast RAMS	£963.97
22/0544/OUT	Rear Of 103-105 High Road	Essex Coast RAMS	£1,101.68
22/0587/FUL	11 Bartley Road	Essex Coast RAMS	£137.71
22/0592/FUL	210 High Road	Essex Coast RAMS	£550.84

Application	Site Address	Clause	Monetary Contribution
22/0606/FUL	Land At Corner Of Albion Road And St Clements Road	Essex Coast RAMS	£275.42
22/0612/FUL	Land Rear Of 3 Vaagen Road	Essex Coast RAMS	£254.60
22/0653/FUL	12 Crescent Road	Essex Coast RAMS	£275.42
22/0700/FUL	Land To Rear/side Of 37 Ormonde Gardens	Essex Coast RAMS	£137.71
22/0756/FUL	Nashlea Farm	Essex Coast RAMS	£254.60
22/0774/FUL	111 Hart Road	Essex Coast RAMS	£688.55
22/0776/FUL	R/O 6 Maurice Road	Essex Coast RAMS	£137.71
22/0818/FUL	1 Foxmeadows	Essex Coast RAMS	£550.84
22/0823/FUL	Land Between 48 - 56 Taranto Road	Essex Coast RAMS	£137.71
22/0871/FUL	5 Watlington Road	Essex Coast RAMS	£275.42
22/0887/FUL	Land Adjacent To 6 Herbert Road	Essex Coast RAMS	£137.71
22/0914/FUL	32 Poors Lane	Essex Coast RAMS	£137.71
22/0933/FUL	280 Hart Road	Essex Coast RAMS	£137.71
23/0032/OUT	7 Ivy Road	Essex Coast RAMS	£275.42
23/0045/FUL	Land North And Adjoining No. 38 Eastfield Road	Adjustment for Essex Coast RAMS	£19.05
23/0045/FUL	Land North And Adjoining No. 38	Essex Coast RAMS	£137.71
23/0061/FUL	Land Adjacent To 2A St Johns Road	Essex Coast RAMS	£413.13
23/0073/FUL	27 Craven Avenue	Essex Coast RAMS	£313.52
23/0115/FUL	45A High Street	Essex Coast RAMS	£137.71
23/0123/FUL	12 Crescent Road	Essex Coast RAMS	£275.42
23/0177/FUL	64 High Street Canvey Island	Essex Coast RAMS	£963.97
23/0210/FUL	4 Bilton Road	Essex Coast RAMS	£156.76
23/0304/FUL	1 Foxmeadows	Essex Coast RAMS	£470.28
23/0462/FUL	37-39 High Road Benfleet	Essex Coast RAMS	£156.76
23/0496/FUL	102 - 106 High Street Canvey Island	Essex Coast RAMS	£156.76
23/0519/FUL	134A London Road	Essex Coast RAMS	£313.52
23/0552/FUL	286 London Road	Essex Coast RAMS	£1,254.08
23/0559/FUL	87-89 Furtherwick Road	Essex Coast RAMS	£156.76
23/0578/FUL	19 Beveland Road	Essex Coast RAMS	£627.04
23/0618/FUL	21 Selbourne Road	Essex Coast RAMS	£313.52
23/0634/FUL	7 Ivy Road	Essex Coast RAMS	£275.42
23/0642/FUL	76A High Street Canvey Island	Essex Coast RAMS	£470.28
23/0664/FUL	25-27 High Street Canvey Island	Essex Coast RAMS	£156.76
23/0744/FUL	246-250 High Road Benfleet	Essex Coast RAMS	£1,254.08
23/0749/FUL	199 Central Avenue	Essex Coast RAMS	£156.76
23/0761/FUL	7 St Marys Drive	Essex Coast RAMS	£627.04
24/0020/FUL	21 Park Road	Essex Coast RAMS	£156.76
14/0602/FUL	r/o 201-219 Kiln Road	Monitoring	£5,875.00
14/0602/FUL	r/o 201-219 Kiln Road	Healthcare Contribution	£23,300.00 (COMMITTED)
15/0709/FUL	Solby Wood Farm Daws Heath Road	Monitoring	£700.00

Application	Site Address	Clause	Monetary Contribution
15/0710/FUL	242 High Road	Affordable housing	£33,157.82
18/1016/FUL	396 London Road	Affordable housing	£213,797.13
19/0549/FUL	Chase Nurseries	Healthcare Contribution	£7,360.00 (COMMITTED)
19/0549/FUL	Chase Nurseries	Affordable housing	£152,891.78
19/0686/FUL	19-27 Kents Hill Road	Affordable housing	£0.00
19/0686/FUL	19-27 Kents Hill Road	LSVR	£27,078.00
15/0709/FUL	Solby Wood Farm Daws Heath Road	Monitoring	£700.00
CPT/358/12/FUL	Brickfields Great Burches Road	Monitor plan & management of woodland & grassland areas	£3,500.00
CPT/511/10/FUL	Morrisons Hadleigh	Air Quality Monitoring	£25,000.00
CPT/511/10/FUL	Morrisons Hadleigh	Street Dressing	£19,290.28
CPT/697/11/FUL	Land Off Kiln Road (Ashcroft)	Shipwrights Meadow Management Plan	£45,952.58
CPT/697/11/FUL	Land Off Kiln Road (Ashcroft)	Surface water drainage Prittle Brook	£3,278.00
CPT/697/11/FUL	Land Off Kiln Road (Ashcroft)	Hadleigh/Benfleet Healthcare	£101,404.30 (COMMITTED)
CPT/697/11/FUL	Land Off Kiln Road (Ashcroft)	Monitoring of Mitigation Site Management Plan	£15,000.00

CIL 2023 – 2024

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

Monies received from CIL demand notices as of March 31st 2024

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

The following table address 121A –(1)(C) which sets out the total value of CIL set out in all demand notices issued within the reporting year.

CIL Demand Notices Issued within the reporting year.

Reference	Site Address	Proposal	Commencement Date	Demand Notice Issued	Amount Due
23/0616/FUL	18 Clarence Road Benfleet Essex SS7 1DD	Demolition of existing conservatory and construction two storey side/rear extension	19-Oct-23	07-Feb-24	£27,957.89
22/0705/FUL	Flat 106 104 High Street Canvey Island Essex SS8 7SH	Extensions and alterations to existing residential property including raising of the roof to create a new two storey residential property with skylights (part retrospective)	20-Oct-21	22-Jun-23	£972
23/0628/FUL	92 Underhill Road Benfleet Essex SS7 1ER	Demolish existing dwelling and replace with 1No. dwelling	04-Mar-24	06-Mar-24	£0
23/0618/FUL	21 Selbourne Road Thundersley Benfleet Essex SS7 4AN	Demolish existing building (D1 use class) and construct a pair of semi detached bungalows (C3 use class)	01-Feb-24	20-Mar-24	£0
23/0618/FUL	21 Selbourne Road Thundersley Benfleet Essex SS7 4AN	Demolish existing building (D1 use class) and construct a pair of semi detached bungalows (C3 use class)	01-Feb-24	20-Mar-24	£0
23/0770/VAR	22 Fleet Road Benfleet Essex SS7 5JN	Variation of condition 2 (approved plans) of permission 22/0661/FUL	27-Feb-24	19-Mar-24	£12,141.02
23/0093/FUL	293 Benfleet Road Benfleet Essex SS7 1PR	Single storey building containing garage and annexe for housekeeper within the curtilage	26-Feb-24	04-Mar-24	£26,000
23/0618/FUL	21 Selbourne Road Thundersley Benfleet	Demolish existing building (D1 use class) and construct a pair of semi detached bungalows (C3 use class)	01-Feb-24	20-Mar-24	£0

There was not CIL expenditure in 2023/24 due to the limited income.

Appendix 1: Information on Industrial UsesIndustrial Uses – Completions 1st April 2022 to 31st March 2023

Development Use Class	Ward	Application	Site Address	Completed Floorspace
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	1088
B2	Canvey Island West	19/0790/FUL	1 Kings Close Charfleet Industrial Estate	518.4
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	1763
B2	Canvey Island West	18/0910/FUL	Units 1-11, 16 And 17 Sandhurst Kings Road	83
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	799
B2	Cedar Hall	20/0770/FUL	533 Rayleigh Road Thundersley	-809
B8	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way	3116
B8	Victoria	20/0238/FUL	Nashlea Farm Poors Lane North	-1000
			<i>Use Class B2 Total</i>	<i>3442.4</i>
			<i>Use Class B8 Total</i>	<i>2116</i>
			<i>Sui Generis Total</i>	<i>0</i>
			<i>Total</i>	<i>5558.4</i>

Industrial Uses – Completions 1st April 2023 to 31st March 2024

Development Use Class	Ward	Application	Site Address	Completed Floorspace
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	1088
B2	Canvey Island West	19/0790/FUL	1 Kings Close Charfleet Industrial Estate Canvey Island Essex SS8 0QZ	518.4
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	1763
B2	Canvey Island West	18/0910/FUL	Units 1-11, 16 And 17 Sandhurst Kings Road Canvey Island Essex SS8 0SA	83
B2	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	799
B2	Cedar Hall	20/0770/FUL	533 Rayleigh Road Thundersley Benfleet Essex SS7 3TN	-809
B8	Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island Essex	3116
B8	Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	-1000
			Use Class B2 Total	3442.4
			Use Class B8 Total	2116
			Sui Generis Total	0
			Total	5558.4

Industrial Extant Consents at 1st April 2024

Ward	Application	Site Address	Development Use Class	Existing	Proposed	Net	Under Construction	Net Complete to Date
Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island	B1C	0	287	287	287	0
Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	B1C	0	6400	6400	0	2851
Cedar Hall	21/0813/FUL	Hobson And Sons Ltd Kenneth Road Benfleet	B1C	2247	0	-2247		
Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	B2	0	12000	12000	2050	7480.1
Boyce	22/0592/FUL	210 High Road Benfleet	B8	30	0	-30		
Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	B8	0	6300	6300	400	5900
Victoria	21/0973/FUL	69 Stadium Way Thundersley	B8	0	445	445		

Ward	Application	Site Address	Development Use Class	Existing	Proposed	Net	Under Construction	Net Complete to Date
Canvey Island West	21/0292/FUL	25 Vikings Way Canvey Island	SUIGEN	0	272	272		
Canvey Island West	14/0707/OUT	Land South Of Roscommon Way Canvey Island	SUIGEN	94	1200	1106	0	1106
Canvey Island Winter Gardens	22/0805/FUL	Castle Point Service Station Somnes Avenue Canvey Island	SUIGEN	147.3	177.73	30.43		
St. James'	CPT/24/05/FUL	320 London Rd Hadleigh	SUIGEN	710	0	-710		0
			B1C Use Class Totals	2247	6687	4440	287	2851
			B2 Use Class Totals	0	12000	12000	2050	7480.1
			B8 Use Class Totals	30	6745	7017	400	5900
			Sui Generis Totals	951.3	1696.73	698.43	0	1106
			Total	3228.3	27128.7	24155.4	2737	17337.1

Appendix 2: Information on Town Centre Uses**Town Centre Uses – Completions 1st April 2022 to 31st March 2024**

Ward	Application	Site Address	Development Use Class	Completed Floorspace	Date Completion Recorded
Canvey Island North	19/0699/FUL	191-193 High Street Canvey Island Essex	E(g)	38	26-Oct-22
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex	E(c)(i)	-92	26-Oct-22
Canvey Island North	21/1004/FUL	209 High Street Canvey Island Essex	E(a)	52	22-Mar-24
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex	E(a)	-467	26-Oct-22
Canvey Island West	17/1063/OUT	Garden World Plants Ltd Canvey Road Canvey Island Essex	E(a)	-1145	30-Nov-22
Canvey Island West	20/0009/FUL	Apex Steel Structures Ltd Charfleet Industrial Estate Canvey Island Essex	E(c)(ii)	37	26-Oct-22
Cedar Hall	22/0350/FUL	533 Rayleigh Road Thundersley Benfleet Essex	E(c)(ii)	1333	22-Mar-24
Cedar Hall	22/0350/FUL	533 Rayleigh Road Thundersley Benfleet Essex	B2	-809	22-Mar-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex	E(a)	-579.6	11-Apr-22
			Total E(g)	38	
			Total E(c)(i)	-92	
			Total E(a)	-12,139.6	
			Total E(c)(ii)	1,430	
			Total B2	-809	
			Total	-11,572.6	

Town Centre Uses – Extant Permissions at 1st April 2024

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(a)	Appleton	20/0060/F UL	322 London Road Benfleet	0	38	38	38	
E(a)	Boyce	18/0366/F UL	246-250 High Road Benfleet	263	266	3	3	
E(a)	Canvey Island West	21/0292/F UL	25 Vikings Way Canvey Island	272	0	-272	-272	
E(a)	Canvey Island Winter Gardens	20/0664/F UL	Site Adjacent To Pauls Court Castle View School Meppel Avenue	0	174	174	174	
E(a)	Cedar Hall	18/0223/F UL	179 Kiln Road Thundersley Benfleet	200.4	251	50.6	50.6	
E(a)	St. James'	21/0428/F UL	363 London Road, Hadleigh	34.5	0	-34.5	-34.5	
E(a)	St Peter's	20/0887/C PARR	125 London Road Benfleet	183	104	-79	-79	
E(b)	Canvey Island South	21/0186/F UL	Unit 3 Knightswick Centre Furtherwick Road	0	82	82	82	
E(b)	Canvey Island South	CPT/483/08/REN	59 Furtherwick Road Canvey Island	90.1	244.5	154.4	0	154.4
E(b)	Canvey Island West	14/0707/O UT	Land South Of Roscommon Way	0	700	700	700	
E(c)	Appleton	21/0032/F UL	150 London Road Benfleet	70	96	26	0	26
E(c)	St. Mary's	20/0534/F UL	283 High Road Benfleet Essex SS7 5HA	67.5	0	-67.5	-67.5	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(d)	Canvey Island South	21/0186/F UL	Unit 3 Knightswick Centre Furtherwick Road Canvey Island	82	0	-82	-82	
E(g)	Boyce	19/0674/F UL	132 Kiln Road Thundersley Benfleet	70	0	-70	-70	
E(g)	Canvey Island North	CPT/398/13/FUL	Land R/O 149-151 High Street Canvey Island	0	287	287	0	287
E(g)	Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island	448	0	-448	-448	
E(g)	Canvey Island West	15/0293/R ES	Land Opposite Morrisons, Northwick Road, Canvey Island	0	8,928	8,928	8,928	
E(g)	Canvey Island West	14/0707/O UT	Land South Of Roscommon Way Canvey Island	0	6400	6400	3549	
E(g)	Canvey Island Winter Gardens	20/0664/F UL	Site Adjacent To Pauls Court Castle View School Meppel Avenue Canvey Island	0	99.5	99.5	99.5	
E(g)	Cedar Hall	20/0770/F UL	533 Rayleigh Road Thundersley Benfleet	206	1539	1333	0	1539
E(g)	Cedar Hall	21/0813/F UL	Hobson And Sons Ltd Kenneth Road Benfleet	2247	0	-2247	-2247	
E(g)	St. James'	20/0270/C PA	Ash House 340-342 London Road Hadleigh Benfleet	334	0	-334	-334	
E(g)	St. James'	16/0190/C PA	387 London Road Hadleigh Benfleet	306	0	-306	-306	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
E(g)	St. James'	18/0424/C PA	351-359 London Road Hadleigh Benfleet	1322	0	-1322	-1322	
E(g)	St. James'	20/0108/F UL	Suite G 83 High Street Hadleigh Benfleet	-47	0	-47	-47	
E(g)	St. James'	21/0428/F UL	363 London Road, Hadleigh	0	83.9	83.9	83.9	
E(g)	St Peter's	19/0357/F UL	9A Parsons Road Thundersley Benfleet	0	28	28	28	
E(g)	Victoria	20/0238/F UL	Nashlea Farm Poors Lane North Hadleigh Benfleet	120	0	-120	-120	
F1	Cedar Hall	20/0822/F UL	Thundersley County Primary School Dark Lane Benfleet	40	78	38	38	
F1	St George's	CPT/75/12 /FUL	The Church Of St George Rushbottom Lane Benfleet	684	763	79	0	79
F2(b)	Canvey Island Central	17/0525/F UL	Womens Institute Hall Lionel Road Canvey Island	99	0	-99	-99	
Sui Generis	Appleton	20/0060/F UL	322 London Road Benfleet	174	0	-174	-174	
Sui Generis	St. Mary's	20/0534/F UL	283 High Road Benfleet	0	67.5	67.5	67.5	
					Proposed	Net	Under Construction	
				Use Class E Totals	12958.4	8307	2006.4	
				Use Class F Totals	18	-61	79	

Development Use Class	Ward	Application	Site Address	Existing	Proposed	Net	Not Started	Under Construction
				<i>Sui Generis Totals</i>	<i>-106.5</i>	<i>-106.5</i>	<i>0</i>	
				<i>TOTALS</i>	<i>12869.9</i>	<i>8139.5</i>	<i>2085.4</i>	

Appendix 3: Information on Housing Completions

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Appleton	21/0604/FUL	Land Rear Of 33 Croft Road Benfleet	PRI	BUNG	3B	NEW	PRTPD	LOW	24-Oct-22
Appleton	21/0032/FUL	150 London Road Benfleet	PRI	FLAT	1B	COU	PDL	MED	19-Jan-23
Appleton	21/0006/FUL	Land Adjacent To 10 Elmhurst Avenue	PRI	HOUSE	4BPLUS	NEW	GFIELD	MED	10-Nov-22
Appleton	21/0006/FUL	Land Adjacent To 10 Elmhurst Avenue	PRI	HOUSE	3B	NEW	GFIELD	MED	09-Dec-22
Appleton	20/0844/FUL	592 High Road Benfleet	PRI	FLAT	2B	REDEV	PDL	HIGH	23-Mar-23
Appleton	20/0844/FUL	592 High Road Benfleet	PRI	FLAT	1B	REDEV	PDL	HIGH	23-Mar-23
Appleton	21/0193/FUL	76 Homefields Avenue Benfleet	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	05-Dec-22
Appleton	21/0193/FUL	76 Homefields Avenue Benfleet	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	05-Dec-22
Boyce	20/0868/FUL	62 Hill Road Benfleet	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	07-Nov-22
Boyce	20/0868/FUL	62 Hill Road Benfleet	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	07-Nov-22

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Boyce	20/0297/FUL	Land Rear Of 17 Underhill Road Benfleet	PRI	HOUSE	4BPLUS	NEW	GFIELD	MED	15-Nov-22
Boyce	14/0758/FUL	Land Adj 34 Crescent Road South Benfleet	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	11-Nov-22
Boyce	15/0957/FUL	Land Rear Of 74 Essex Way Benfleet	PRI	HOUSE	2B	NEW	GFIELD	MED	13-Apr-22
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Canvey Island	PRI	SHLT	2B	NEW	GFIELD	HIGH	24-Mar-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Canvey Island	PRI	SHLT	1B	NEW	GFIELD	HIGH	24-Mar-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Canvey Island	PRI	SHLT	1B	NEW	GFIELD	HIGH	30-Mar-23
Canvey Island Central	19/0723/FUL	174 Waarden Road Canvey Island	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	27-Feb-23
Canvey Island Central	19/0722/FUL	174 Waarden Road Canvey Island	PRI	HOUSE	3B	NEW	GFIELD	HIGH	27-Feb-23
Canvey Island Central	19/0722/FUL	174 Waarden Road Canvey Island	PRI	HOUSE	3B	NEW	GFIELD	HIGH	27-Feb-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Canvey Island	PRI	SHLT	2B	NEW	GFIELD	HIGH	24-Mar-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Canvey Island	PRI	SHLT	2B	NEW	GFIELD	HIGH	24-Mar-23

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Canvey Island East	21/0059/FUL	Land Between 44 And 54 Winterswyk Avenue Canvey Island	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	13-Dec-22
Canvey Island North	17/0457/FUL	20 Clarendon Road Canvey Island	PRI	HOUSE	3B	REDEV	PDL	LOW	13-Sep-22
Canvey Island North	17/0457/FUL	20 Clarendon Road Canvey Island	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	13-Sep-22
Canvey Island South	20/0548/FUL	86 May Avenue Canvey Island	PRI	HOUSE	2B	REDEV	PDL		28-Jul-22
Canvey Island South	20/0548/FUL	86 May Avenue Canvey Island	PRI	HOUSE	3B	REDEV	PDL		28-Jul-22
Canvey Island South	20/0094/FUL	Aquarius Thorney Bay Road Canvey Island	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	16-Dec-22
Canvey Island West	18/0090/FUL	2C Cambridge Road Canvey Island	PRI	HOUSE	4BPLUS	NEW	PDL	LOW	12-Dec-22
Canvey Island Winter Gardens	18/0991/FUL	Land Adjoining 14 Station Approach Canvey Island	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	03-Nov-22
Canvey Island Winter Gardens	18/0991/FUL	Land Adjoining 14 Station Approach Canvey Island	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	14-Dec-22
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley	PRI	HOUSE	4BPLUS	NEW	PRTPLD	LOW	31-Mar-23

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	31-Mar-23
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	31-Mar-23
Cedar Hall	19/0549/FUL	Chase Nurseries The Chase Thundersley	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	31-Mar-23
Cedar Hall	20/0253/FUL	134 And 134A Hart Road Thundersley	PRI	HOUSE	4BPLUS	COU	PDL	LOW	31-Mar-23
Cedar Hall	19/0905/FUL	Land Adjacent To 44 Sandown Road Thundersley	PRI	HOUSE	2B	NEW	GFIELD		31-Mar-23
St Peter's	18/0583/FUL	7 The Sorrells Thundersley	PRI	HOUSE	4BPLUS	NEW	PRTPD	LOW	31-Mar-23
St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	17-Nov-22
St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	17-Nov-22
St. James'	20/0172/FUL	683-687 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	24-May-22
St. James'	20/0172/FUL	683-687 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	24-May-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	1B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	1B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	1B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	1B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	1B	REDEV	PDL	HIGH	05-Apr-22

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	1B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	1B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22
St. James'	19/0697/FUL	341-347 London Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	05-Apr-22

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
St. James'	20/0604/FUL	Warehouse Alma Road Benfleet	PRI	HOUSE	2B	COU	PDL	HIGH	31-Mar-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	2B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	3B	REDEV	PDL	HIGH	06-Jan-23
St. James'	20/0655/RES	Warehouse 54 Beech Road Hadleigh	PRI	FLAT	3B	REDEV	PDL	HIGH	06-Jan-23
St. Mary's	19/0408/FUL	Land Adj To 1 Wincoat Close Benfleet	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	31-Mar-23
Victoria	19/0899/FUL	30 Western Road Hadleigh	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	27-Jun-22
Victoria	19/0899/FUL	30 Western Road Hadleigh	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	07-Nov-22
<u>Completions</u>	<u>2023/2024</u>		-	-	-	-	-	-	-
Appleton	21/0604/FUL	Land Rear Of 33 Croft Road Benfleet Essex SS7 5RQ	PRI	BUNG	3B	NEW	PRTPD	LOW	27-Jul-23
Appleton	21/0604/FUL	Land Rear Of 33 Croft Road Benfleet Essex SS7 5RQ	PRI	BUNG	3B	NEW	PRTPD	LOW	27-Jul-23

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Appleton	21/0967/FUL	Durham Dene 26 Merton Road Benfleet Essex SS7 5QJ	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	26-Sep-23
Appleton	21/0967/FUL	Durham Dene 26 Merton Road Benfleet Essex SS7 5QJ	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	26-Sep-23
Boyce	20/0868/FUL	62 Hill Road Benfleet Essex SS7 1HL	PRI	HOUSE	3B	REDEV	PRTPD	LOW	13-Oct-23
Boyce	22/0624/FUL	20 Thundersley Park Road Benfleet	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	22-Dec-23
Boyce	20/0868/FUL	62 Hill Road Benfleet Essex SS7 1HL	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	22-Dec-23
Boyce	20/0868/FUL	62 Hill Road Benfleet Essex SS7 1HL	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	01-Aug-23
Boyce	20/0868/FUL	62 Hill Road Benfleet Essex SS7 1HL	PRI	HOUSE	3B	REDEV	PRTPD	LOW	01-Aug-23
Boyce	20/0868/FUL	62 Hill Road Benfleet Essex SS7 1HL	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	13-Oct-23
Boyce	20/0868/FUL	62 Hill Road Benfleet Essex SS7 1HL	PRI	HOUSE	4BPLUS	REDEV	PRTPD	LOW	22-Dec-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	18-May-23

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	17-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	17-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	17-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	1B	NEW	GFIELD	HIGH	12-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	1B	NEW	GFIELD	HIGH	12-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	1B	NEW	GFIELD	HIGH	04-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	18-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	05-Sep-23

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	05-Apr-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	12-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	16-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	22-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	22-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	05-Sep-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	18-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	18-May-23

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	19-May-23
Canvey Island Central	19/0764/FUL	Land At Haron Close And Long Road Haron Close Canvey Island Essex	PRI	SHLT	2B	NEW	GFIELD	HIGH	22-May-23
Canvey Island Central	21/0722/FULCL C	54-60 Linden Way Canvey Island Essex SS8 9JB	AH	HOUSE	2B	REDEV	PDL	LOW	08-Feb-24
Canvey Island Central	21/0722/FULCL C	54-60 Linden Way Canvey Island Essex SS8 9JB	AH	HOUSE	2B	REDEV	PDL	LOW	08-Feb-24
Canvey Island Central	21/0722/FULCL C	54-60 Linden Way Canvey Island Essex SS8 9JB	AH	HOUSE	2B	REDEV	PDL	LOW	08-Feb-24
Canvey Island Central	21/0722/FULCL C	54-60 Linden Way Canvey Island Essex SS8 9JB	AH	HOUSE	2B	REDEV	PDL	LOW	08-Feb-24
Canvey Island Central	21/0688/FUL	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	12-Oct-23
Canvey Island Central	21/0128/FUL	24 Letzen Road Canvey Island Essex SS8 9AL	PRI	HOUSE	3B	REDEV	PDL	MED	13-Dec-23
Canvey Island Central	21/0107/FULCL C	Land Adjacent To 2 Cedar Road Canvey Island Essex SS8 9HP	AH	HOUSE	2B	NEW	PDL	LOW	20-Feb-24
Canvey Island Central	21/0107/FULCL C	Land Adjacent To 2 Cedar Road Canvey Island Essex SS8 9HP	AH	HOUSE	2B	NEW	PDL	LOW	20-Feb-24

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Canvey Island East	21/0059/FUL	Land Between 44 And 54 Winterswyk Avenue Canvey Island Essex SS8 8PA	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	19-Apr-23
Canvey Island East	21/0059/FUL	Land Between 44 And 54 Winterswyk Avenue Canvey Island Essex SS8 8PA	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	19-Apr-23
Canvey Island East	21/0059/FUL	Land Between 44 And 54 Winterswyk Avenue Canvey Island Essex SS8 8PA	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	19-Apr-23
Canvey Island East	21/0059/FUL	Land Between 44 And 54 Winterswyk Avenue Canvey Island Essex SS8 8PA	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	19-Apr-23
Canvey Island East	21/0059/FUL	Land Between 44 And 54 Winterswyk Avenue Canvey Island Essex SS8 8PA	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	19-Apr-23
Canvey Island East	21/0059/FUL	Land Between 44 And 54 Winterswyk Avenue Canvey Island Essex SS8 8PA	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	19-Apr-23
Canvey Island East	21/0059/FUL	Land Between 44 And 54 Winterswyk Avenue Canvey Island Essex SS8 8PA	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	19-Apr-23

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	26-Mar-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	26-Mar-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	26-Mar-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	26-Mar-24
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	PRI	FLAT	2B	REDEV	PDL	HIGH	26-Mar-24
Canvey Island South	16/0644/FUL	Thames Court Western Esplanade Canvey Island Essex SS8 0AY	PRI	FLAT	2B	EXT	PDL	LOW	08-Aug-23
Canvey Island South	CPT/670/13/FUL	8 Westwood Road Canvey Island Essex SS8 0ED	PRI	HOUSE	3B	REDEV	PDL	LOW	18-Mar-24
Canvey Island South	16/0644/FUL	Thames Court Western Esplanade Canvey Island Essex SS8 0AY	PRI	FLAT	2B	EXT	PDL	LOW	08-Aug-23
Canvey Island South	22/0120/FUL	11 Runnymede Road Canvey Island Essex SS8 0EF	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	07-Feb-24
Canvey Island South	21/0888/FUL	2 Elm Road Canvey Island Essex SS8 7AW	PRI	HOUSE	4BPLUS	REDEV	PDL	MED	27-Nov-23

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
Canvey Island Winter Gardens	18/0991/FUL	Land Adjoining 14 Station Approach Canvey Island Essex SS8 9RB	PRI	HOUSE	4BPLUS	NEW	GFIELD	LOW	21-Dec-23
Canvey Island Winter Gardens	21/0817/FULCL C	Garage Site On Land To The Rear Of 171-217 Link Road Canvey Island Essex SS8 9SP	AH	HOUSE	2B	NEW	PDL	LOW	08-Feb-24
Canvey Island Winter Gardens	21/0817/FULCL C	Garage Site On Land To The Rear Of 171-217 Link Road Canvey Island Essex SS8 9SP	AH	HOUSE	3B	NEW	PDL	LOW	08-Feb-24
Canvey Island Winter Gardens	21/0817/FULCL C	Garage Site On Land To The Rear Of 171-217 Link Road Canvey Island Essex SS8 9SP	AH	HOUSE	3B	NEW	PDL	LOW	08-Feb-24
St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley Benfleet Essex SS7 3NE	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	04-Apr-23
St Peter's	19/0218/FUL	Hollywood Great Burches Road Thundersley Benfleet Essex SS7 3NE	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	25-Aug-23
St. James'	19/0242/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	PRI	FLAT	2B	NEW	PRTPLD	HIGH	18-Apr-23
St. James'	19/0242/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	PRI	FLAT	2B	NEW	PRTPLD	HIGH	18-Apr-23

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
St. James'	19/0242/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	PRI	FLAT	2B	NEW	PRTPD	HIGH	18-Apr-23
St. James'	19/0242/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	PRI	FLAT	2B	NEW	PRTPD	HIGH	18-Apr-23
St. James'	19/0242/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	PRI	FLAT	2B	NEW	PRTPD	HIGH	18-Apr-23
St. James'	19/0242/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	PRI	FLAT	2B	NEW	PRTPD	HIGH	18-Apr-23
St. James'	21/0854/FUL	601 London Road Hadleigh Benfleet Essex SS7 2EB	PRI	HOUSE	4BPLUS	NEW	PDL	MED	28-Jul-23
St. James'	21/0854/FUL	601 London Road Hadleigh Benfleet Essex SS7 2EB	PRI	HOUSE	4BPLUS	NEW	PDL	MED	28-Jul-23
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	1B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	1B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	1B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	2B	REDEV	PDL	HIGH	22-Feb-24

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	2B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	2B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	1B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	1B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	2B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	21/0764/FUL	High Lodge 43-59 High Road Benfleet Essex SS7 5LH	PRI	HOUSE	2B	REDEV	PDL	HIGH	10-Jul-23
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	2B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	2B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	2B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	2B	REDEV	PDL	HIGH	22-Feb-24

Ward	Application	Site Address	Tenure	Type	Bedrooms	Type	Site Type	Density	Completion Date
St. Mary's	18/0035/FUL	191-193 High Road Benfleet Essex SS7 5HY	PRI	FLAT	2B	REDEV	PDL	HIGH	22-Feb-24
St. Mary's	21/0764/FUL	High Lodge 43-59 High Road Benfleet Essex SS7 5LH	PRI	HOUSE	2B	REDEV	PDL	HIGH	10-Jul-23
St. Mary's	21/0764/FUL	High Lodge 43-59 High Road Benfleet Essex SS7 5LH	PRI	HOUSE	2B	REDEV	PDL	HIGH	10-Jul-23
St. Mary's	22/0229/FUL	16 Green Road Benfleet Essex SS7 5JT	PRI	HOUSE	4BPLUS	REDEV	PDL	LOW	15-Mar-24
St. Mary's	22/0308/FUL	27 Green Road Benfleet Essex SS7 5JT	PRI	HOUSE	2B	NEW	PRTPDL	MED	14-Sep-23

Appendix 4: Information on Extant Housing Consents**Extant Consents for housing development in Castle Point at 1 April 2024**

Ward	Application	Site Address	Existing	Proposed	Net	Under Construction	Completions
Appleton	23/0552/FUL	286 London Road Benfleet Essex SS7 5XR	0	8	8		
Appleton	21/0604/FUL	Land Rear Of 33 Croft Road Benfleet Essex SS7 5RQ	0	4	4	1	3
Appleton	22/0606/FUL	Plots 1 And 2 Land At Corner Of Albion Road And St Clements Road Benfleet Essex SS7 5PQ	0	2	2		
Appleton	21/0067/FUL	Land Adj To 573 High Road Benfleet Essex SS7 5RZ	0	2	2	2	0
Appleton	CPT/147/07/F UL	11 Clifton Avenue Benfleet Essex SS7 5RB	1	2	1	2	
Appleton	21/0959/FUL	24 Homefields Avenue Benfleet Essex SS7 5TY	1	1	0		-1
Appleton	22/0269/FUL	29 Avondale Road Benfleet Essex SS7 1EH	1	1	0		
Boyce	22/0624/FUL	20 Thundersley Park Road Benfleet Essex SS7 1ET	1	1	0	0	0
Boyce	18/0366/FUL	246-250 High Road Benfleet Essex SS7 5LA	0	5	6	1	0
Boyce	18/1063/FUL	166/168 Kiln Road Thundersley Benfleet Essex SS7 1SU	3	10	7		-3
Boyce	22/0592/FUL	210 High Road Benfleet Essex SS7 5LD	0	4	4		

Ward	Application	Site Address	Existing	Proposed	Net	Under Construction	Completions
Boyce	21/0002/FUL	7 St Marys Drive Benfleet Essex SS7 1LB	1	4	3		
Boyce	21/0872/FUL	178 High Road Benfleet Essex SS7 5LD	3	4	1		
Boyce	21/0862/FUL	Rear Of 9 High Street Benfleet Essex SS7 1PP	0	1	1		
Boyce	15/0977/FUL	111 Benfleet Road Benfleet Essex SS7 1QF	1	1	1	1	-1
Boyce	22/0367/FUL	2 The Dale Thundersley Benfleet Essex SS7 1TD	1	2	1		
Boyce	22/0297/FUL	34 Parkstone Avenue Thundersley Benfleet Essex SS7 1SR	1	2	1	2	
Boyce	20/0953/FUL	10 Crescent Road Benfleet Essex SS7 1JL	1	2	1		
Boyce	17/0655/FUL	Land To Rear Of 57 The Dale Thundersley Benfleet Essex SS7 1TD	1	1	0		
Boyce	19/0188/FUL	300 Benfleet Road Benfleet Essex SS7 1PW	1	1	0	1	
Boyce	18/0204/FUL	140 Kiln Road Thundersley Benfleet Essex SS7 1TJ	1	1	0		
Boyce	15/0501/FUL	84 Vicarage Hill Benfleet Essex SS7 1PE	1	3	0	3	-1
Canvey Island Central	21/0688/FUL	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	0	9	9	8	1
Canvey Island Central	18/1076/FUL	29 Denham Road Canvey Island Essex SS8 9HB	1	3	2	3	0

Ward	Application	Site Address	Existing	Proposed	Net	Under Construction	Completions
Canvey Island Central	22/0612/FUL	Land Rear Of 3 Vaagen Road Canvey Island Essex SS8 9DP	0	2	2		
Canvey Island Central	18/0219/FUL	Land Adjacent To 134 Cedar Road Canvey Island Essex SS8 9HS	0	1	1		
Canvey Island Central	22/0223/FUL	44 Paarl Road Canvey Island Essex SS8 9BT	1	2	1	2	-1
Canvey Island East	22/0482/FUL	Chapman Sands Sailing Club Eastern Esplanade Canvey Island Essex	0	7	7	3	
Canvey Island East	CPT/315/13/FUL	Land To East Of Wall Road Canvey Island Essex	0	3	1	0	2
Canvey Island East	21/0645/FUL	Land Adjacent To 42 Zelham Drive Canvey Island Essex SS8 7QR	0	2	2	2	0
Canvey Island East	18/0779/FUL	Land Adjacent To 15 Stevens Close Canvey Island Essex SS8 8JP	0	1	1		
Canvey Island East	21/0559/FUL	22 Seaview Road Canvey Island Essex SS8 7PB	1	2	1		
Canvey Island East	23/0587/FUL	9 Holton Road Canvey Island Essex SS8 8NJ	0	1	1		
Canvey Island East	20/0312/FUL	Land Adjacent To 88 Holbek Road Canvey Island Essex SS8 8NL	0	1	1	1	
Canvey Island East	23/0067/FUL	Land On Corner Of Smallgains Avenue And Gifhorn Road Canvey Island Essex SS8 8LB	0	1	1		

Ward	Application	Site Address	Existing	Proposed	Net	Under Construction	Completions
Canvey Island East	20/0465/FUL	29 Geylen Road Canvey Island Essex SS8 8JN	1	2	1		
Canvey Island East	23/0416/FUL	12 Zider Pass Canvey Island Essex SS8 7QJ	1	2	1		
Canvey Island East	20/0760/FUL	31 Lappmark Road Canvey Island Essex SS8 7SZ	1	2	1		
Canvey Island East	18/0667/FUL	Land Adjacent To 64 Winterswyk Avenue Canvey Island Essex	0	1	1		
Canvey Island East	23/0183/FUL	30 Hellendoorn Road Canvey Island Essex SS8 7JA	1	1	0		
Canvey Island East	21/0520/FUL	4 Fleetwood Close Canvey Island Essex SS8 7NR	1	1	0		
Canvey Island North	CPT/490/13/FUL	125-127 High Street Canvey Island Essex SS8 7RF	0	14	14	9	5
Canvey Island North	20/0328/FUL	39-43 High Street Canvey Island Essex SS8 7RD	0	12	12		
Canvey Island North	20/0478/FUL	Kingsley Dale 39 Central Wall Road Canvey Island Essex SS8 9PJ	1	4	3		
Canvey Island North	19/0595/FUL	11-13 Knightswick Road Canvey Island Essex SS8 9PA	2	4	2		
Canvey Island North	20/0582/FUL	Land Adjacent To 12 Corona Road Canvey Island Essex SS8 8EZ	0	1	1	1	0

Ward	Application	Site Address	Existing	Proposed	Net	Under Construction	Completions
Canvey Island North	23/0045/FUL	Land North And Adjoining No. 38 Eastfield Road Canvey Island Essex SS8 8HR	0	1	1	0	0
Canvey Island North	21/0981/FUL	50 Westerland Avenue Canvey Island Essex SS8 8JS	1	2	1	2	0
Canvey Island North	22/0489/FUL	Land Adjoining 9 Heideburg Road Canvey Island Essex SS8 8HB	0	1	1		
Canvey Island North	18/0367/FUL	191 -193 High Street Canvey Island Essex SS8 7RN	2	0	-2		-2
Canvey Island South	18/0638/FUL	The Haystack Public House Car Park Long Road Canvey Island Essex	0	14	14	14	
Canvey Island South	21/0190/FUL	The Monico Bar And Restaurant 1 - 3 Eastern Esplanade Canvey Island Essex SS8 7DN	0	8	8		
Canvey Island South	23/0177/FUL	64 High Street Canvey Island Essex SS8 7SE	0	7	7		
Canvey Island South	23/0642/FUL	76A High Street Canvey Island Essex SS8 7SE	1	4	3		
Canvey Island South	21/0888/FUL	2 Elm Road Canvey Island Essex SS8 7AW	1	3	2	3	0
Canvey Island South	19/0399/FUL	Elm House 1 Elm Road Canvey Island Essex SS8 7AW	0	1	1	1	
Canvey Island South	22/0866/FUL	25 Florence Road Canvey Island Essex SS8 7EJ	1	2	1	2	0

Ward	Application	Site Address	Existing	Proposed	Net	Under Construction	Completions
Canvey Island South	21/0429/FUL	85 Furtherwick Road Canvey Island Essex SS8 7AJ	0	1	1		
Canvey Island South	22/0887/FUL	Land Adjacent To 6 Herbert Road Canvey Island Essex SS8 7ED	0	1	1		
Canvey Island South	21/0140/FUL	9 And 11 Juliers Road Canvey Island Essex SS8 7EW	2	1	-1	1	-2
Canvey Island West	22/0665/FUL	Garden World Plants Ltd Canvey Road Canvey Island Essex SS8 0QD	0	55	55	0	0
Canvey Island West	CPT/111/02/FUL	Hole Haven Caravan Camp Haven Road Canvey Island Essex SS8 0NR	0	17	17	0	10
Canvey Island West	19/0365/FUL	Land At Rear Of 7 Palmerstone Road Canvey Island Essex SS8 0NB	0	2	2	2	0
Canvey Island West	22/0170/FUL	5 Tudor Road Canvey Island Essex SS8 0ND	1	2	1		
Canvey Island West	23/0073/FUL	27 Craven Avenue Canvey Island Essex SS8 0BY	1	2	1		-1
Canvey Island West	18/0356/FUL	Land Adjacent To 3 St Davids Walk Canvey Island Essex SS8 9NN	0	1	1	1	1
Canvey Island Winter Gardens	20/0664/FUL	Site Adjacent To Pauls Court Castle View School Meppel Avenue Canvey Island Essex SS8 9RZ	0	6	6		

Ward	Application	Site Address	Existing	Proposed	Net	Under Construction	Completions
Canvey Island Winter Gardens	18/0991/FUL	Land Adjoining 14 Station Approach Canvey Island Essex SS8 9RB	0	4	4	1	3
Canvey Island Winter Gardens	23/0750/FUL	199 Central Avenue Canvey Island Essex SS8 9QP	1	2	1		
Canvey Island Winter Gardens	22/0823/FUL	Land Between 48 - 56 Taranto Road Canvey Island Essex	0	1	1		
Canvey Island Winter Gardens	20/0845/FUL	Land Adjacent To 15 Tabora Avenue Canvey Island Essex SS8 9QH	0	1	1	1	
Cedar Hall	21/1137/FUL	Land Rear Of 248 Hart Road Thundersley Benfleet Essex SS7 3UQ	0	46	46	0	0
Cedar Hall	22/0633/FUL	Hobson And Sons Ltd Kenneth Road Thundersley Benfleet SS7 3AF	0	32	32		
Cedar Hall	19/0937/FUL	Land West Of 27 Kingston Road Thundersley Benfleet Essex	0	9	9	9	0
Cedar Hall	20/0406/FUL	84-88 Hart Road Thundersley Benfleet Essex SS7 3PF	2	5	3		
Cedar Hall	19/0753/FUL	Land Adjacent To 2 Wensley Road Thundersley Benfleet Essex SS7 3DT	0	2	2		

Ward	Application	Site Address	Existing	Proposed	Net	Under Construction	Completions
Cedar Hall	19/0776/FUL	Valdabre The Chase Thundersley Benfleet Essex SS7 3DL	1	3	2		
Cedar Hall	21/0675/FUL	Flats 1 - 4 316 Hart Road Thundersley Benfleet SS7 3UW	0	1	1		
Cedar Hall	22/0933/FUL	280 Hart Road Thundersley Benfleet Essex SS7 3UQ	1	2	1		
Cedar Hall	22/0893/FUL	57 The Chase Thundersley Benfleet Essex SS7 3BZ	1	1	0		
Cedar Hall	23/0575/FUL	47 The Chase Thundersley Benfleet Essex SS7 3BS	1	1	0		
Cedar Hall	18/0368/FUL	Ashburton The Chase Thundersley Benfleet Essex SS7 3DL	1	1	0		
St George's	23/0634/FUL	7 Ivy Road Thundersley Benfleet Essex SS7 4DG	1	2	1	2	
St Peter's	23/0618/FUL	21 Selbourne Road Thundersley Benfleet Essex SS7 4AN	0	2	2		
St Peter's	23/0088/FUL	Linden Court 41 Linden Road Thundersley Benfleet SS7 4BA	0	2	2		
St Peter's	16/0954/FUL	40 Park Road Thundersley Benfleet Essex SS7 3PP	1	2	1	2	-1
St Peter's	19/0364/FUL	331 London Road Benfleet Essex SS7 1BL	1	2	1		

Ward	Application	Site Address	Existing	Proposed	Net	Under Construction	Completions
St Peter's	21/0530/FUL	63 Kingsley Lane Thundersley Benfleet Essex SS7 3TZ	1	1	0		
St. James'	CPT/24/05/FUL	320 London Rd Hadleigh Essex SS7 2BA	0	32	32	0	12
St. James'	CPT/327/11/FUL	4-12 Park Chase Hadleigh Benfleet Essex SS7 2BZ	0	25	25	25	0
St. James'	18/0424/CPA	351-359 London Road Hadleigh Benfleet Essex SS7 2BT	0	19	19		
St. James'	21/0739/FUL	555 London Road Hadleigh Benfleet Essex SS7 2EA	0	6	6		
St. James'	16/0190/CPA	387 London Road Hadleigh Benfleet Essex SS7 2BY	0	4	4		
St. James'	21/0004/FUL	599-601 London Road Hadleigh Benfleet Essex SS7 2EB	0	3	3	0	0
St. James'	21/0605/FUL	47 Castle Road Hadleigh Benfleet Essex SS7 2AU	0	3	3	0	1
St. James'	21/0659/FUL	323 - 325 London Road Hadleigh Benfleet Essex SS7 2BT	0	2	2		
St. James'	22/0914/FUL	32 Poors Lane Hadleigh Benfleet Essex SS7 2LN	1	2	1		
St. James'	20/0072/FUL	58 Rectory Road Hadleigh Benfleet Essex SS7 2ND	1	2	1		
St. Mary's	22/0461/FUL	Land Rear Of 316 - 320 High Road Benfleet Essex SS7 5HB	0	7	7		

Ward	Application	Site Address	Existing	Proposed	Net	Under Construction	Completions
St. Mary's	21/0333/FUL	66 Wavertree Road Benfleet Essex SS7 5AP	1	5	4	5	-1
St. Mary's	19/0087/FUL	Land Adjacent To 20 Hall Farm Road Benfleet Essex SS7 5JD	0	1	1		
St. Mary's	22/0229/FUL	16 Green Road Benfleet Essex SS7 5JT	1	2	1	1	0
St. Mary's	20/0281/OUT	Land Adjacent To 362 High Road Benfleet Essex SS7 5HP	0	1	1		
St. Mary's	21/0496/FUL	45 Wavertree Road Benfleet Essex SS7 5AW	1	2	1		
St. Mary's	21/0428/FUL	363 London Road Hadleigh Benfleet Essex SS7 2BT	0	6	6	6	0
St. Mary's	22/0661/FUL	22 Fleet Road Benfleet Essex SS7 5JN	1	1	0		
Victoria	23/0423/FUL	Site Of The Warren And Tanglewood Hall Crescent Hadleigh Benfleet SS7 2QW	2	12	10		
Victoria	20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	0	7	7		
Victoria	18/0178/FUL	303 Kiln Road Thundersley Benfleet Essex SS7 1QS	1	2	1		
Victoria	22/0869/FUL	Thatch Farm Bramble Crescent Hadleigh Benfleet Essex SS7 2UZ	1	1	0		

Appendix 5 S106 Clauses Active with Castle Point Borough Council Correct at 31st March 2024

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

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

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
				Management Plan				
CPT/697/11/FUL	08/01/2013	N/A - commenced	Ashcroft Place, Kiln Road, Benfleet	Healthcare Contribution	£101,023	July 2024	-	Received
2013/2014								
CPT/358/12/FUL	16/12/2013	N/A - commenced	Brickfields, Great Burches Road, Thundersley	Monitoring of management of woodlands and grassland areas	£3,500	-	-	Received but Unspent
2015/2016								

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
14/0602/FUL	02/10/2015	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Monitoring	£5,875	-	-	Received but Unspent
14/0602/FUL	02/10/2015	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Healthcare Contribution	£23,300	-	-	Received. Held for NHS
2016/2017								
14/0707/OUT	10/11/2016	N/A – commenced	r/o 201-219 Kiln Road, Benfleet	Open Space			Provision and Management of open space	OVERDUE
14/0707/OUT	10/11/2016	N/A – commenced (access formed)	Land South of Roscommon Way, Canvey Island	Ecology	-	-	Ecology Mitigation Plan	OVERDUE
14/0707/OUT	10/11/2016	N/A – commenced (access formed)	Land South of Roscommon Way, Canvey Island	Drainage	-	-	Surface Water Drainage Management Plan	OVERDUE
15/0293/RES	31/03/2017	N/A – commenced	Land Opposite Morrisons, Northwick Road, Canvey Island	Landscape	-	-	Landscape Management and	OVERDUE Management and Maintenance

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
							Maintenance Plan	Plan not provided
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Affordable Housing	£1,420,351	-	-	OVERDUE
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Open space and children's play space			Provision and management of open space	Received
15/0709/FUL	06/12/2016	N/A – commenced	Solby Wood Farm, Daws Heath Road, Benfleet	Monitoring Fee	£700	-	-	Received
2019/2020								
17/0964/OUT	22/07/2019	22/07/2022	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Affordable Housing		-	12 Homes	Permission not implemented

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
17/0964/OUT	22/07/2019	22/07/2022	Walsingham House, Lionel Road, Canvey Island, SS8 9DE	Essex Coast RAMS	£3,913	-	-	Permission not implemented
18/0638/FUL	09/07/2019	09/07/2022	The Haystack Car Park, Long Road, Canvey	Essex Coast RAMS	£2,100	-	-	Permission not implemented
18/1016/FUL	19/08/2019	N/A – commenced	359-396 London Road, Benfleet	Essex Coast RAMS	£2,935.20	-	-	Received and Spent
18/1016/FUL	19/08/2019	N/A – commenced	359-396 London Road, Benfleet	Affordable Housing	£213,797.13	-	-	Requirement not triggered to date
18/1081/FUL	23/07/2019	N/A – commenced	30-32 Essex Way, Benfleet	Essex Coast RAMS	£1,589	-	-	Received and Spent
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Affordable Housing	£492,806	-	-	Received and spent £339,914.22
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Essex Coast RAMS	£2,323.70	-	-	Received and spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Open Space	-	-	Provision and Management of open space	Received
19/0549/FUL	31/03/2020	N/A – commenced	Chase Nurseries, The Chase, Thundersley	Healthcare	£7,360	-	-	Received. Held for NHS
2020/2021								
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Affordable Housing	-	-	17 Homes	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Open Space	-	-	4.5ha	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Essex Coast RAMS	£14,257.60	-	-	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Indoor sport & recreation	£238,941.92	-	-	Permission not implemented

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	CCTV and Public Realm	£40,500	-	-	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Apprentice Scheme			Construction stage apprentices	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Tidal Defence Works	£18,665.92	-	-	Permission not implemented
14/0620/FUL	29/05/2020	29/05/2023	Land at Thorney Bay, Canvey Island	Pedestrian access to seawall	£73,376.80	-	-	Permission not implemented
19/0231/OUT	06.08.2020	05/08/2023	Land at London Road and West Of Rhoda Road North Thundersley Benfleet	Affordable Housing	£864,960			Permission not implemented

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
19/0231/OUT	06.08.2020	05/08/2023	Land at London Road and West Of Rhoda Road North Thundersley Benfleet	Healthcare	£8,349			Permission not implemented
19/0231/OUT	06.08.2020	05/08/2023	Land at London Road and West Of Rhoda Road North Thundersley Benfleet	Essex Coast RAMS	£2,762.76			Permission not implemented
19/0686/FUL	02/06/2020	N/A – commenced	19-27 Kents Hill Road, Benfleet	Essex Coast RAMS	£2,954.17	-	-	Received and spent
19/0686/FUL	02/06/2020	N/A – commenced	19-27 Kents Hill Road, Benfleet	Affordable Housing	£190,552	-	-	Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
19/0686/FUL	02/06/2020	N/A – commenced	19-27 Kents Hill Road, Benfleet	LSVR	£27,078			OVERDUE Awaiting LSVR
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Affordable Housing	£104,124.66	-	-	Received - £100k plus indexation
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Essex Coast RAMS	£4,269.72	-	-	Received and spent
19/0697/FUL	27/10/2020	N/A – commenced	341-347 London Road, Hadleigh	Healthcare	£13,616	-	-	Received and Spent
19/0764/FUL	02/02/2021	N/A – commenced	Haron Close / Long Road, Canvey Island	Affordable Housing	£135,229.98	-	-	Requirement not triggered to date
19/0764/FUL	02/02/2021	N/A – commenced	Haron Close / Long Road, Canvey Island	Essex Coast RAMS	£3,013.92	-	-	OVERDUE Awaiting Indexation details
20/0655/RES	25/11/2020	N/A – commenced	54 Beech Road, Hadleigh	Essex Coast RAMS	£1,758.12	-	-	Received and Spent
20/0844/FUL	25/01/2021		592 High Road	Essex Coast RAMS	£251.16			Received and spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
20/0845/FUL	02/02/2021	02/02/2024	Land Adjacent To 15 Tabora Avenue, Canvey Island	Essex Coast RAMS	£125.58	-	-	Permission not implemented
20/0868/FUL	01/02/2021	N/A – commenced	62 Hill Road, Benfleet	Essex Coast RAMS	£753.48	-	-	See 21/0452/FUL
20/0887/CPARR	09.02.2021		125 London Road, Benfleet	Essex Coast RAMS	£125.58			OVERDUE Chaser sent
20/0897/FUL	03/02/2021	N/A – commenced	33 Croft Road, Benfleet	Essex Coast RAMS	£125.58			Received and Spent
20/0953/FUL	08/02/2021	N/A – commenced	10 Crescent Road, Benfleet	Essex Coast RAMS	£125.58			Received and Spent
21/0002/FUL	01/03/2021	01/03/2024	7 St Marys Drive, Benfleet	Essex Coast RAMS	£376.74	-	-	Permission not implemented
21/0004/FUL	16/03/2021	16/03/2024	599-601 London Road, Hadleigh	Essex Coast RAMS	£627.90	-	-	Received and spent
21/0006/FUL	08/03/2021	08/03/2024	Land Adjacent To 10 Elmhurst Avenue, Benfleet	Essex Coast RAMS	£251.16	-	-	Received and spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0032/FUL	24/03/2021	24/03/2024	150 London Road, Benfleet	Essex Coast RAMS	£125.58	-	-	Permission not implemented
21/0059/FUL	23/03/2021	23/03/2024	44-54 Winterswyk Avenue, Canvey Island	Essex Coast RAMS	£1,018.40	-	-	Received and spent
21/0067/FUL	19/03/2021	19/03/2024	Land Adj To 573 High Road, Benfleet	Essex Coast RAMS	£251.16	-	-	Received and Spent
2021/2022								
21/0107/FULCLC	-02/06/21	-01/06/24	Land Adjacent to 2 Cedar Road, Canvey Island	Essex Coast RAMS	£251.16	-	-	Received and Spent
21/0190/FUL;	13.05.2021	12.05.2021	Monico PH Eastern Esplanade, Canvey Island	Essex Coast RAMS	£1018.40			Received
21/0193/FUL	28.04.2021	27.04.2024	76 Homefields Avenue, Benfleet	Essex Coast RAMS	£125.58			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
22/0229/FUL	16.05.2022	1505.2025	16 Green Road, Benfleet	Essex Coast RAMS	£254.60			Received
21/0265/FUL	25.05.2021	-24.05.2024	32 Dorothy Gardens, Benfleet	Essex Coast RAMS	£125.58	-	-	Received but application refused
21/0333/FUL:	27.05.2021	26/05/2024	66 Wavertree Road, Benfleet	Essex Coast RAMS	£509.20			Refunded
21/0428/FUL	31.08.2021	30/08/2024	363 London Road, Hadleigh	Essex Coast RAMS	£763.80			OVERDUE Chaser sent
21/0429/FUL	20.08.2021	19.08.2024	85 Furtherwick Road, Canvey Island	Essex Coast RAMS	£127.30			Permission not implemented
21/0452/FUL	25.06.2021	24.06.2024	62 Hill Road Benfleet	Essex Coast RAMS	£753.48			Received and spent
21/0496/FUL	09/07/2021	08/07/2024	45 Wavertree Road, Benfleet	Essex Coast RAMS	£127.30			Received
21/0509/FUL	13/07/2021	12/07/2024	Adj. 14 Station Approach, Canvey Island	Essex Coast RAMS	£127.30			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0520/FUL	20/07/2021	19/07/2024	4 Fleetwood Close, Canvey Island	Essex Coast RAMS	£127.30			Received and spent
21/0559/FUL	22/07/2021	21/07/2024	22 Seaview Road, Canvey Island	Essex Coast RAMS	£127.30			Permission not implemented
21/0604/FUL	11/08/2021	10/08/2024	R/O 33 Croft Road, Benfleet	Essex Coast RAMS	£509.20			Received and spent
21/0605/FUL	13/08/2021	12/08/2024	47 Castle Road, Hadleigh	Essex Coast RAMS	£254.60			Received
21/0645/FUL	12/08/2021	11/08/2024	42 Zelham Drive, Canvey Island	Essex Coast RAMS	£254.60			Received and spent
21/0659/FUL	19/08/2021	18/08/2024	323- 325 London Road	Essex Coast RAMS	£254.60			Received
21/0675/FUL	18/08/2021	17/08/2024	316 Hart Road Thundersley	Essex Coast RAMS	£127.30			Permission not implemented
21/0739/FUL	27/09/2021	26/09/2024	555 London Road, Hadleigh	Essex Coast RAMS	£763.80			Received
21/0764/FUL	04/10/2021	03/10/2024	43-59 High Road Benfleet	Essex Coast RAMS	£381.90			Received and spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0797/FUL`	11.10.2021		1a Grafton Road, Canvey Island	Essex Coast RAMS	£127.30			Received and refunded
21/0817/FULCLC	08.05.2021	07/05/2024	R/O 171-217 Link Road, Canvey Island	Essex Coast RAMS	£381.90			Received and Spent
21/0854/FUL	03/11/2021	02/11/2024	601 London Road,	Essex Coast RAMS	£254.60			Permission not implemented
21/0862/FUL	24/02/2022	23/02/2025r/o	9 High Street, Benfleet	Essex Coast RAMS	£127.30			Received
21/0872/FUL	26/11/2021	25/11/2024	178 High Road, Benfleet	Essex Coast RAMS	£127.30			Permission not implemented
21/0888/FUL	08/11/2021	07/11/2024	2 Elm Road. Canvey Island	Essex Coast RAMS	£381.90			OVERDUE Chaser sent
21/0967/FUL	20/12/2021	19/12/2024	Durham Dene, Merton Road, Benfleet	Essex Coast RAMS	£127.30			Received
21/0981/FUL	20/12/2021	19/12/2024	50 Westerland Avenue, Canvey Island	Essex Coast RAMS	£254.60			Permission not implemented

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0984/FUL	20/12/2021	19/12/2024	Adj. 14 Station Approach, Canvey Island	Essex Coast RAMS	£517.00			Received
21/1085/FUL	02/02/2022	01/02/2025	10 Crescent Road, Benfleet	Essex Coast RAMS	£127.30			Received and spent
2022/2023								
19/0626/FUL	06.05.2022	05.05.2025	Land at 71 Watlington Road, Benfleet	Essex Coast RAMS	£509.20			Permission not implemented
21/0067/FUL	19.03.2021	18.03.2024	Adj. 573 High Road, Benfleet	Essex Coast RAMS	£251.16			Permission not implemented
21/0688/FUL	06/04/2022	05/04/2025	Walsingham House, Lionel Road.	Essex Coast RAMS	£1145.70			Received and spent
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Affordable Housing	3 First Homes			Permission not implemented

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Education	£17,268			Permission not implemented
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Libraries	£2,334			Permission not implemented
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Healthcare	£11,270			Permission not implemented
21/0813/FUL	26.05.2022	25.05.2025	Hobsons, Kenneth Road.	Essex Coast RAMS	£3,819			Permission not implemented
22/0170/FUL	20.04.2022	19.04.2025	5 Tudor Road, Canvey Island	Essex Coast RAMS	£254.60			Received
22/0223/FUL	20.04.2022	19.04.2025	44 Paarl Road, Canvey Island	Essex Coast RAMS	£127.30			Permission not implemented
22/0229/FUL	16.05.2022	15.05.2025	16 Green Road Benfleet	Essex Coast RAMS	£127.30			Received and spent
22/0544/OUT	Not yet determined		Rear of 103 – 105 High Road, Benfleet	Essex Coast RAMS	£1101.68			Received
19/0686/FUL	08.01.2020	07.01.2023	19-27 Kents Hill Road	LSVR	£27,078.00			Received and spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
19/0686/FUL	08.01.2020	07.01.2023	19-27 Kents Hill Road	Affordable housing re 23 flats	£190,552			Received and spent
19/0549/FUL	18.03.2020	17.03.2023	Chase Nurseries	Affordable housing re 19 houses	£492,806.00			Received, £339,914.22 spent.
18/1016/FUL	19.08.2019	18.08.2022	396 London Road Benfleet	Affordable housing	£213,797.13			Received
18/1016/FUL	19.08.2019	18.08.2022	396 London Road Benfleet	Essex Coast RAMS	£2,935.20			Received and spent
19/0764/FUL	02.02.2021	01.02.2024	Haron Close	Essex Coast RAMS	£3103.92			Received and spent
18/0638/FUL	09.07.2019	08.07.2022	The Haystack Public House Car Park	Essex Coast RAMS	£2100			Received and spent
22/0782/FUL	10.02.2023	09.02.2026	Land To Rear Of 103 - 105 High Street	Essex Coast RAMS	£1101.68			Received
22/0502/FUL	02.11.2022	01.11.2025	246-250 High Road Benfleet	Essex Coast RAMS	£1101.68			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
22/0482/FUL	08.03.2023	07.03.2026	Chapman Sands Sailing Club	Essex Coast RAMS	£963.97			Received
22/0461/FUL	06.09.2022	05.09.2025	Land Rear Of 316 - 320 High Road	Essex Coast RAMS	£963.97			Received
23/0177/FUL	03.10.2023	02.10.2026	64 High Street Canvey Island	Essex Coast RAMS	£963.97			Received
21/0428/FUL	31.08.2021	30.08.2024	363 London Road, Hadleigh	Essex Coast RAMS	£763.8			Received and spent
22/0774/FUL			111 Hart Road	Essex Coast RAMS	£688.55			Received
22/0592/FUL	17.03.2023	16.03.2026	210 High Road	Essex Coast	£550.84			Received
23/0304/FUL	18.07.2023	17.07.2026	1 Fox Meadows	Essex Coast	£550.84			Received
23/0061/FUL	05.06.2023	04.06.2026	Land Adjacent To 2A St Johns Road Hadleigh	Essex Coast RAMS	£413.13			Received
22/0211/FUL	25.05.2022	24.05.2025	Wensley Road	Essex Coast RAMS	£381.9			Received
21/0888/FUL	08.11.2021	07.11.2024	2 Elm Road	Essex Coast RAMS	£381.9			Received and spent

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
22/0871/FUL	30.03.2023	29.03.2026	5 Watlington Road Benfleet	Essex Coast RAMS	£275.42			Received
22/0660/FUL	24.01.2023	23.01.2026	Linden Court	Essex Coast RAMS	£275.42			Received
22/0612/FUL	05.01.2023	04.01.2026	Land Rear Of 3 Vaagen Road	Essex Coast RAMS	£275.42			Received
22/0606/FUL	21.11.2022	20.11.2025	Land At Corner Of Albion Road And St Clements Road	Essex Coast RAMS	£275.42			Received
22/0871/FUL	30.03.2023	29.03.2026	5 Watlington Road	Essex Coast RAMS	£275.42			Received
23/0587/FUL			7 Ivy Road	Essex Coast RAMS	£275.42			Received
23/0088/FUL	20.04.2023	19.04.2026	Linden Court 41 Linden Road Thundersley	Essex Coast RAMS	£275.42			Received and Spent
23/0123/FUL	05.07.2023	04.07.2026	12 Crescent Road	Essex Coast RAMS	£275.42			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
21/0854/FUL	03.11.2021	02.11.2024	601 London Road	Essex Coast RAMS	£254.6			Received and spent
22/0612/FUL	05.01.2023	04.01.2026	Land Rear Of 3 Vaagen Road Canvey Island	Essex Coast RAMS	£254.6			Received
22/0756/FUL	03.02.2023	02.02.2026	Nashlea Farm	Essex Coast RAMS	£254.6			Received
22/0637/FUL	20.12.2022	19.12.2025	21 Stadium Way Thundersley	Essex Coast RAMS	£228			Received
22/0914/FUL	23.03.2023	22.03.2026	32 Poors Lane Hadleigh	Essex Coast RAMS	£137.71			Received and partially refunded
21/1074/FUL	10.01.2022	09.01.2025	27 Green Road	Essex Coast RAMS	£137.71			Received but refunded
22/0367/FUL	30.09.2022	29.09.2025	2 The Dale	Essex Coast RAMS	£137.71			Received
22/0381/FUL	07.10.2022	06.10.2025	32 Poors Lane	Essex Coast RAMS	£137.71			Received
22/0700/FUL	10.02.2023	09.02.2026	Land To Rear/side Of 37	Essex Coast RAMS	£137.71			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
			Ormonde Gardens					
22/0776/FUL	15.03.2023	14.03.2026	R/O 6 Maurice Road	Essex Coast RAMS	£137.71			Received
22/0887/FUL	27.03.2023	26.03.2026	Land Adjacent To 6 Herbert Road	Essex Coast RAMS	£137.71			Received
22/0297/FUL	16.02.2023	15.02.2026	34 Parkstone Avenue	Essex Coast RAMS	£137.71			Received
22/0587/FUL	01.12.2022	30.12.2025	11 Bartley Road	Essex Coast	£137.71			Received
23/0115/FUL	01.09.2023	31.08.2026	45A High Street	Essex Coast	£137.71			Received
22/0776/FUL	15.03.2023	14.03.2026	6 Maurice Road	Essex Coast RAMS	£137.71			Received
23/0332/FUL	04.10.2023	03.10.2026	199 Central Avenue	Essex Coast RAMS	£137.71			Received
22/0933/FUL	28.02.2023	27.02.2026	280 Hart Road	Essex Coast RAMS	£137.71			Received
23/0045/FUL	05.06.2023	04.06.2026	Land North Adjoining No. 38	Essex Coast RAMS	£137.71			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
22/0823/FUL	28.03.2023	27.03.2026	Land Between 48 - 56 Taranto Road	Essex Coast RAMS	£137.71			Received
23/0210/FUL	28.06.2023	27.06.2023	4 Bilton Road	Essex Coast RAMS	£137.71			Received
22/0782/FUL	10.02.2023	09.02.2026	Land To Rear Of 103 - 105 High Street Benfleet	Essex Coast RAMS	£137.71			Received
22/0866/FUL	06.03.2023	05.03.2026	25 Florence Road	Essex Coast RAMS	£131.71			Received and Spent
21/0862/FUL	24.02.2022	23.02.2025	Rear Of 9 High Street	Essex Coast RAMS	£127.3			Received
22/0258/FUL	20.07.2022	19.07.2025	Bowercombe	Essex Coast RAMS	£127.3			Received
21/0193/FUL	28.04.2021	27.04.2024	76 Homefields Avenue	Essex Coast	£127.3			Received and spent
21/0032/FUL	24.03.2021	23.03.2024	150 London Road	Essex Coast RAMS	£125.8			Received and spent

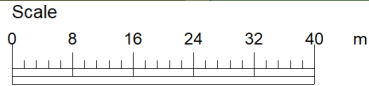
Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
20/0887/CPARR	03.02.2021	02.02.2024	125 London Road	Essex Coast RAMS	£125.58			Received and spent
			Cons of Habitat Top up Payment		£10.41			Received
			REAR OF 9 HIGH ST BENFLEET		£10.41			Received
March 2023-April 2024								
21/0333/FUL			66 Wavertree Road		£509.20			Refund – Application was refused
22/0429/FUL			4 Bilton Road	RAMS	£137.71			Refund – Application was refused
22/0502/FUL			246-250 High Road	RAMS	£1101.68			Refund – Application was refused
22/0660/FUL			Linden Court	RAMS	£275.42			Refund – Application was refused
22/0782/FUL			Land To Rear Of 103 - 105 High Street	RAMS	£137.71			Refund – Application was refused

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
23/0039/FUL			199 Central Avenue	RAMS	£137.71			Refund – Application was refused
23/0045/FUL			Land North And Adjoining No. 38 Eastfield Road	Essex Coast RAMS	£19.05			Received
20/0845/FUL			15 Tabora Avenue	Essex Coast RAMS	£125.58			Received
21/0759/FUL			25-27 High Street	Essex Coast RAMS	£127.30			Received
23/0749/FUL			199 Central Avenue	Essex Coast RAMS	£156.76			Received
23/0210/FUL			4 Bilton Road	Essex Coast RAMS	£156.76			Received
23/0305/FUL			Land To Rear Of The Laurels	Essex Coast RAMS	£156.76			Received
23/0462/FUL			37-39 High Road	Essex Coast RAMS	£156.76			Received
23/0496/FUL			102 - 106 High Street	Essex Coast RAMS	£156.76			Received
23/0462/FUL			37-39 High Road	Essex Coast RAMS	£156.76			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
19/0344/FUL			87-89 Furtherwick Road	Essex Coast RAMS	£156.76			Received
23/0048/FUL			19 Beavland Road	Essex Coast RAMS	£156.76			Received
23/0634/FUL			7 Ivy Road	Essex Coast RAMS	£156.76			Received
23/0664/FUL			25-27 High Street	Essex Coast RAMS	£156.76			Received
23/0749/FUL			199 Central Ave	Essex Coast RAMS	£156.76			Received
24/0020/FUL			21 Park Road	Essex Coast RAMS	£156.76			Received
23/0593/FUL			19 Romsey Road	Essex Coast RAMS	£156.76			Received
23/0048/FUL			19 Beavland Road	Essex Coast RAMS	£156.76			Received
23/0048/FUL			19 Beavland Road	Essex Coast RAMS	£156.76			Received
23/0048/FUL			19 Beavland Road	Essex Coast RAMS	£156.76			Received
24/0016/FUL			Brooks Farm	Essex Coast RAMS	£156.76			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
24/0152/FUL			Land Adjacent To 124 Benfleet Road	Essex Coast RAMS	£156.76			Received
21/0067/FUL			Land Adj 573 High Rd	Essex Coast RAMS	£251.16			Received
			27 Craven Avenue	Essex Coast RAMS	£313.52			Received
23/0618/FUL			21 Selbourne Road	Essex Coast RAMS	£313.52			Received
23/0519/FUL			134A London Road	Essex Coast RAMS	£313.52			Received
21/0333/FUL			66 Wavertree Road	Essex Coast RAMS	£470.28			Received and spent
23/0304/FUL			1 Foxmeadows	Essex Coast RAMS	£470.28			Received
23/0642/FUL			76A High Street	Essex Coast RAMS	£470.28			Received
24/0116/FUL			Brooks Stables	Essex Coast RAMS	£470.28			Received
23/0761/FUL			7 St Mary's Drive	Essex Coast RAMS	£627.04			Received
24/0312/FUL			7 St Mary's Drive	Essex Coast RAMS	£627.04			Received
23/0246/FUL			246-250 High Road, Benfleet	Essex Coast RAMS	£1,254.08			Received

Application	Decision Date	Expiry Date	Site	Clause	Monetary Contribution	Deadline for Spending	Non-monetary Contribution	Status
23/0744/FUL			246-250 High Rd Benfleet	Essex Coast RAMS	£1,254.08			Received
23/0552/FUL			286 London Road	Essex Coast RAMS	£1,354.08			Received
19/0549/FUL			Chase Nurseries	Essex Coast RAMS	£2,381.47			Received and spent
19/0686/FUL			19-27 Kents Hill Road	Essex Coast RAMS	£2,954.17			Received
21/0813/FUL			Hobson And Sons Ltd Kenneth Road Thundersley	Essex Coast RAMS	£3,819			Received
19/0697/FUL			347 London Road	Essex Coast RAMS	£4,445.83			Received and spent



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Appendix 3: Brownfield Land Register Sites 2022**Table 1: Active sites on the Brownfield Land Register 2023-24**

Reference	Site Name	Capacity	Planning Application	Status
CP0003	166-168 Kiln Road, Benfleet, SS7 1SU	7	18/1063/FUL	Commenced
CP0005	Job Centre, 140 Furtherwick Road, Canvey Island	12	22/0687/MAJPRE	No current planning permission
CP0006	84 Vicarage Hill, Benfleet SS7 1PE	2	15/0501/FUL	Commenced
CP0008	Site adjacent to Pauls Court, Meppel Avenue, Canvey Island	5	20/0664/FUL	Full planning permission
CP0010	20 Haresland Close, Hadleigh	3		No current planning permission
CP0012	The Island Site, High Street / London Road, Hadleigh	54		No current planning permission
CP0014	Admiral Jellico Public House, 283 High Street, Canvey Island	14	21/0059/FUL	Part of site has completed
CP0015	Outpatients centre, Long Road, Canvey Island	10		No current planning permission
CP0016	343 Rayleigh Road, Thundersley	10		No current planning permission
CP0017	125-127 High Street, Canvey Island	14	CPT/490/13/FUL	Commenced
CP0018	4-12 Park Chase, Hadleigh, Benfleet	25	CPT/327/11/FUL	Commenced
CP0019	Prout Industrial Estate, Point Road, Canvey Island	27		No current planning permission
CP0020	Benfleet Tavern Public House, High Road, Benfleet	14		No current planning permission
CP0021	West of Venebles Close, Canvey Island	24	23/0177/FUL	Part of site has full planning permission
CP0023	87-97 High Street, Benfleet	14		No current planning permission
CP0024	Point Industrial Estate (Canvey Supply), Point Road, Canvey Island	50		No current planning permission
CP0025	Briar Cottage, Leige Avenue, Canvey Island	11	19/0492/FUL	No current planning permission
CP0030	Rear of 179-181 Church Road, Thundersley	40	23/0560/FUL	No current planning permission
CP0032	Haystack car park, Long Road, Canvey Island	14	18/0638/FUL	Commenced
CP0033	Thames Loose Leaf, 289 Kiln Road, Hadleigh	12		No current planning permission
CP0034	Halfords, 543-557 Rayleigh Road, Thundersley	32		No current planning permission
CP0037	320 London Road, Hadleigh	20	CPT/24/05/FUL	Commenced
CP0038	High Road, Tarpots Town Centre, Benfleet	40	21/0809/FUL	Application pending decision
CP0039	286 London Road, Benfleet	9	23/0552/FUL	Full planning permission

Reference	Site Name	Capacity	Planning Application	Status
CP0040	Maharaja Restaurant, 358 London Road, Benfleet	6		No current planning permission
CP0041	61-69 Hart Road, Thundersley	2		No current planning permission
CP0042	210 & 212 High Road, Benfleet	4	22/0592/FUL	Full planning permission
CP0045	Stafford Court Care Home, Venables Close, Canvey Island	0		No current planning permission
CP0046	364 London Road, Hadleigh	9	14/0525/PREAPP	No current planning permission
CP0050	Walsingham House Lionel Road Canvey Island Essex	32	17/0964/OUT	Phase one under construction
CP0052	246-250 High Road, Benfleet	11	18/0366/FUL	Commenced
CP0053	Garden World Plants Ltd Canvey Road, Canvey Island	57	22/0665/FUL	Full planning permission
CP0055	Nashlea Farm, Poors Lane, Benfleet	7	20/0238/FUL	Full planning permission
CP0059	117-123 London Road, Benfleet	10		No current planning permission
CP0061	351-359 London Road, Hadleigh, Benfleet	19	18/0424/CPA	Prior approval
CP0062	363 London Road, Hadleigh, Benfleet	6	21/0428/FUL	Commenced
CP0063	244-258 London Road, Hadleigh, Benfleet	50		No current planning permission
CP0064	387 London Road, Hadleigh, Benfleet	4	16/0190/CPA	Prior approval
CP0065	555 London Road, Hadleigh, Benfleet	6	21/0739/FUL	Full planning permission
CP0069	39-43 High Street, Canvey Island	11	20/0328/FUL	Full planning permission
CP0072	Ash House 340-342 London Road, Hadleigh, Benfleet	8	20/0270/CPA	Prior approval
CP0073	The Monico Bar And Restaurant 1 - 3 Eastern Esplanade, Canvey Island	8	21/0190/FUL	Full planning permission
CP0074	Hobson And Sons Ltd Kenneth Road, Benfleet	30	22/0633/FUL	Commenced
CP0075	1-5 High Street, Benfleet	5		No current planning permission
CP0076	Land Rear Of 316 - 320 High Road, Benfleet	7	22/0461/FUL	Full planning permission
CP0077	Land at Chapman Sands, Canvey Island	7	22/0482/FUL	Commenced
CP0078	Site Of The Warren And Tanglewood Hall Crescent Hadleigh Benfleet Essex SS7 2QW	12	23/0423/FUL	Full planning permission

Table 2: Sites removed from the Brownfield Land Register

Reference	Site Name	Capacity	Removal Year	Reason for Removal	Planning Application
CP0001	Land at Foksville Road, Canvey Island	14	2022	Site completed 21/01/2022.	18/0444/FUL
CP0002	Vallee Casa, 62 Hill Road, Benfleet	6	2024	Site completed 22/12/2023.	20/0868/FUL
CP0004	1a Clarence Road, South Benfleet, Benfleet SS7 1DE	1	2020	Site completed on 05/06/18.	17/0524/FUL
CP0007	240-244 High Road, Benfleet	19	2022	Site completed 31/03/2022.	15/0710/FUL
CP0011	109 Long Road, Canvey Island	7	2021	Site completed 30/10/2020.	15/0595/FUL
CP0013	88 High Street, Hadleigh	4	2020	Site completed on 06/11/2017	16/0729/FUL 16/0527/CPA
CP0022	316 London Road, Benfleet	1	2022	Site is developed as a nursery and have submitted an application to expand the nursery without residential (22/0695/FUL)	16/0573/FUL
CP0026	Tower Radio, 573-581 London Road, Hadleigh	14	2021	Site completed 15/12/2020	16/0144/FUL
CP0027	82 High Street, Hadleigh	6	2021	Site completed 31/03/2021.	16/0107/FUL 15/0715/CPA
CP0028	231 London Road, Hadleigh	6	2020	Site completed 20/10/2018.	16/0069/FUL
CP0029	Beaver Doors, 211-213 London Road, Thundersley	10	2020	Site completed 31/03/2020.	15/0545/FUL
CP0031	Benfleet Police Station, 90-92 High Road, Benfleet	13	2022	Site completed 24/09/2021.	18/0531/FUL
CP0035	Glendale International Ltd, 533 Rayleigh Road, Thundersley	18	2022	Planning permission for commercial use has commenced.	20/0770/FUL
CP0043	191-193 High Road, Benfleet	14	2024	Site completed 22/02/2024.	18/0035/FUL
CP0044	30-32 Essex Way, Benfleet	14	2022	Site completed 30/09/2021	18/1081/FUL
CP0047	54 Beech Road, Hadleigh	14	2024	Site completed on 06/01/23.	18/0661/OUT
CP0054	6 Merton Road, Benfleet	5	2021	Site completed 25/03/2021	18/0763/FUL
CP0056	19-27 Kents Hill Road, South Benfleet	23	2022	Site completed 21/09/2021	17/0831/FUL
CP0057	174 Kiln Road Thundersley, Benfleet	8	2022	Site completed 05/08/2021	19/0483/FUL

Reference	Site Name	Capacity	Removal Year	Reason for Removal	Planning Application
CP0058	Chase Nurseries, The Chase, Thundersley, Benfleet	19	2024	Site completed 22/12/2023.	19/0549/FUL
CP0060	683-687 London Road, Hadleigh, Benfleet	9	2022	Site completed 24/05/2022	20/0172/FUL
CP0066	124-126 London Road, Benfleet	8	2022	Site completed 18/11/2021	19/0328/CPA 20/0333/FUL
CP0067	Hollywood, Great Burches Road, Thundersley, Benfleet	4	2024	Site completed 25/08/2023.	19/0218/FUL
CP0068	259 and 259A London Road, Hadleigh, Benfleet	3	2021	Site completed 31/03/2021.	19/0667/FUL 19/0835/FUL
CP0070	341-347 London Road, Hadleigh, Benfleet	34	2024	Site completed on 04/04/22.	19/0697/FUL
CP0071	599-601 London Road, Hadleigh, Benfleet	2	2024	Site completed 28/07/2023.	21/0854/FUL