

THORNEY BAY PARK

PUBLIC CONSULTATION RESPONSE FORM

Either tear off and return or photocopy for your record, then sign, date and return the copy

Name (Required) :

Address (Required) :

Contact Tel No (optional):

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Signature: Date:

Please tick the box and/or complete the comments section below:

1. I fully support the proposal
2. I do not support the proposal

Please provide your reasons or give any other comments (optional) :

(This does not affect your rights to comment on any planning application)

THANK YOU FOR YOUR TIME

Please return this form to:

Rural and Urban Planning Consultancy

121 Abbey Road

Blackpool

FY4 2PY

Or email to: ianbutter@ruralurbanplanning.co.uk

THORNEY BAY PARK

Residential Redevelopment Proposal Questions & Answers



The current assessment of future housing land within Castle Point Borough provides an opportunity to re-consider the future development of Thorney Bay Park.

The site has been allocated for residential development in the Local Plan for over a decade and once the site is fully re-developed for caravans this will remain its use for the foreseeable future.

Thorney Bay Park Ltd is therefore making a planning application to determine their way ahead.

Currently there are 1,096 caravans sited and the site can accommodate up to some 1,600 park homes. A re-development phasing programme over five years is scheduled to commence soon, so there is a window of opportunity to consider an alternative future for the site.

If a residential scheme for housing is allowed the intention is to move quickly forward with detailed applications so that an initial phase of development can be commenced within the next five years.

What will the scheme include?

- A mix of housing types and formats ranging from duplexes, flats and mews style units to semi-detached and detached homes of varying sizes and densities.
- A scheme for older residents ranging from assisted living to full nursing home accommodation
- A landmark feature accessible to the public as suggested by the *Canvey Island Sustainable Regeneration Report*

How many houses are proposed?

This is an outline application and the final figure will be determined in subsequent detail applications but will be based upon the typical development levels indicated in the latest Strategic Housing Land Availability Assessment (SHLAA) 2011.

How will the site be accessed?

Initially access will be via the existing park entrance from Thorney Bay Road. This will be altered if and when the Roscommon Way Phase 2 extension is completed and provision for this will be made in the application. Public footpath access will be established through and around the site.

What about the traffic?

Self evidently, the park already generates significant traffic levels throughout the year. The proposal will lead to an overall reduction in habitable units and will eventually be accessed from Roscommon Way, with the present access closed. At worst a traffic neutral position will result.

But this is a Flood Risk Area

Along with Canvey Island as a whole, Thorney Bay Park is a 'defended site' which would only flood if the sea defences were breached or overtopped. Careful attention to flood safe building design and appropriate emergency planning measures will address this issue. The scheme also reserves and protects land for any future flood barrier improvement works.

What about the Natural Gas depot?

The Health & Safety Executive land use planning methodology (PADHI 2011) shows that the area for development falls outside their defined area for objections and is a safe zone for development as a result.

Are there sufficient spaces in local schools?

Although re-development will occur over many years the latest *Essex Schools Organisation Plan 2010-2015* shows there is both current and future capacity across the school provision on Canvey Island.

Will the drains be able to cope?

We have confirmed that there is good capacity at the local sewerage works and the site has one of the principle surface water pumping stations within its bounds. Appropriate SUDS (sustainable urban drainage system) schemes will be applied.

Are there any protected Species on the site?

An extended Phase 1 Habitat Survey has been carried out and has not revealed any significant ecological issues. However, further survey work will be required as part of any planning permission and suitable mitigation measures put in place if necessary. The water areas and margins will not be affected and wildlife corridors will be established within any scheme as a matter of good practice.

Archaeological Interest

We are aware that in common with many other parts of the island there is likely to be some historic interest over this site, especially given the presence of the beach, which suggests a former harbour or landing point from the Thames. A watching brief for issues of Archaeological interest will be a requirement of any planning permission.

What are your timescales?

The intention is to submit an Outline Planning Application in the early part of December 2011. There will be a 13 week determination period.

If approved, then the proposal will move forward into the masterplanning and detailed design stage which would be likely to take at least 6-12 months. Further public consultation would occur at that time in connection with detailed planning applications.

Subject to market and any other constraints development could commence in say late 2013/early 2014.

If you have any other questions or wish to comment on these proposals then please complete the form overleaf and return to the address provided.