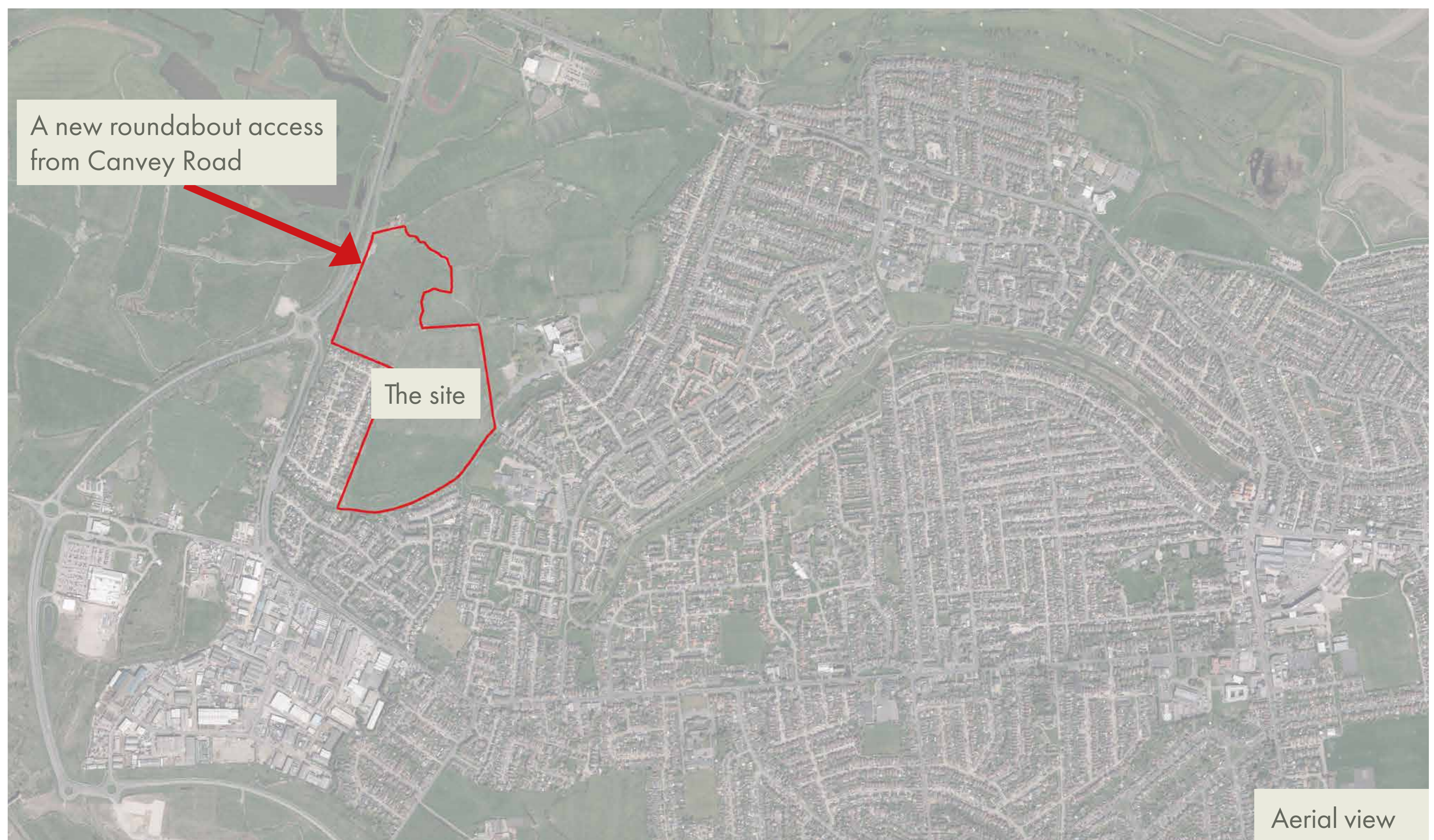


WELCOME

LAND EAST OF CANVEY ROAD



WELCOME TO OUR PUBLIC CONSULTATION TO INFORM ON THE MASTERPLAN FOR LAND TO THE EAST OF CANVEY WAY.

Land to the east of Canvey Road has been allocated in the emerging Local Plan for the delivery of around 300 new homes, with 40% affordable homes (c. 120 affordable homes in total). In addition, the development is required to deliver open space, 6ha of land available for community uses and a new access from the A130 (policy ref: HO23).

Persimmon Homes have undertaken detailed survey work of matters such as ecology, archaeology, drainage and highways. This has involved discussions with the Borough Council, the County Council, Historic England, the Environment Agency, the Lead Local Flood Authority and Anglian Water.

This work has helped us to build a picture of the baseline position of the site to inform the masterplan process.

Persimmon Homes is holding this public consultation to seek views on the work done to date and the issues that the community believes should be addressed by the masterplan. This exhibition contains information on the work undertaken and the emerging proposals for the distribution of development across the site. It also explains how you can provide your feedback. The deadline for providing feedback is **9th February 2022.**

ABOUT PERSIMMON HOMES

LAND EAST OF CANVEY ROAD

Land east of Canvey Road will be delivered by Persimmon Homes, one of the UK's largest housebuilders. Persimmon Homes has a strong track record of delivering high-quality homes and cohesive communities, making them ideally suited to deliver new homes at this site.



Indicative Persimmon Homes model

ABOUT PERSIMMON HOMES



Building over 13,500 beautifully designed new homes a year in more than 350 prime locations nationwide, Persimmon is proud to be one of the UK's most successful housebuilders, committed to the highest standards of design, construction and service.

Founded in 1972, the Group is made up of a network of 31 regions, building places to call home from north Scotland through to the south west of England.

From studio apartments to executive family homes, Persimmon builds a vast choice of new homes in desirable locations throughout the UK. Each home is constructed with care by a dedicated team, with everyone working together to deliver the highest standards of design, construction, and service.

SITE BACKGROUND

LAND EAST OF CANVEY ROAD

Land east of Canvey Road is 16.7ha in size and known as 'Dutch Village'. The site is currently made up of open field with shrubland on the northern boundary. It also includes a Scheduled Monument in the northern part of the site. To the northwest the site borders on Canvey Road, and to the southwest the site borders a residential area. To the south and southeast there are further residential areas of Canvey, with Cornelius Vermuyden School east and Northwick Park Primary School to the south. The site is well located with local amenities within short walking distance.

THE MASTERPLAN PROCESS

The allocation of Persimmon's site within the merging Local Plan requires the preparation of a masterplan ahead of any planning application to deliver the development that has been identified. The masterplan process does not grant planning permission. It provides the guiding principles that future planning applications will be determined against. Your views on what these principles should be is sought through this consultation exercise.

CASTLE POINT'S LOCAL PLAN

Castle Point's existing Local Plan was adopted in 1998 and identified the development requirements of the Borough up to 2001. The Council is therefore in desperate need of a new Plan to provide for existing and future development needs and deliver the infrastructure required to support both existing and future residents. A replacement Local Plan has been prepared by the Council and has recently been the subject of independent examination by an Inspector. He has requested some further amendments that are currently being consulted upon but do not alter the development identified for this site. The Inspector's final report is expected in Spring 2022.

SITE ALLOCATION

The draft Local Plan has allocated Land east of Canvey Road (policy ref HO23) for the delivery of:

- Open space provision including a new community park and play facilities
- A new access to Canvey Road including a roundabout.
- Around new homes by 2033
- A safe pedestrian crossing route from the site to the open space located on the western side of Canvey Road

SITE CONSTRAINTS AND OPPORTUNITIES

LAND EAST OF CANVEY ROAD

Persimmon have carefully considered the constraints and opportunities that exist on the Site with the benefit of the recent investigations that have been carried out. These include flood risk, access, heritage and ecology matters, all of which have been informed by assessments from the relevant consultants. This work has helped to identify the necessary mitigation measures but we are keen to understand from the local community if there are any other issues that need to be considered.







EMERGING PROPOSALS

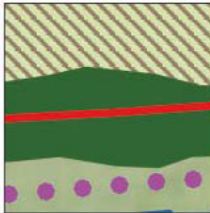
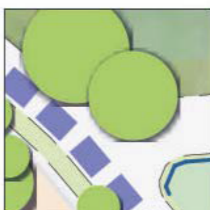

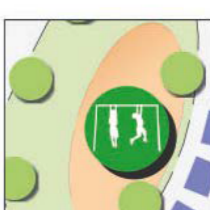

LAND EAST OF CANVEY ROAD



USES

-  MASTERPLAN AREA (17.63HA)
-  PROPOSED AREA OF RESIDENTIAL DEVELOPMENT: 8.29 HA
UP TO 300 DWELLINGS @ 36 DPH
-  PROPOSED PUBLIC OPEN SPACE: 4.61 HA
-  AREA OF PROPOSED BIODIVERSITY: 4.36 HA

GREEN INFRASTRUCTURE

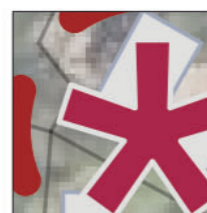
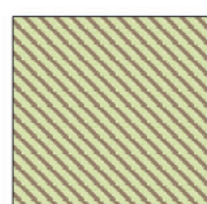
-  EXISTING VEGETATIONS (SUBJECT TO TREE SURVEY)
-  PROPOSED NEW TREES AND THICKET PLANTING (SUBJECT TO FINAL LANDSCAPE STRATEGY)
-  PROPOSED LOCATIONS OF SUSTAINABLE DRAINAGE FEATURES (SUDS) (SUBJECT TO FINAL DRAINAGE STRATEGY)
-  PROPOSED LOCATIONS OF LOCALLY EQUIPPED AREAS FOR PLAY (LEAP)
-  EXISTING WATER BODY

ACCESS & MOVEMENT

-  PROPOSED ROUNDABOUT ACCESS (SUBJECT TO FINAL ACCESS STRATEGY)
-  PROPOSED EMERGENCY ACCESS POINT (SUBJECT TO FINAL ACCESS STRATEGY)
-  POTENTIAL PED/CYCLE LINKS
-  INDICATIVE RECREATIONAL ROUTES THROUGH DEVELOPMENT
-  EXISTING PUBLIC RIGHTS OF WAY (PROW)

-  EXISTING BUS STOPS TO BE IMPROVED TO PROMOTE SUSTAINABLE TRAVEL PATTERNS

HERITAGE

-  EXISTING GRADE II LISTED BUILDING
-  EXISTING SCHEDULED MONUMENT

FLOOD RISK & DRAINAGE

LAND EAST OF CANVEY ROAD

Persimmon Homes are sensitive to the historical flooding and drainage concerns in Canvey Island. Detailed discussions with Castle Point Borough Council have been held to help understand these past events, local concerns and the work undertaken by the Council to inform the Local Plan process. This information will help to inform the final masterplan.

To date, Persimmon have consulted with:

- Anglian Water
- Environment Agency
- Lead Local Flood Authority

To mitigate flood risk and drainage concerns, Persimmon have proposed a number of mitigation measures.

The work to date has helped to identify the mitigation measures necessary to ensure that flood risk is appropriately managed and this in turn is informing the emerging drainage strategy. Your views on this, as local residents, is welcomed on this work so that it can shape the final drainage strategy.

SURFACE WATER

Surface water drainage will be enhanced at this site and managed through a combination of detention basins (where rainwater is held during high rainfall events) and swales (open drainage channels) through the site. A network of pipes will carry the surface water to the swales and detention basins. These features will be designed into the open space and landscape through the development to ensure that these important features are attractive as well as functional.

The drainage strategy is designed to utilise the existing topography and natural drainage catchments for the site. This means that there is no need for mechanical intervention. The basins and swales are designed to store all surface water runoff from all rainfall events up to those from a large 1 in 100year +40% climate change rainfall event. They will drain into the existing watercourse on the southern boundary of the site at restricted rates before draining into East Haven Creek.

MITIGATING FLOOD RISK

Tidal flood risk is mitigated by the existing flood defences for Canvey Island. There is a residual risk to the Site that will be mitigated by the construction of a flood platform to raise finished floor levels of the proposed properties above the tidal breach flood level. Surface water runoff from the development will be restricted to a rate less than what would have occurred prior to development in large rainfall events.



Examples of detention basin



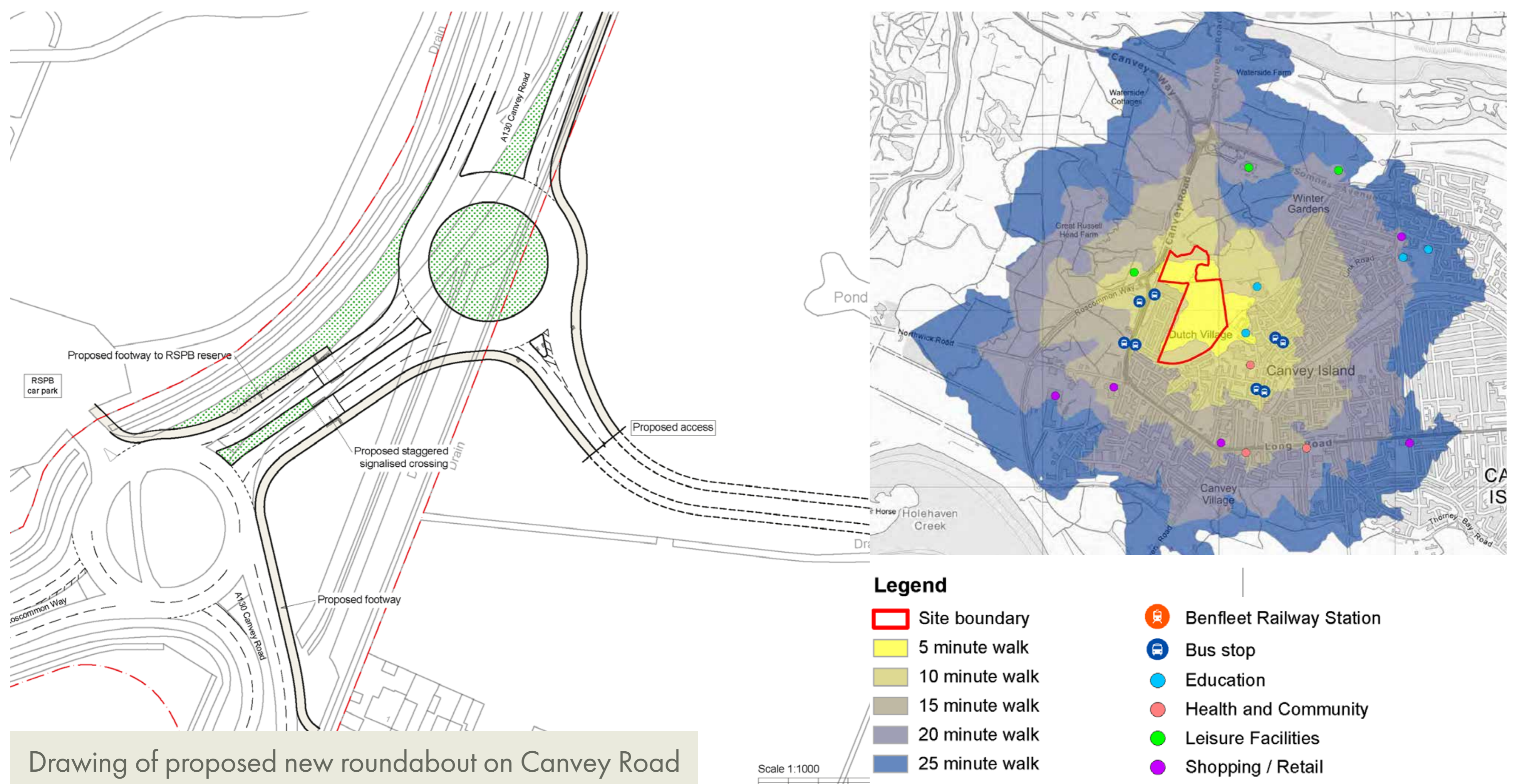
Examples of wet swales

FOUL WATER

Anglian Water have indicated that there is sufficient capacity in its foul water network to the south west of the site to accommodate flows from the proposed development.

HIGHWAYS AND CONNECTIVITY

LAND EAST OF CANVEY ROAD



The Site is located within walking distance of many of the key local services and amenities people use on a day-to-day basis, including schools, shops and leisure facilities. The site also benefits from existing bus services on Canvey Road and we will investigate the need for improvements to the waiting facilities at these nearby bus stops. A safe pedestrian crossing route from the site to the RSPB open space located on the western side of Canvey Road is provided to improve accessibility to this local amenity.

To date we have engaged with Essex County Council and the Borough Council in shaping our plans. Vehicle access to the site will be provided via a roundabout junction on the A130 Canvey Road to the north of the existing Canvey Road / Canvey Way / Roscommon Way roundabout in line with the local plan policy for this site. There will also be a secondary emergency-only access from Dyke Crescent. Pedestrian and cycle connections are provided to the existing residential areas to the south and east.

PROPOSED NEW ROUNDABOUT

Persimmon have chosen a roundabout as the best balance between capacity and safety for all users. The roundabout has been assessed using traffic modelling software based on actual traffic counts from September 2021 and has been shown to have more than 40% spare capacity even after the development and background growth is added. Alternatives including a priority junction and signalisation were rejected in agreement with relevant bodies on safety concerns and increased delay to traffic over the roundabout option.

OPEN SPACE, LANDSCAPING AND BIODIVERSITY

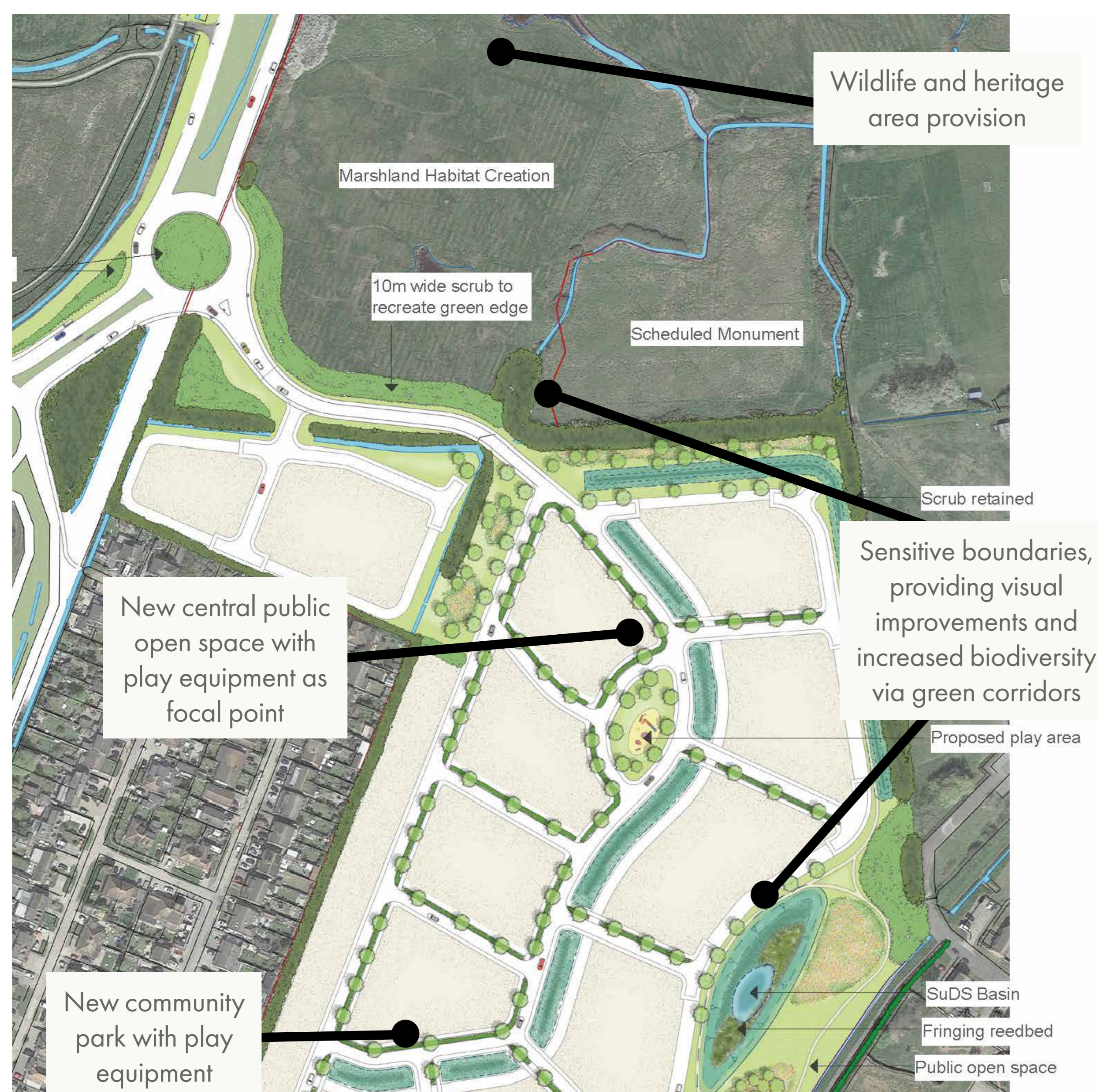
LAND EAST OF CANVEY ROAD

It is intended that the masterplan will provide a strategy that aims to create a development within a landscape setting. This landscape setting will reflect the special qualities of Canvey Island and the wider landscape in which the Site is set.

The masterplan will safeguard the northeast corner of site for landscaping that will be designed to reflect the historic association of the adjoining Scheduled Monument. It will encourage wildlife and ecological biodiversity. New landscape edges will be provided along the eastern, southern, and northern boundaries, which will build on and supplement existing landscape features. A new community park will be located along the southern boundary that will incorporate play facilities and will protect the amenities of adjoining occupiers. The drainage strategy will be integrated into the layout in order to create successful and sustainable space and further supplement the ecological biodiversity of the site.

A central open space, with play equipment, will also be provided as a focal point of the development. Green corridors will run through the site connecting the development with wider open spaces.

We have been undertaking ecological surveys throughout 2021 to inform the existing ecological value of the site. This will allow a Biodiversity Enhancement Scheme to be prepared that will inform the masterplan proposals.



KEY STRATEGY

- Retention of existing woody vegetation within the site and protection during construction
- All new development to be offset from retained vegetation to safeguard its long-term viability
- New development orientated to create a frontage that addresses the existing settlement in a positive manner
- Creation of drainage (SuDS) features incorporating a variety of habitats including open water and reedbeds
- Retention of existing scrub vegetation along the western & eastern site boundary
- Generous planting of street trees to line the roads within the development.
- Creation of an area of restored marshland within the northern field

THANK YOU

LAND EAST OF CANVEY ROAD

Thank you for taking the time to visit our virtual public consultation regarding the emerging masterplan for Land east of Canvey Road. We value your feedback and welcome any thoughts you have on the information we have provided. Please take a moment to provide your feedback, using the feedback tab on the website, to let us know your thoughts. The deadline for submitting feedback on the proposals is **9th February 2022**.

CONTACT US

If you have any questions, please do not hesitate to contact us, either by calling **0800 298 7040** or by emailing **feedback@consultation-online.co.uk**.



Indicative Persimmon Homes model



Indicative Persimmon Homes model