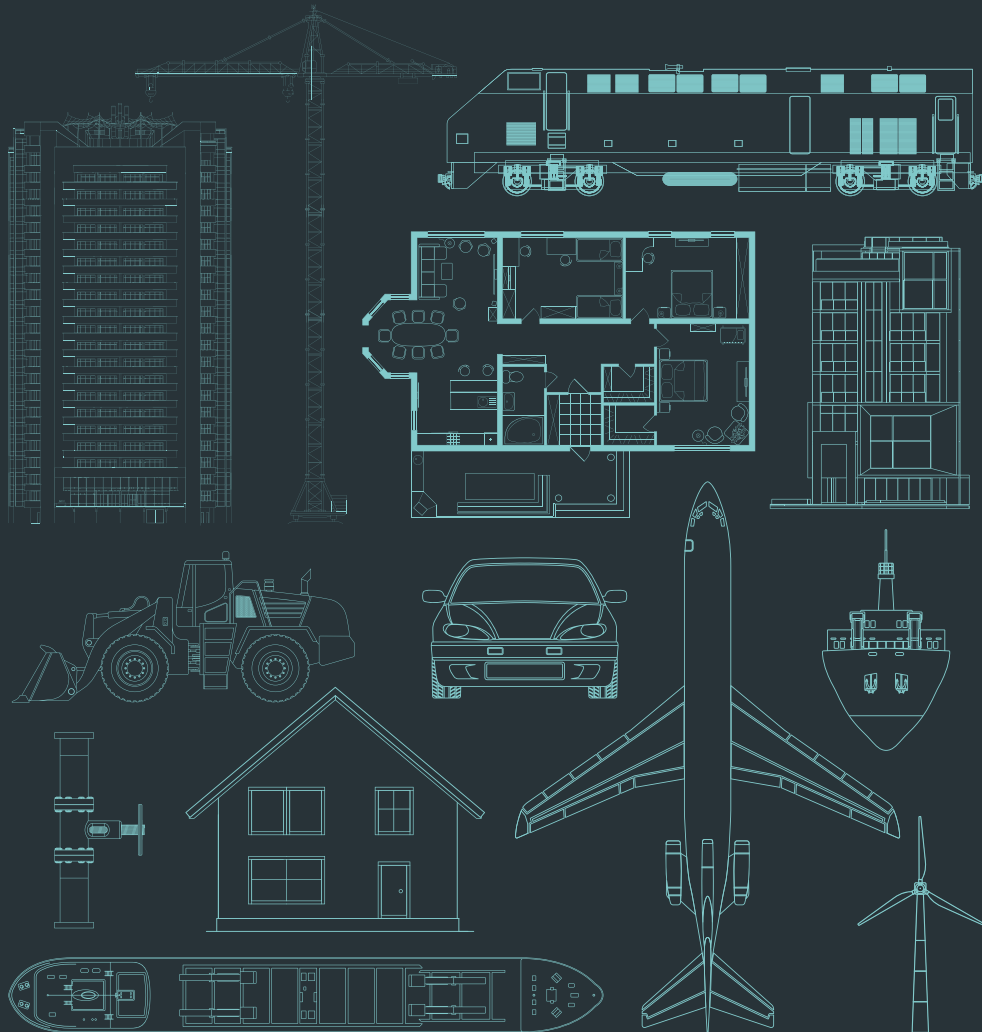


becg



**Statement of Community Involvement**  
**Land at Hart Road, Thundersley, Castle Point**

Created for Legal & General Affordable Homes

December 2021

## Contents

- Executive Summary ..... 3
- 1. Introduction ..... 5
- 2. Background ..... 6
  - 2.1 The Site ..... 6
  - 2.2 Proposals..... 7
- 3. Pre-application Consultation..... 8
  - 3.1 Statement of Community Involvement..... 8
  - 3.2 Stakeholder Liason ..... 9
  - 3.3 Community Newsletter ..... 9
  - 3.4 Project Website ..... 11
  - 3.4 Virtual Public Exhibition..... 11
  - 3.5 Project Email Address ..... 12
  - 3.6 Freephone Information Line ..... 12
- 4. Review of Comments ..... 13
  - 4.1 Feedback Overview ..... 13
  - 4.2 Comment Breakdown..... 14
- 5. Response to Comments..... 18
- 6. Post-submission Engagement..... 24
- 7. Appendices..... 25


## Executive Summary

Legal & General Affordable Homes (LGAH) is committed to consulting the local community on its plans to develop land at Hart Road, Thundersley on its proposals to deliver a 100% affordable housing scheme with 46 new homes, including 26 two-bedroom houses and 20 three-bedroom houses. The site is allocated in the emerging Castle Point Borough Council (CPBC) Local Plan as part of the wider HO20 allocation. CPBC is the determining authority for the site.

A community consultation was held between **Friday 29th October 2021 and Monday 22nd November 2021**. The consultation utilised digital solutions to maximise community engagement and accessibility, including creating a dedicated project website, a virtual public exhibition, digital feedback form, and invitations to virtual meetings for key stakeholders. This approach ensured the local community had an opportunity to consider the proposals and provide feedback.

Residents and stakeholders were given the opportunity to provide feedback on the proposals via several different channels. This included a physical community newsletter distributed to households and business addresses around the site with an enclosed reply card. The newsletter included details of the dedicated freephone information phonenumber and feedback email address, which LGAH established for the consultation.

LGAH held dedicated briefing sessions with the ward members for Cedar Hall ward as well as the Chair of the Planning Committee (CPBC). This meeting and the overall engagement strategy were agreed with CPBC officers, who were consulted ahead of the consultation. At all points and via all engagement channels, residents and stakeholders were encouraged and advised to provide feedback on the proposals.

The invitation newsletter was sent to **1,065 households and businesses** surrounding the site to provide them with information about the proposals, how to access the virtual public exhibition, and ways to contact the project team. A second invitation was then sent to the same households. The virtual public exhibition was hosted on the dedicated project website, providing detailed information regarding the proposals alongside an online feedback form so that people could view the plans and provide feedback. All the materials were also available in paper copy on request. The availability of paper copies was promoted via the website and newsletter, as well as being reiterated in meetings with stakeholders.

LGAH received **194 feedback responses during the formal consultation period: 154 via the website and 40 via posted reply card. We also received questions and comments from 15 individuals via the dedicated project email address, but these did not address the feedback questions directly, as outlined in the Feedback section of this report.** These responses have been carefully reviewed by the project team. The main comments raised by the local community have been addressed within this document and the wider material submitted as part of this planning application.


**Following residents' feedback, LGAH has made amendments to its proposals. These include:**

- Additional flood mitigations and improvements to drainage systems including inclusion of an attenuation basin.
- Further improvements to the landscape masterplan to provide publicly accessible green spaces within the site, including a tiny forest, and areas for natural play.
- Remove of three-storey flats following concerns about scale. These have been replaced with three houses, which will provide a less overbearing entrance into the site, including additional active frontages as a focal feature. As a result, the entire development will be limited to two-storey buildings.
- Development reduce to 46 dwellings with related layout amendments, which will better suit landscape and ecology, highways and drainage constraints, and incorporate enhanced design details. The scheme will consist of 26 two-bedroom houses and 20 three-bedroom houses.
- Access junction and associated visibility splays refined and designed according to ECC standards, with internal vehicular movements fully tracked (for refuse vehicles) to ensure safe and convenient access and egress from the site for all.
- Attractive and robust landscape masterplan produced to not only compliment, but to enhance the verdant nature of the site and its surroundings with improved ecological benefits and publicly accessible green spaces and associated play areas.
- Fully considered modelling of the existing drainage system related to the site and a well-designed, improved drainage and flood mitigation strategy by way of SUDs where appropriate.
- Further/continued consideration of the wider HO20 masterplan and maintaining the potential for links to the east and south of the site via the proposed development.

**1. Introduction**

- 1.1 LGAH is proposing to develop a 100% affordable housing scheme with 46 new homes on Land at Hart Road, Thundersley.
- 1.2 LGAH is committed to pre-application consultation and has a strong track record of consulting and communicating with members of the local community in which it seeks to operate.
- 1.3 To assist with the community consultation and communication, LGAH has appointed BECG, a specialist communications consultancy, to form part of its wider project team for the proposals.
- 1.4 This document has been produced with the aim of clearly and concisely highlighting the pre-application community consultation that was undertaken by LGAH in respect of its proposal for Land at Hart Road, Thundersley.
- 1.5 This document provides a chronological account of the consultation activity that has been undertaken so far, and the activity that LGAH proposes to undertake once the planning application has been submitted.
- 1.6 All feedback received up until the close of the public consultation (11.59pm - Monday 22nd November 2021) is accounted for and represented within this document.


## 2. Background

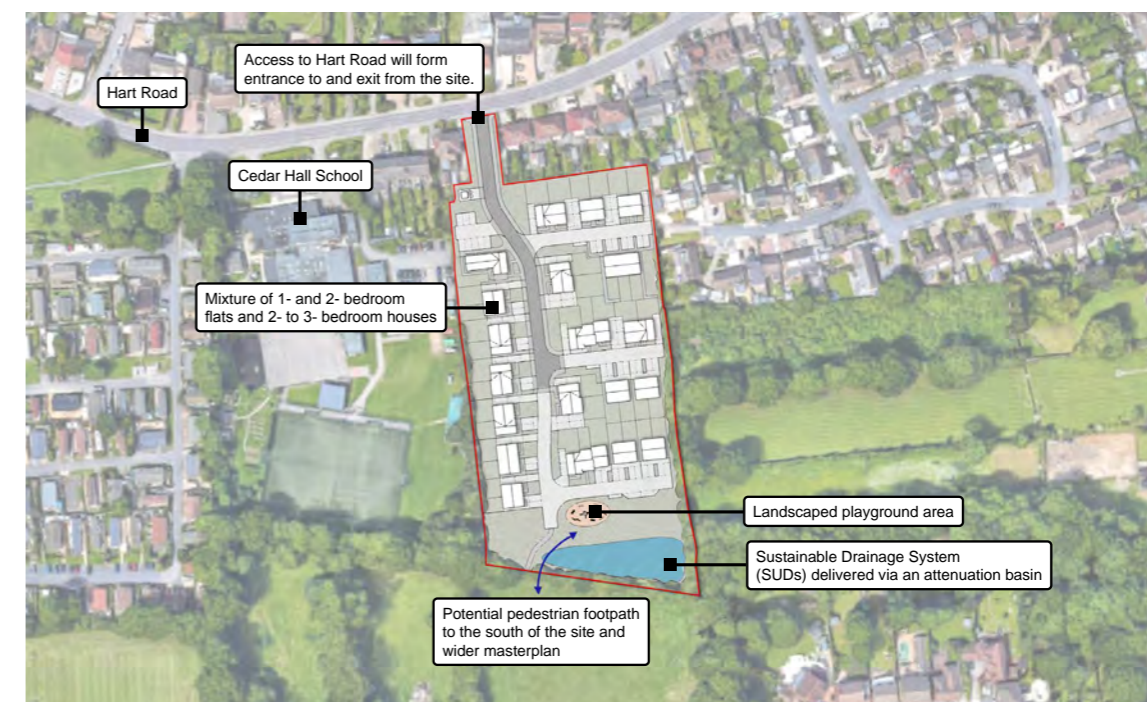
### 2.1 The Site

- 2.1.1 The proposal site is located on land at Hart Road, Thundersley.
- 2.1.2 The site is proposed to be removed from the Green Belt and allocated to help provide homes through Castle Point Borough Council's (CPBC) HO20 policy, which forms part of its emerging Local Plan. The Planning Inspector has recently published comments on the Plan and has said with modifications it would likely be found "sound", i.e. the removal of the Site and its residential development has been confirmed as being justified, effective and consistent with national policy.
- 2.1.3 Local Policy HO20 proposes allocation of land off Kiln Road, Thundersley for the delivery of up to 340 new homes by 2033. Land at Hart Road, Thundersley forms a parcel of this proposed allocation. It is recognised that CPBC has yet to adopt its emerging Local Plan. Our proposals have been designed to provide opportunities to integrate the site into the wider HO20 masterplan, should it come forward.
- 2.1.4 Currently, the site is underutilised and publicly inaccessible with low ecological value. LGAH is seeking to better utilise the site by providing affordable homes to help address the borough's shortfall and delivering a biodiversity net gain on site.
- 2.1.5 The site is well situated to encourage sustainable travel, with access to six prime bus routes to Rayleigh, Shoebury, Canvey Island and Southend within a 5-minute walk - and has been designed to provide opportunities to integrate to the wider master plan should it come forward.



Aerial outline of the proposed site

### 2.2 Proposal



Site plan of proposal site and proposed development at consultation stage

- 2.2.1 LGAH's proposals comprises of 46 new, 100% affordable homes estimated at 70% shared ownership and 30% affordable rent. This would be delivered across a mixture of house types, including two- and three-bedroom homes, all delivered above Nationally Described Space Standards. Enhancements to existing habitats and provision of new landscaping would aim to deliver a 10% biodiversity net gain on site. A pedestrian link will offer connectivity to the southern boundary. The site would deliver two parking spaces per two- and three-bedroom homes with electric vehicle charging points provided for each dwelling. New sustainable drainage systems (SuDS) will be provided, including an attenuation pond to reduce risk of flooding and encourage new wildlife.
- 2.2.2 Access to the development will be provided via an enhanced access point at Hart Road. The existing detached house at 248 Hart Road has been purchased by the applicant and will be demolished to make way for this.
- 2.2.3 The proposed homes will be designed to complement the existing community of Thundersley and will utilise high-quality and long-lasting materials. These will consist of a variety of brick blend and a variation of grey tones, delivering a cohesive development. Sustainable Air Source Heat Pumps will be introduced where achievable to provide sustainable heating solutions.
- 2.2.4 LGAH has sensitively developed its proposals to be built around the existing landscape features. The addition of improved green space will help mitigate loss of Green Belt. In addition, a range of public open spaces and play area are proposed including a wildflower meadow, native tree and shrub planting, a natural type playground, sweetgum trees lining the entrance to the site and a full hard and soft landscaping scheme which will identify present and future planting requirements.

## 3 Pre-application Consultation

### 3.1 Statement of Community Involvement

3.1.1 LGAH agrees with the government's National Planning Policy Framework (NPPF) which states, "early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties" and "good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community" (Paragraph 39).

3.1.2 Castle Point Borough Council (CPBC) adopted its revised Statement of Community Involvement (SCI) in October 2014 (updated most recently in November 2021). The document outlines how the Council intends to involve the community, stakeholders, and statutory bodies in planning matters. Developers are advised to consult with the Council, relevant stakeholders, and local communities when preparing a planning application.

3.1.3 CPBC's SCI states:

"To ensure early public involvement on major development proposals or locally sensitive schemes the applicant will be encouraged to carry out public consultations before making a planning application. Before making a major planning application (10+ dwellings or 0.5+ ha of residential development or 1000+ square metres of building space or 1.0+ ha of development land), prospective applicants should:

- Talk to the Council planning officers about their application through making use of the Council's pre-application advice service;
- Talk directly with relevant statutory consultees to minimise technical objections to their application. Some of the statutory consultees operate their own preapplication advice service;
- Consult the local community on overall and specific aspects of the proposal. It is advised that the Council and local ward Members are notified of when such consultation is occurring;
- Consider the consultation responses received and take them into account before making their planning application."

3.1.4 The COVID-19 pandemic meant applicants and local planning authorities had to adapt to social distancing and use more digital techniques to undertake public consultation in relation to the planning process. Digital consultation solutions, such as virtual public exhibitions, supported by physical newsletters, have seen increased levels of engagement, particularly amongst demographics that had previously been underrepresented, such as 18 - 35-year-olds. LGAH is committed to community consultation and engagement, including maximising engagement and accessibility, which is why a digital pre-application consultation programme was selected.

▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪

▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪

### 3.2 Stakeholder Liaison

3.2.1 LGAH is committed to engaging with and hearing the views of local stakeholders and elected representatives.

3.2.2 In line with the expectations laid out in CPBC's SCI, engagement was carried out with stakeholders throughout the consultation period.

3.2.3 Following discussions with CPBC's planning and strategic development officers, a meeting was arranged with key stakeholders including the Cedar Hall ward members for the site and the Chair of the Planning Committee. This meeting was held on Tuesday 26th October, ahead of the launch of the public consultation, and was facilitated by the Council.

Stakeholders in attendance were:

- Cllr Stephen Mountford - CPBC Ward member for Cedar Hall
- Cllr Patricia Haunts - CPBC Ward member for Cedar Hall
- Cllr Colin Maclean - CPBC Ward member for Cedar Hall
- Cllr Tom Skipp - Chair of CPBC's Planning Committee

3.2.4 Further to this meeting, an email was sent to the neighbouring Victoria ward members, key cabinet members and the principal of Cedar Hall School on the 29th October 2021 offering them the opportunity to attend a briefing session with the project team, where they could learn more about the proposals and ask any questions they had. A follow-up email to these stakeholders was sent on the 9th November, though ultimately no further meetings were arranged during the consultation period.

3.2.5 **A copy of the stakeholder email can be found in the Appendices.**

### 3.3 Community Newsletter

3.3.1 To raise awareness of the proposals and invite local residents to the virtual public exhibition, a community newsletter was distributed to addresses in the local area.

3.3.2 The double-sided A4 newsletter was posted on Thursday 28th October 2021 to ensure the newsletter was delivered on day one of the consultation. The newsletter was posted to 1,065 households and businesses around the proposal site, this distribution had been agreed with officers and ward members during the meeting that took place on the 26th October 2021.

3.3.3 Due to an error on the initial newsletter, a secondary newsletter was dispatched with a clear correction on the envelope and document on 29th October 2021 to the same addresses. In light of this, LGAH opted to extend the initial deadline for feedback from the 19th of November to 22nd November 2021 to allow residents to receive the corrected newsletter and provide feedback.

▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪

▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪     ▪

3.3.4 The following map illustrates the distribution area of the newsletter:



3.3.5 The newsletter contained:

- Information about LGAH’s proposal, including the site plan
- Information about LGAH
- The dates of the community consultation
- How to find out more information via the virtual exhibition
- Reply card and pre-paid envelope

3.3.6 **A copy of both newsletters can be found in the Appendices.**

3.3.7 The purpose of the newsletter was to present the proposals to the wider community, invite them to the virtual public exhibition, and gather resident feedback prior to submitting a full planning application.

3.3.7 The newsletter also displayed the details of LGAH’s Freephone information line (0800 298 7040); email address ([feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)); website address (<https://hartroad.consultationonline.co.uk/>); and a freepost address to allow people to request further information, ask questions, and/or to record their views.

- 
- 
- 
- 
- 
- 
- 
- 
- 
- 

### 3.4 Project Website

3.4.1 The virtual public exhibition was hosted via a dedicated project website, which provided information about the proposals to the local community and explained they could provide their feedback and ask questions.

3.4.2 The website included the following information:

- Overview of the proposals
- Access to the virtual public exhibition
- Information about LGAH
- Information about how to contact the project team, and ways to provide feedback
- An online form to provide comments, ask questions and leave feedback on the proposals

3.4.3 The website is available at <https://hartroad.consultationonline.co.uk/>

3.4.4 **A screenshot of the website home page can be found in the Appendices.**

3.4.5 As of 11.59pm on Monday 22nd November 2021, the website had received **406 individual visitors**, which resulted in a total of **1,323 page views** or **2.17 page views per visit**. The average session duration was **2 minutes 45 seconds**. During the consultation period, there were **154 responses** to the consultation were made through the website’s online form.

### 3.4 Virtual Public Exhibition

3.4.6 LGAH held a virtual public exhibition to present its proposal. The formal consultation period started on **Friday 29th October 2021** and closed for comments on **Monday 22nd November 2021**. The duration of the consultation was agreed with CPBC officers and Cedar Hall ward members ahead of launch. The information will continue to be displayed on the project website throughout the course of the planning process.

3.4.7 The virtual exhibition allowed participants to read more detailed information about the proposals in a setting that mirrors the face-to-face public exhibition that LGAH would traditionally host.

3.4.8 The exhibition displayed detailed information about the proposal, including:

- LGAH’s proposal for the site
- Sketches, aerial images, site plans, and elevations
- Benefits of the proposed development
- Design, ecology, and landscaping
- Access, traffic, and car parking
- Sustainability, biodiversity, drainage and flood risk
- The next steps for the application

- 3.4.9 The virtual exhibition encouraged participants to share their thoughts via an online feedback form, or other methods of contact including email, phone, or post.
- 3.4.10 Paper copies of the exhibition boards were available for those residents who could not access the internet. Residents could request a copy of the boards via telephone or post – this was advertised via the community newsletter sent to over 1,000 addresses and to the ward members in our virtual briefing. Ultimately no paper copies were requested and residents primarily engaged with the consultation online.
- 3.4.11 **A copy of the exhibition boards can be found in the Appendices.**

### 3.5 Project Email Address

- 3.5.1 A project email address (feedback@consultation-online.co.uk) was available for residents and stakeholders to send through their feedback. The email address was provided on the newsletter, website and included in the press releases.
- 3.5.2 All feedback received through the email inbox was acknowledged, and where required, further information was requested to ensure GDPR compliance.

### 3.6 Freephone Information Line

- 3.6.1 During the consultation, access to a freephone telephone enquiry line was offered to those who wished to find out more about the proposal, or to register their comments via the telephone.
- 3.6.2 The telephone number used (0800 298 7040) was in operation Monday to Friday between the hours of 9am and 5.30pm. The information line provided voicemail facility was available for messages to be left and were responded to at the earliest opportunity.
- 3.6.3 Information was given to callers where possible, and if questions were of a technical nature, these were passed on to project team members for a response.



## 4. Review of Comments

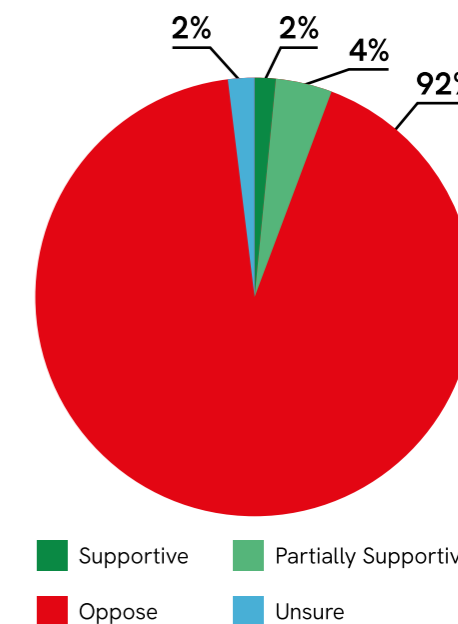
### 4.1 Feedback overview

4.1.1 During the consultation period, which ran from **Friday 29th October 2021 and closed for comments on Monday 22nd November 2021**, LGAH received a **total of 194 responses** across the website (**154**) and reply cards (**40**). Whilst **15** residents contacted us via email with queries, the email queries were not in direct relation to the questions asked on our feedback form or reply cards, so have not been included in our formal feedback analysis. The feedback received via the website and reply cards is summarised in the table below:

Total no. of responses	Supportive	Partially Supportive	Objectors	Unsure/ No View
194	4 (2%)	7 (4%)	179 (92%)	4 (2%)

4.1.2 LGAH's public consultation saw a high level of public engagement, with 194 feedback forms submitted. Overall, the feedback received has seen the majority of residents object to LGAH's proposals (92%).

4.1.3 Of the feedback received, 154 were via the consultation website and 40 via post. Online responses saw higher levels of support than written responses with 7% of online users at least partially supportive. All written responses received opposed the proposals.



4.1.4 Of the respondents who offered their support for the scheme, eight identified a need for greater affordable housing in the borough.

4.1.5 The majority of the feedback received during the consultation was opposed to the application. Several of those opposing the application raised concerns about the impact on local infrastructure, especially relating traffic, and the loss of Green Belt.

4.1.6 LGAH has responded to the concerns raised about traffic by responding to residents' emails and will submit a Transport Assessment as part of its application.



4.1.7 With regard to Green Belt release, CPBC’s has undertaken a review of the Borough’s Green Belt to help inform its emerging Local Plan, and the parcel of land in which the site sits was found to make a limited contribution to the purposes of the Green Belt. The emerging Local Plan evidence base suggests the site’s removal from the Green Belt, and allocation to help provide homes, is justified. The site itself is considered to make even less contribution to the purposes of the Green Belt than the wider parcel in which it sits, with it being a well-contained parcel of land with existing development to the north, west and south. The site makes up a mere 0.07% of the Borough’s Green Belt and, together with its lack of contribution to Green Belt purposes, its development would not undermine the strategic purposes of the Green Belt. The site is proposed to be removed from the Green Belt and allocated for development the emerging Local Plan, which is set to enter its Main Modifications consultation stage and with a public letter from the Planning Inspector stating that with modifications the Plan will likely be found to be “sound”. This would then enable the Plan to be adopted and the site to be formally removed from Green Belt as part of the Policy HO20 allocation. Irrespective of whether the emerging Local Plan is ultimately adopted, the lack of harm to the Green Belt of this site’s development has been confirmed through technical assessment work that has been scrutinised and found to be robust as part of the Local Plan examination.

4.1.8 LGAH is confident that the concerns raised have been addressed in the amendments to the scheme in the submitted planning application.

4.2 Comment breakdown

4.2.1 Below is an overview of the support received, and the frequency with which comments appeared:

Comment	Frequency
Castle Point needs more affordable housing	8
Homes will allow residents to buy and stay local	2
The scheme will deliver environmental benefits	1

4.2.2 Below are samples of some of the supportive comments received:

Comment	Location
Though I have some reservations about the construction and road infrastructure and ongoing maintenance in the local area I think providing the homes are truly affordable for people already living in the castle point local area or who have Strong family links.	Farm Way

▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪

▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪

We need more Affordable good quality housing.	Martingale
These need to actually be affordable housing I myself with my family live in council housing because we can’t afford to buy in the area as its so expensive, even though my husband earns 38k+ a year I’m all for it IF they are actually going to be suitable for people like us to get on the property ladder.	Windsor Gardens
There are more than 47 people on the council’s housing waiting list and probably even more renters desperate to buy a home where they were brought up. I personally think that all future new homes in Castle Point needs to be 100% affordable. We don’t need anymore luxury apartments or mansions.	St Mark’s Road

4.2.3 Below is an overview of other comments and the frequency they appeared:

Comment	Frequency
The development will worsen the poor traffic situation on Hart Road.	68
The is a lack of wider infrastructure and amenities to support the development	60
Opposed to green belt development	52
The development will have a negative impact on wildlife	17
The development will worsen water pressure and flooding issues in the area	8
The development will prove dangerous to children at Cedar Hall School	7

▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪

▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪

▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪

▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪



4.2.4 Below are samples of other comments received:

Comment	Street
<p>I totally object to this proposal if you actually lived in this area you would understand why. Ruining the habitat for wild animals and the lovely green fields we have for future generations.</p> <p>Never is affordable housing most of the houses built are unaffordable for local people.</p> <p>Hart road is impossible some mornings so much traffic especially if there is an accident at the Rayleigh weir.</p> <p>Local infrastructure is full. Are you going to build bigger hospital, schools etc to cope with the increase in population in this area.</p>	Sunnymede Close
<p>I object to any homes affordable or otherwise being built on greenbelt land when there are alternative Brownfield sites that would accommodate such a development.</p> <p>The proposal just off of Hart Road of which is already terribly congested on a daily basis will only worsen with this developments.</p>	Daws Heath Road
<p>We simply do not have the infrastructure to take anymore homes.</p> <p>The local roads are some of the worse in the country we are virtually having a burst water main on a weekly basis, roads are gridlocked pollution must be through the roof. Cant get a doctors appointment for weeks council spending no money on the area its an utter disgrace.</p>	Bracken Way
<p>The local infrastructure is not sufficient to support a further housing development. Local roads are in poor condition and traffic jams are frequent due to an already overpopulated area. Water pressure and electricity supplies are inadequate for the demands of the existing volume of residents.</p> <p>Doctors and dentists in the local area cannot meet the needs of existing residents.</p>	Grangeway
<p>The end of The Chase is unmade, the road is used a a cut through from the A13 to the Rayleigh Road when the traffic is bad. There is a claim to have a cut through from this new housing estate to the south of The Chase it doesn't exist at the moment. So that indicates more building. Wildlife will be affected, the badgers, guides, birds it backs into green belt that is used by many people in Thundersley to walk through and enjoy.</p>	The Chase
<p>We don't need anymore properties! The infrastructure of the local areas cannot deal with it. The roads are too narrow and it's too dangerous.</p>	Arcadian Gardens



### 5. Response to comments

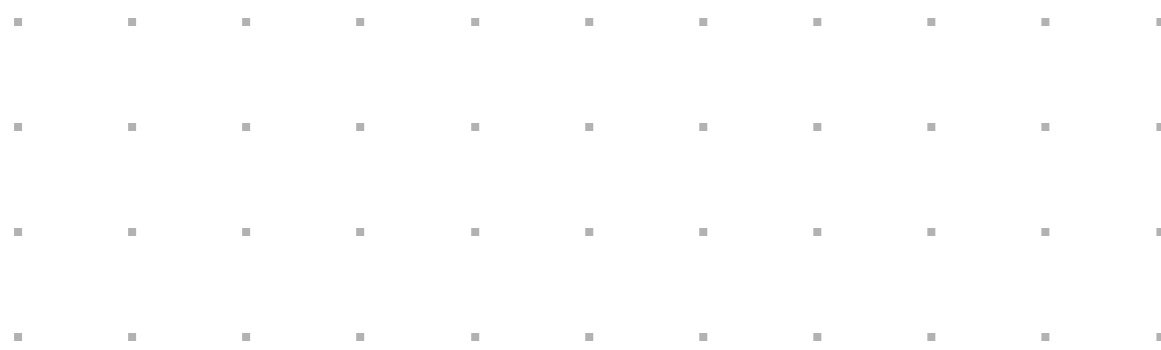
- 5.1 LGAH has reviewed the feedback from the consultation and has submitted an application that the project team are confident responds to the concerns raised. Many of the issues raised are covered in the application documents, which should be read in conjunction with this report.
- 5.2 Where questions were asked as part of the feedback, LGAH's project team has endeavoured to respond as part of the update.
- 5.3 The main themes which arose during the pre-application consultation and LGAH's response to each are detailed below.

Comment	Response to comments
<b>Castle Point needs more affordable housing</b>	<p><b>4% (8)</b> of respondents identified a need for more affordable housing in the borough.</p> <p>CPBC has an acute housing shortage that is putting increasing pressure on local communities and is preventing local residents, particularly younger people, from being able to put down their roots in their home area. CPBC is committed to addressing this acute housing shortage, particularly when it comes to affordable housing.</p> <p>CPBC has been identified by the Government as having one of the worst housing delivery records when compared to local housing need. CPBC is under pressure from Government to adopt an up-to-date Local Plan to free up more sites for development to enable greater delivery of new homes. All local planning authorities must have an up-to-date Local Plan adopted by the end of 2023, which means CPBC has two years to adopt a Local Plan before central government steps in and potentially passes the Plan for the CPBC.</p> <p>LGAH's Hart Road site is allocated in the emerging Local Plan as part of the wider Policy HO20 allocation. The Planning Inspector has issued suggested Main Modifications and publicly stated that with those modifications the Plan will likely be found "sound". This means that once the Main Modifications consultation has concluded the final step is for CPBC to adopt the Plan. LGAH is encouraged that the Hart Road site's allocation has received the support of the Planning Inspector, which will likely be given significant weight regardless of whether the application is heard before or after the adoption of the Local Plan.</p> <p>LGAH is confident its proposals for land at Hart Road, Thundersley will help to address this shortage and will be able to deliver affordable homes early in the new Local Plan lifecycle.</p>

<b>Development will worsen the poor traffic situation on Hart Road</b>	<p><b>35% (68)</b> of respondents expressed concerns that the proposed development will have a negative impact on traffic along Hart Road.</p> <p>The emerging Local Plan has been considered by Essex County Council (Essex CC) in its role as the Local Highway Authority to ensure the cumulative impacts of development within the Borough can be managed. The Planning Inspector has made their Main Modification recommendations, which if agreed by CPBC would result in the Plan being found "sound", which indicates the response from Essex CC and the suggested mitigations for the various allocations has addressed any of the Inspector's questions.</p> <p>Our Planning Application for this site will be accompanied by a Transport Statement, which considers the Site's accessibility from a vehicular and non-vehicular perspective, and the Proposed Development's impact on the highway network. The assessment will need to demonstrate no undue impact on the local highways network or identify appropriate mitigation, this assessment will include additional movements at rush hour. If the Transport Assessment fails to demonstrate traffic mitigations then it will be unlikely to secure planning consent.</p> <p>The Transport Assessment forecasts the Proposed Development will generate seven arrivals and 11 departures during the AM peak; and 11 arrivals and nine departures during the PM peak. This equates to approximately one additional vehicle on the local highway network every three minutes during peak times.</p> <p>Our modelling demonstrates that our proposed development would have a nominal impact on traffic levels on the local highways network, including Hart Road. Our Transport Assessment will be independently assessed by Essex County Council, as the Local Highways Authority, to scrutinise our findings.</p>
<b>There is a lack of wider infrastructure and amenities to support the development</b>	<p><b>31% (60)</b> of respondents stated that there is a lack of wider infrastructure and amenities to support additional homes in the area. Particular reference was made to a lack of doctor's surgeries, dentists and school places.</p> <p>Financial contribution may be made towards healthcare provision, in the form of contribution to a new primary care centre, to the extent necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.</p> <p>A financial contribution towards educational facilities for primary school, early years and childcare and secondary school provision may be made should this be necessary (amount to be agreed following confirmation from Essex County).</p>



<p><b>Opposed to Green Belt development</b></p>	<p><b>27% (52)</b> respondents opposed the scheme on the principal of loss of Green Belt.</p> <p>To address the local housing shortage CPBC is seeking to put in place a new Local Plan that will manage future development. As part of this, CPBC is looking to maximise the potential for homes to be provided on suitable non-Green Belt sites, but without some alterations to the Green Belt it is evident that there will still be a significant housing shortage.</p> <p>Consequently, the emerging new Local Plan proposes removing a small percentage of land currently designated as Green Belt, for allocation as residential development. The Council has sought to allocate land that is suitable for housing development and will result in minimum harm to the Green Belt.</p> <p>LGAH's site fits within these criteria as it is located on the edge of an existing residential area with existing development to the north, east and south. The site is well contained and its current use is of limited community benefit as it is not currently publicly accessible. It has therefore been assessed as suitable for new homes by both CPBC and more recently the Planning Inspector.</p> <p>LGAH is aware of the importance of green open spaces for local residents, which is why its scheme includes a new publicly accessible green space with a landscaped play area and new pond to promote wildlife and biodiversity. It is worth noting that the current site is not open to the public and is an underutilised site of limited ecological merit, nor is the site particularly attractive at present. The new green public open space and biodiversity net gain will actually improve the environmental benefit of the site.</p>
<p><b>Development will have a negative impact on wildlife</b></p>	<p><b>4% (8)</b> of respondents expressed concern that the development will have an adverse impact on flooding and water pressure issues in the area.</p> <p>In respect of flooding / drainage, LGAH propose to implement Sustainable Drainage Systems into the development, with an attenuation pond located at the southern end of the site to address surface water. This will ensure the drainage of the site mimics that of a greenfield site.</p> <p>It should also be noted that the application will be accompanied by a flood risk assessment and integrated drainage strategy which will be required to demonstrate to the satisfaction of Essex County Council (as the Lead Local Flood Authority) that the site will be appropriately drained, and that the development will not increase the risk of flooding either on the site or elsewhere.</p> <p>The development will further provide a biodiversity net gain via the retention of existing trees and hedgerows, alongside the inclusion of a wildlife area at the south of the site.</p>



<p><b>Development will worsen water pressure and flooding issues in the area</b></p>	<p><b>4% (8)</b> of respondents expressed concern that the development will have an adverse impact on flooding and water pressure issues in the area.</p> <p>In respect of flooding / drainage, LGAH propose to implement Sustainable Drainage Systems into the development, with an attenuation pond located at the southern end of the site to address surface water. This will ensure the drainage of the site mimics that of a greenfield site.</p> <p>It should also be noted that the application will be accompanied by a flood risk assessment and integrated drainage strategy which will be required to demonstrate to the satisfaction of Essex County Council (as the Lead Local Flood Authority) that the site will be appropriately drained, and that the development will not increase the risk of flooding either on the site or elsewhere.</p>
<p><b>Development will prove dangerous to children at Cedar Hall School</b></p>	<p><b>4% (7)</b> of respondents noted the proximity of the proposed site to Cedar Hall School, a SEN school, and expressed concern that increased traffic may pose a danger to pupils.</p> <p>LGAH consider this matter very seriously with the safety of residents and pupils a primary concern.</p> <p>The planning application for this site will include a Transport Assessment that will need to demonstrate no undue impact on the local highways network and road safety or identify appropriate mitigation.</p> <p>As part of preparing the Transport Assessment, we have reviewed the traffic history of site. We noted that there have only been three traffic collisions in the last five years, which were all slight with no major incidents. This is below the yearly average across the country, which is one per year, whereas this site is 0.6 per year. Our Transport Assessment indicated that there will only be one additional car journey per three minutes should our application be granted consent, which would not have a significant impact on the existing traffic along the road.</p>

5.4 Other comments received by residents during the consultation have been responded to below.

<p><b>Wanted reassurance that new affordable homes would be for local residents</b></p>	<p>Some responses asked whether the new affordable homes could be secured for local residents.</p> <p>LGAH's intention is for this scheme to serve local residents and provide a path to home ownership for those who wish to stay in the area.</p> <p>Whilst we cannot mandate that prospective buyers must be locals; we recognise the acute shortage of affordable options in the area and will work with Castle Point Borough Council in responding to local housing need.</p>
<p><b>Concerns over the loss of existing trees</b></p>	<p>Some responses raised concerns about the loss of existing trees and whether they would be replaced.</p> <p>The proposed scheme looks to remove 18 tree (4 no B category trees, 11 no. C category tree and 3 no. U category trees). These will be replaced by c100 small specimen trees, c20 medium specimen trees and c700 wips forming the "tiny forest" of a variety of species including native trees.</p>



**Even affordable homes are not truly affordable for local people**

Some responses stated that shared ownership properties were not truly affordable to local people due to the need to have a relatively high salary to afford a mortgage and questioned the levels of rent within the affordable rented units.

LGAH's proposals will deliver 46 new homes that are 100% affordable housing with a tenure split of 70% share ownership, i.e. for sale, with 30% as affordable rent, which is defined by government policy Affordable Rents will be set below the Castle Point Local Housing Allowance cap and set at levels affordable to the majority of local residents. As with the affordable rents, the combination of the minimum initial share, rent and service charge will be set at levels affordable to a majority of local residents.

The new affordable homes will be managed by LGAH directly, who would be required to work with the local authority to ensure the affordable rented properties went to those residents on the local housing register.

- 5.5 LGAH would like to thank those residents and stakeholders who took part in the consultation and provided their feedback.
- 5.6 Following resident feedback, LGAH have made some amendments to its proposals. These include:
- Additional flood mitigations and improvements to drainage systems including an attenuation basin.
  - Further improvements to landscape masterplan to provide publicly accessible green spaces within the site, including a tiny forest, and areas for natural play.
  - Remove of three-storey flats following concerns about scale. These have been replaced with three houses, which will provide a less overbearing entrance into the site, including additional active frontages as a focal feature. As a result, the entire development will be limited to two-storey buildings.
  - Development reduce to 46 dwellings with related layout amendments, which will better suit landscape and ecology, highways and drainage constraints, and incorporate enhanced design details. The scheme will consist of 26 two-bedroom houses and 20 three-bedroom houses.
  - Access junction and associated visibility splays refined and designed according to ECC standards, with internal vehicular movements fully tracked (for refuse vehicles) to ensure safe and convenient access and egress from the site for all.
  - Attractive and robust landscape masterplan produced to not only compliment, but to enhance the verdant nature of the site and its surroundings with improved ecological benefits and publicly accessible green spaces and associated play areas.
  - Fully considered modelling of the existing drainage system related to the site and a well-designed, improved drainage and flood mitigation strategy by way of SUDs where appropriate.
  - Further/continued consideration of the wider HO20 masterplan and maintaining the potential for links to the east and south of the site via the proposed development.

▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	+	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪
▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪	▪

6. Post-submission engagement

- 6.1 The LGAH email address, Freephone information line, Freepost address and website for the project will remain active throughout the application process.
- 6.2 Feedback submitted after the consultation end date (November 22nd, 2021) will be monitored by the project team.
- 6.3 Given the interest shown by residents and stakeholders in the proposal, LGAH will ensure information flows through existing channels to interested parties.
- 6.4 LGAH will update residents that have provided feedback with an update once the application has been submitted and validated.


7. Appendices

Stakeholder email



Registered in England and Wales Company No: 03096503 VAT No: GB 730 233 380

## PUBLIC CONSULTATION INVITATION - OCTOBER 2021



**CORRECTION:** Unfortunately, there was an error with the project website URL included on our recent newsletter. To ensure the local community have an opportunity to respond, we are proposing to extend our consultation by three days from **Friday 29<sup>th</sup> October to Friday 19<sup>th</sup> November to Monday 1<sup>st</sup> November to Monday 22<sup>nd</sup> November.**

The correct URL is [hartroad.consultationonline.co.uk](http://hartroad.consultationonline.co.uk) and materials are now live for your consideration. There is no alteration to the information about the scheme in either the newsletter or the website.

Apologies for any confusion caused and please do contact us via telephone on **0800 298 7040** or email on [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk) if you have any questions.

**Legal & General Affordable Homes (LGAH) is bringing forward proposals to develop Land at Hart Road, Thundersley, with 47 new affordable homes.**

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home.

LGAH's mission is to better people's lives by offering opportunities so that everyone has a safe and secure space to call their own.



Land at Hart Road, Thundersley

LGAH work with local authorities, housing associations, and developers across the country to deliver over 3,000 affordable new homes a year.



The site plan

The site is located within the town of Thundersley, to the east of Cedar Hall school, north to Greenfields, and both south and west to residential clusters.

LGAH is committed to consulting with the local community on our proposals. We are keen to hear the views of local residents before we submit our full planning application for new entirely affordable housing to Castle Point Borough Council.

We are pleased to invite you to our virtual public consultation where you will find out more information about our proposals for the site, including the access from the north of the site, our additional landscaping, drainage and affordable new homes that are to be provided.

The public consultation runs from the **Monday 1<sup>st</sup> November through to Monday 22<sup>nd</sup> November.**

Please visit our website at [hartroad.consultationonline.co.uk](http://hartroad.consultationonline.co.uk) to view the exhibition boards, and to complete a feedback form to let us know your views.

If you have any questions, or if you require a hard copy of the materials, please contact the project team on **0800 298 7040** or [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)

0800 298 7040

[feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)

### SUMMARY OF OUR PROPOSALS



47 new affordable homes estimated at a 70% Shared Ownership and 30% Rented split



Spacious new homes that are designed to exceed Nationally Described Space Standards



A biodiversity boost for the local area – creating new habitats and attracting new species to a currently low value land parcel



A range of public open spaces and play areas which will include a wildflower meadow and native tree and shrub planting



A pedestrian link for connecting through the south boundary



2 parking spaces per 2- bed and 3- bed home and EV charging points throughout the site



Combination of hard and soft landscaping; including a wildflower meadow and native tree and shrub planting



The materials that will be used will ensure the development complements the existing community of Thundersley, utilising high quality materials, built to last and designed to be EPC A rated.

### Tell us your views

Legal & General Affordable Homes will be running a community consultation regarding the proposals for new homes and community facilities on Land at Hart Road, Thundersley, and we are keen to receive feedback from residents and other important local stakeholders.

To ensure as many people can participate as possible, we are undertaking a virtual public consultation on our draft plans, hosted on our project website, that will allow you to both explore our initial proposals in detail and respond to them with your views, comments, and suggestions.

#### The website will be open for comments:

At: [hartroad.consultationonline.co.uk](http://hartroad.consultationonline.co.uk)

Between: 1<sup>st</sup> November - 22<sup>nd</sup> November

#### You can leave feedback by:

Email: [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)

Phone: 0800 298 7040 – leave a message and a member of our project team will call you back

- Submitting the feedback form on our project website
- Filling in the enclosed postage-paid reply card and sending it back to us

#### What if I don't have access to the Internet?

Legal & General Affordable Homes is keen to ensure that as many members of the local community as possible are able to engage with our consultation. If you do not have access to the internet, please contact us via our freephone information line – 0800 298 7040 – and a member of our project team will post the consultation materials and a feedback form out to you, enabling you to view and comment on our draft plans.

0800 298 7040

[feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)

Website home page

**Legal & General**  
AFFORDABLE HOMES

Home About Us Our Proposals Virtual Exhibition Feedback Contact Us

### Welcome

Welcome to our consultation website for Legal & General Affordable Homes' (LGAH) proposals to deliver 47 new, high-quality affordable homes on the site known as the Land at Hart Road, Thundersley.

LGAH is aware of the shortage of housing in the UK and the high deposits required to buy a property outright, which means many people cannot afford a home of their own. LGAH's mission is to better people's lives by offering opportunities so that everyone has a safe and secure space to call their own.

LGAH is working with local authorities, housing associations, and developers across the country to deliver over 3,000 affordable new homes a year. For LGAH, it is more than just houses, it is about providing sustainable new communities and making a real difference to the quality of affordable homes available in the UK.

To deliver on this mission, LGAH has taken an interest in the Land at Hart Road, which has been allocated in Castle Point Borough Council's (BC) draft Local Plan as part of Policy HO20. Our proposals will bring forward a parcel within the wider allocation and will help address the shortage of homes, particularly affordable homes, in the Borough.

**Our Consultation**

LGAH is committed to consulting with the local community on their proposals. We are keen to hear the views of the community before we submit an application to Castle Point BC.

In this virtual exhibition, you will find out more information about our proposals for the Land at Hart Road, including street scenes, access to the site, landscaping, drainage and the new homes that are to be provided.

Please click [here](#) to review the information presented and complete the [feedback form](#) to let us know your views.

Please note the deadline for feedback is **Monday 22nd November 2021 at 11.59pm**.

### Contact Us

If you have any questions, or require technical assistance, you can contact the project team on 0800 298 7040 or [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)

### Virtual Exhibition

[Click here to view our virtual exhibition](#)

Exhibition boards

## Land at Hart Road, Thundersley – Legal & General Affordable Homes Welcome to our public exhibition



Land at Hart Road, Thundersley

Welcome to the virtual public exhibition for our proposals for the Land at Hart Road, Thundersley.

The Land at Hart Road was allocated in the draft Local Plan as part of the wider HO20 allocation, which will deliver over 300 homes in total.

Legal & General Affordable Homes (LGAH) has purchased the site at Hart Lane which forms part of the HO20 allocation. LGAH is proposing 47 new affordable homes for shared ownership and affordable rent together with new landscaped spaces, a wildflower meadow, play space, and pedestrian routes.

LGAH is committed to consulting with the local community on their proposals. We are keen to hear the views of the community before we submit an application to Castle Point Borough Council.

In this virtual exhibition you will find out more information about our proposals for the site, including access to the site, our additional landscaping, drainage and the new homes that are to be provided. Please take a moment to review the information presented and complete a feedback form to let us know your views. Please note the deadline for feedback is **on Monday 22<sup>nd</sup> November at 11.59pm**.

If you have any questions, or require technical assistance, you can contact the project team on **0800 298 7040** or [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)

### About LGAH

LGAH is tackling the severe shortage of affordable homes within the UK. At LGAH our vision is for everyone to have a great quality, environmentally sustainable and affordable home from which to build better futures. As part of the Legal & General Group, LGAH work with local authorities, housing associations, and developer partners across the country targeting the delivery of over 3,000 affordable new homes a year.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. LGAH's mission is to significantly increase the supply, design quality and choice of affordable homes to significantly better people's lives by offering opportunities so that everyone has a safe and secure space to call their own.

LGAH work with local authorities, housing associations, and developers across the country to deliver over 3,000 affordable new homes a year. For LGAH, it is more than just houses, it is about providing sustainable new communities and making a real difference to the quality of affordable homes available in the UK.



Indicative CGI of LGAH Kilnwood Vale scheme



LGAH indicative homes design



## Site Location and Planning History



Site Boundary Map

### The Site

The site is located within the town of Thundersley, to the east of Cedar Hall school and north of Greenfields. The site is in a sustainable location with access onto Hart Road and existing local amenities within the neighbouring area, including a doctor's surgery, public house, primary and secondary schools, and a community hall.

### Planning History

LGAH has acquired an interest in the 1.7ha site, including 248 Hart Road, and submitted a pre-application in September 2021, which outlined their aims of development. In the pre-application, LGAH stated they will provide 47-affordable dwellings. In

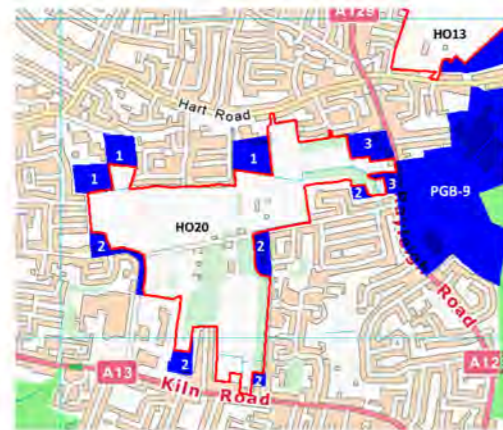
the SHLAA Review 2015, the site then known as Land East of Cedar School was being considered for housing development and actively promoted by the landowner.

The site is predominantly poor quality greenfield land of low ecological value, which is largely underutilised with no public access.

Currently, Castle Point BC does not have an up-to-date adopted Local Plan and is unable to demonstrate a 5-year housing land supply. The National Planning Policy Framework (NPPF) permits development of Green Belt sites if the applicant is able to demonstrate 'Very Special Circumstances' (VSC), which can include delivering homes, particularly affordable homes, in areas where there is no demonstrable 5-year housing land supply.

Castle Point BC's emerging Local Plan is seeking to demonstrate a 5-year land supply by allocating sites within the Borough for housing. Allocation HO20 of the emerging Local Plan has allocated The Chase, Thundersley for residential development. Castle Point BC submitted the draft Castle Point Local Plan 2018 -2033 to the Secretary of State on 2 October 2020 for examination. The Planning Inspector has been examining the Plan and will be issuing his final response in the coming weeks. The Land at Hart Road was allocated in the draft Local Plan as part of the wider HO20 allocation, which will deliver over 300 homes in total.

The map below indicates allocation HO20 in the draft Local Plan with the associated key.



### Areas numbered are defined as:

1. Area removed from Green Belt as a consequence of the allocation HO20 and retained for educational purposes
2. Area removed from Green Belt as a consequence of the allocation HO20 and retained as existing residential
3. Area removed from Green Belt and aligned along Rayleigh Road/A129, PGB-9 on the eastern side of Rayleigh Road/ A129 further isolates this area

## Our Proposals



Proposed Masterplan

### LGAHs proposals comprises of

- Response to the acute housing land supply shortage through 47 new, 100% affordable homes estimated at a 70% Shared Ownership and 30% Affordable Rent
- A pedestrian link for connectivity to the south boundary
- 2 parking spaces per 2- and 3- bed homes
- A mixture of house types including 1, 2 & 3 bedroom homes, providing housing options for a wide range of residents
- Electric vehicle charging point for each dwelling
- Enhancement to existing habitats and introduction of new habitats through the provision of new landscape and ecological areas
- New sustainable drainage systems (SuDS), including an attenuation pond to reduce risk of flooding and encourage new wildlife
- Deliver 10% biodiversity net gain on site, via combination of hard and soft landscaping; including a wildflower meadow and native tree and shrub planting
- Homes will have high-quality architecture and design, including attractive gardens and sizeable interiors. All homes designed to Nationally Described Space Standards



## Housing design



The scheme will provide 47 high-quality, sustainable, homes, with an attractive street scene to create a strong sense of place and community.

The design will ensure the development complements the existing community of Thundersley and utilises high-quality materials to create homes built to last.

We are proposing a range of gable ended and staggered dwellings of up to 3- bedroom properties, a mixture of detached, semi-detached, and small terraces, a variety of brick blends, and variation of grey tones – creating an easily identifiable but varied development.

All dwellings will be designed to have level access in their principal entrances where entrances are lined up to face the access road, benefiting from a high level of natural surveillance provided by the landscaped street that runs through the development.



Street scene AA



Street scene BB



Street scene CC



Street Scene EE



Street scene FF



Street Scene GG



Map showing the location of the street scenes examples



Examples of proposed appearance/materiality found at Anstey Way, Cambridgeshire

## Open space and ecology



Landscape Masterplan

### Open space

LGAH has sensitively developed our proposals to be built around the existing landscape features, as well as adding improved green space to help mitigate the loss of green field. We are proposing to provide a range of public open spaces and play areas which will include:

- A wildflower meadow
- Native tree and shrub planting
- Natural type playground
- Sweetgum trees lining the entrance to the site
- A full hard and soft landscaping scheme, which will identify the size, species, and number of planting and future care required

Tree planting will be visible throughout the site whilst the natural play area will be located in the southwest corner of the development adjacent to the wild meadow and further tree / shrub planting. The sweetgum tree feature will be at the entrance from Hart Road to give an attractive view from the wider community.

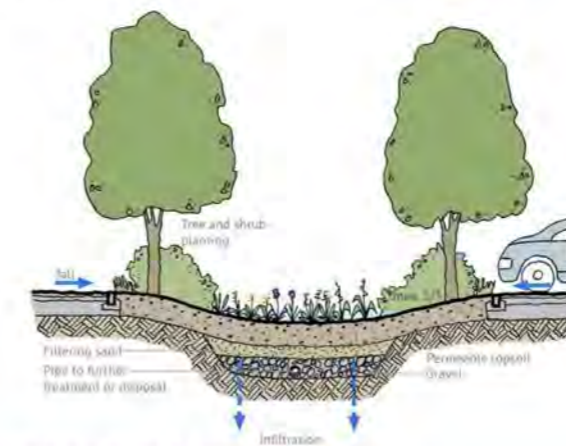
### Ecology

An Ecological Appraisal has determined that our development gives rise to the potential for ecological gains. The ecological constraints and opportunities plans presented in this report will aim to generate a 10% biodiversity net gain on site.

The landscaping of the site will compliment existing vegetation and ecology within and around the site. We have studied existing tree species, types, and sizes to create a sensitive new green landscaped area. Our landscaping management plan will include a planting regime and aftercare plan for the new planting.

The development will include shrubs and plants that are suitable to the location and local conditions. They will incorporate drainage systems to manage surface water on site, which will be appropriately design by a drainage consultants.

The maintenance and management of landscaping areas will be set out in a landscaping scheme and will be secured through the planning process.



Indicative drawing of detailed landscaped areas

## Access and Connectivity



### HIGHWAYS ACCESS PROPOSALS

Access to the site is provided off of Hart Road to the north of the site which will require the demolition of a detached house at 248 Hart Road.

Car parking will be set out between the houses or along the front of new homes. The driveways will be broken up with landscaped verges and green borders.

The potential for a pedestrian link will be incorporated into the scheme and landscape design, allowing connectivity through to the south of the site, and into the wider Thundersley area.



### Cycle and pedestrian links

LGAH is providing cycle and pedestrian pathways throughout the development to encourage greener travel in and out of the site. There will be a traffic calming road structure to ensure safety for those travelling via foot/bike.

Rear gardens have street access which allows bikes to be stored in sheds.



### Parking

Car parking will be provided in line with Essex County Council standards. Which is 2 spaces per 2- and 3- bed home as well as visitor spaces. In total LGAH is providing:

- 94 resident spaces
- 12 visitors spaces

All houses will be provided with off-street parking where possible. Essex County Council do not yet have a policy in place for Electric Vehicle (EV) charging facilities, but LGAH is looking to provide this across the development.

Where parking is on-street, tree planting will separate spaces per dwelling to provide a break in the landscaping.

## Sustainability



LGAH is committed to reducing carbon emissions and to helping their residents achieve the same.



### Biodiversity

Whilst the site is classified as Green Belt, it is currently of a low ecological value and not realised to its full potential.

Our proposals will deliver an expected 10% net gain in biodiversity through new landscaping as well as the planting of trees, flowers and grasses.



### Sustainable Construction

Homes will be well insulated, reducing energy demand, lowering emissions and helping the UK achieve its goal of carbon neutrality by 2030.

Air Source Heats pumps will be introduced where achievable to provide sustainable heating solutions.

Local materials will be utilised where possible and local employment opportunities offered both during construction and design stage, including some of the consultants used, contributing to the local economy.



### Sustainable Travel

The site location is perfectly placed to encourage sustainable travel.

Within a 5-minute walk, residents will have access to six prime bus routes connecting them to Rayleigh, Shoebury, Canvey Island and Southend.

Access to London Liverpool Street is only an hour away with connections from Leigh-on-sea and Rayleigh train stations.

EV charging points will be provided on site, helping support future-proof sustainable travel.

## Summary of benefits and next steps



**100% affordable homes** with a mixture of property sizes from 1- to 3- bedroom flats and houses



**10% on-site biodiversity net gain**, which will enhance an under utilised site



**Effective response to Castle Point BC's acute housing land supply shortage** through 47 new and 100% affordable homes, estimated at a 70% Shared Ownership and 30% Rented split



**Pedestrian and cycle links and EV charging stations** for sustainable transportation throughout the site



All dwellings are **designed to exceed Nationally Described Space Standards**



Combination of **hard and soft landscaping**; including a wildflower meadow and native tree and shrub planting



**Sustainable drainage systems** to alleviate flooding issues and create new habitats

Thank you for taking the time to visit our virtual public consultation regarding our proposals for the land at Hart Road. We value your feedback and welcome any thoughts you have on our plans.

Please take a moment to provide feedback using the feedback tab of the website and let us know your thoughts on the on our proposals. Please note that the deadline for feedback on the proposals is **Monday 22<sup>nd</sup> November 2021 at 11.59pm**.

If you have any questions, please do not hesitate to contact us on **0800 298 7040** or [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)



Example of a Berkeley Homes & LGAH development

### Next steps

The proposals will continue to be developed over the coming months, along with supporting technical reports. We will continue to engage with the community, Castle Point BC and other consultees regarding the development of the site.

- **November / December 2021 - Planning submission**
- **February / March 2022 - Determination and Pre-Commencement**
- **December 2021 - April 2022 - Technical Design**
- **May 2022 - Contractor Mobilisation**

## Unrivalled national, regional & local networks

### East

Cambridge: 01223 608 000  
Norwich: 01603 567 991

### London

020 3697 7630

### Midlands

Birmingham: 0121 728 3870

### North

Manchester: 0161 359 4100  
Leeds: 01134 681 210

### South

Southampton: 01962 893 893

### West & Wales

Bristol: 0117 247 0151  
Cardiff: 029 2167 0468

The logo consists of the lowercase letters 'becg' in a white, sans-serif font, centered within a solid teal square.

**becg.com**

enquiries@becg.com

