

## **Canvey Town Centre Masterplan**

### **Adoption Statement**

#### **Planning and Compulsory Purchase Act 2004**

#### **Town and Country Planning (Local Planning) (England) Regulations 2012**

As of the **1 July 2012**, the Canvey Town Centre Masterplan (February 2010 V2) is adopted as a **Supplementary Planning Document** to the Castle Point Adopted Local Plan, delivering the requirements of paragraph 23 bullet point 10 of the National Planning Policy Framework.

In order to address issues emerging through consultation, Strategic Environmental Assessment/Sustainability Appraisal and Equality Impact Assessment, the adoption and application of the Canvey Town Centre Masterplan in planning decisions will be subject to the following caveats:

1. All decisions made having regard to this master plan should also have regard to the transport modelling report for Canvey Town Centre prepared on behalf of Essex County Council in 2011/12 and that a feasibility study is undertaken of pedestrianisation of Furtherwick Road between its junctions with Lionel Road and Waarden Road.
2. Through the delivery of the masterplan traffic calming measures should be applied along Lionel Road and at its junction with Furtherwick Road in order to discourage its use as a 'rat-run'.
3. All decisions made in accordance with this masterplan should incorporate specific measures for enabling safe access by bicycle. These should include:
  - a. Formally signed on-street and off-street (where appropriate) walk/cycle routes that link the town centre to residential areas;
  - b. Provision of advanced stop lines at signalised junctions to provide cyclists with improved priority, visibility and awareness;
  - c. Significant increase in dedicated cycle parking, located at all key destinations in the town; and
  - d. Promotion and publicity to improve the image of walking and cycling on Canvey, encouraging more trips to be made in this way.
4. Dependent on the findings of the report and feasibility study under paragraph 1 before - through the delivery of the masterplan, a signalised crossing should be provided on Foksville Road in order to provide a safe crossing point between the school and the town centre, which also limits congestion at peak times.
5. Through the delivery of the masterplan create active frontages or secure the provision of CCTV covering the footpath between the Paddocks site and Furtherwick Road to ensure a safer feeling environment.
6. Through the delivery of the masterplan secure the provision of specific facilities for young people in line with the emerging Youth Strategy Group Initiative.
7. The Council will seek to achieve a balanced mix of retail floorspace provision in Canvey Town Centre through the delivery of the masterplan.

8. The Council will expect some additional homes to be provided in Canvey Town Centre through the delivery of the masterplan.
9. In delivering the Lake Link part of the Masterplan the Council will require ecological assessments and a Wildlife Site Management Plan to be prepared for Canvey Lake.
10. All development proposals should indicate a commitment and set out proposals for maintaining a high quality public realm and open spaces, as set out in the masterplan.
11. All development proposals for commercial development in Canvey Town Centre will be required to make a contribution to delivering environmental and social elements of the masterplan.
12. Through the delivery of the masterplan apply the Essex Vehicle Parking Standards in respect of parking for people with disabilities. Also secure parking provision specifically for people with babies and young children.
13. Where viable, development proposals for housing delivered through the masterplan should meet the Lifetime Homes Standards, and make provision for wheelchair access to 10% of the homes being provided.

NOTE: The Adopted Local Plan is the Development Plan for Castle Point. If a conflict arises between a designation in the Adopted Local Plan and a proposal in the Masterplan when a planning application is submitted, the matter will be reported to the Development Control Committee for a decision.

### **Notice of Right to Apply for Judicial Review**

Any person with sufficient interest in the decision of Castle Point Borough Council to adopt the Canvey Town Centre Masterplan as a Supplementary Planning Document may apply to the High Court for permission to apply for judicial review of this decision.

Any such application must be made promptly and in any event not later than 3 months after the date on which the Canvey Town Centre Masterplan was adopted as a Supplementary Planning Document.

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