

planning for

# the future

► Core Strategy Summary Leaflet

January 2009



meeting housing needs

improved transport routes

access to open spaces

improved community facilities

increased employment opportunities



castlepoint

benfleet | canvey | hadleigh | thundersley

[www.castlepoint.gov.uk](http://www.castlepoint.gov.uk)

## ► foreword

These are exciting times in Castle Point. There is an opportunity to get significant levels of investment to regenerate parts of the Borough, and a genuine need to drive forward and sustain improvement.

The Borough is now positioned to address key issues such as access to open spaces and woodlands, employment skills, housing, regeneration, transport, and take new opportunities such as developing the new world-class London 2012 Olympic Games mountain biking site at Hadleigh for use by all of the community.

**Please take a few moments to read this important information.**

**David Marchant  
Chief Executive  
Castle Point Borough Council**





## ► planning for the future

Castle Point Borough Council aims to achieve an environment that is attractive and meets the needs of local people.

To do this we have produced a draft plan. This is called the Core Strategy.

Castle Point is a great place to live, but we need to recognise the challenges that the future holds and we need to plan for those changes, such as ensuring that, as our children grow up, they have the opportunity to live and work in the Borough. We need to provide affordable homes, create social housing and regenerate our town centres.

The needs of the Borough have been carefully assessed and, along with all Councils in the East of England, Castle Point is developing a plan to enable us to respond to the challenges it faces to meet the needs of the existing population. For

example, the requirement to deliver 5,000 new homes and 2,500 new jobs by 2026.

The Core Strategy sets out our view on where new homes and new facilities such as new schools and sport centres could be developed. We need your views on these proposals, so we have sent this booklet to every household and business in the Borough, asking for comments on this very important document.

Some of the key proposals for the Borough are listed on the following page.



## ► canvey island

**Regeneration of the town centre and the seafront to improve leisure, shopping and community facilities. This includes:**

- Renewal of Castle View and Cornelius Vermuyden Schools;
- A new Healthcare Centre at West Canvey by 2012;
- Replacement of Waterside Farm Sports Centre by 2012;
- A new Vocational Centre for improved training facilities on Canvey Island by 2013;
- Renewal of the Paddocks Community Centre by 2016;
- Build around 1,800 new homes, mostly in areas that are already developed but including 400 east of Canvey Road and 50 retirement homes west of Canvey Road.

**Improve employment areas** through the regeneration of the Charfleets industrial site and develop an additional 18 hectares of land for industrial use.

**Improve transport routes** by extending Roscommon Way from Northwick Road to Haven Road, and then to Western Esplanade; and seeking a new or improved access to Canvey Island.

**Improve the environment including:**

- Further enhancements to Canvey Heights Country Park;
- Enhance green space provision at West Canvey Marshes;
- Informal recreation and educational opportunities at Canvey Wick.

## ► benfleet, hadleigh and thundersley

**Regeneration of Hadleigh Town Centre** to improve leisure, shopping and community facilities.

**Build around 1,800 homes, mostly in areas already developed, but including:**

- 200 homes on part of the Manor Trading Estate;
- 310 homes on land north of Kiln Road.

**Improve industrial facilities by developing:**

- 4 hectares of vacant land to the east of Manor Trading Estate and 3 hectares south of Stadium Way.

**Improve transport routes by:**

- Junction improvements at Sadlers Farm and Rayleigh Road;
- Improvements on the A127 and A13.

**Improve community facilities with:**

- Deanes and Glenwood schools renewed by 2016;
- Renewal of SEEVIC by 2013;
- Healthcare Centre at Kiln Road by 2014;
- Modernise Runnymede Pool and Hall by 2014.

**Improve the environment including:**

- Greater access to recreational opportunities for visitors walking and cycling at Hadleigh Castle Country Park;
- Enhance the woodlands in Thundersley and Daws Heath.



## ► how did we develop the strategy?

- The Core Strategy has been in development for 3 years;
- We have consulted widely during the development of the Strategy;
- The result is a document based on a range of robust evidence and consideration of needs, local issues and opinions;
- It has been developed after extensive studies and consultations;
- It is designed to meet the challenges faced by the Borough.

## ► what influenced the strategy?

### Sustainable development

In preparing the Core Strategy, the concept of sustainable development has guided the Council. To achieve sustainable development the Council has tried to ensure that the natural environment is protected from harm, the best use is made of resources, the social needs of all local people are met and economic growth can be maintained in the long term.

Studies and consultation have been undertaken to identify how sustainable development can best be achieved by highlighting key local issues, and the best ways of resolving them.

### Key studies – some examples

- A study on the quality of shopping areas, which made recommendations about improving shop provision and regenerating our town centres.
- A study on housing needs in Castle Point. This showed that as our population continues to increase and our children reach adulthood, there is likely to be insufficient housing to meet the need. The same assessment also showed that there could potentially be a lack of affordable housing for rent or for purchase by first-time buyers.
- A study on important areas of local wildlife, which was used when identifying places where proposed new development should be avoided.
- A full list of the studies carried out to inform the Core Strategy is included as Appendix C of the proposed publication document.

### Your opinions?

In producing the Core Strategy, Castle Point Borough Council has to take into account differing views and often make difficult decisions. As well using the numerous studies to inform and develop the Strategy, we have also consulted the public in a number of ways including exhibits, surveys, and meetings and have taken into account the opinions of our residents and other affected parties, e.g. local businesses. As a result, we have limited the amount of proposed Green Belt development as much as possible and made changes to our approach to regeneration.



## ► how can you get involved?

**This consultation runs from 9th January to 20th March 2009. You can get involved by:**

- Attending one of our roadshows;
- Viewing the documents relating to the Core Strategy;
- Completing an online questionnaire at: <http://castlepoint.limehouse.co.uk/portal/>. Online completions are the quickest and easiest way for you to tell us your views and to help us respond to your comments quickly. We would encourage you to use this facility;
- Completing a Word version of the form, available at <http://castlepoint.limehouse.co.uk/portal/> and email it to us at: [corporatepolicy@castlepoint.gov.uk](mailto:corporatepolicy@castlepoint.gov.uk);
- Completing an official paper response form and returning it to us by dropping it into the box at one of our roadshows or by posting it to:  
Core Strategy Consultation, Council Offices, Kiln Road, Benfleet, Essex, SS7 1TF
- Phoning us for a form on 01268 882200

**All responses should be on the official forms. It is only necessary to send your response once. Online responses, emailed responses and written forms are all treated with equal importance. Responses received after 20th March 2009 will not be considered.**

## ► what happens to your comments?

All the comments we receive will be acknowledged and carefully considered. We will analyse the results of the consultation and report the findings to Castle Point Borough Councillors during the summer. The consultation results will also be available on the Council website and in a number of locations throughout the Borough.

After taking your comments into consideration Councillors will be asked to decide whether or not to 'submit' the Core Strategy to the Secretary of State.

If they agree, the document will be considered by a Government appointed independent planning inspector, who will undertake further public consultation before making recommendations that are binding on the Council.

## ► what happens if we don't have a core strategy?

If the Core Strategy is agreed and 'submitted', this means that areas of green belt that are not proposed for development are protected from any form of development until at least 2026.

The Core Strategy is also a key requirement for enabling regeneration of the town centres and the seafront.

Without the Core Strategy we cannot control where development is located.

This will mean that opportunities for regeneration may be lost and all areas of green belt will be at risk of development because we will not have an identified supply of housing land.

## ► core strategy ‘road shows’

A road show will be touring Castle Point. Come along and find out more about the Core Strategy and the Local Development Framework. Council Officers will be on hand at each event to explain the process, answer questions, listen to your comments and record your views. The road show will be stopping at the following locations. Please feel free to drop in at any time during each event.

### Monday 2nd February 2009

Hadleigh Salvation Army Temple, Hadleigh  
10:30am – 1:30pm

Runnymede Hall, Kiln Road, Benfleet  
5:30pm – 8:30pm

### Tuesday 3rd February 2009

The Paddocks, Long Road, Canvey Island  
1:00pm – 4:00pm

CK Bar, Charfleets Road, Canvey Island  
5:30pm – 8:30pm

### Wednesday 4th February 2009

St Peter's Church Hall, Thundersley  
12:30pm – 3:00pm

Lakeview Hall, Canvey Winter Gardens Primary  
School, Canvey Island  
5:30pm – 8:30pm

### Thursday 5th February 2009

Holy Family Church Hall, Tarpots  
10:30am – 1:30pm

Richmond Hall, High Road, South Benfleet  
5:30pm – 8:30pm

### Friday 6th February 2009

The Paddocks, Long Road, Canvey Island  
4:30pm – 7:30pm

### Tuesday 10th February 2009

Council Offices, Kiln Road, Benfleet  
10:00am – 1:00pm

## ► who has been consulted?

- All households in the Borough have received a copy of this leaflet and have been invited to submit a response;
- All businesses in the Borough have received a copy of this leaflet and have been invited to submit a response;
- Other service providers such as the Police and Highways Authority have received a letter asking for their views;
- Organisations that provide specialist advice such as the Environment Agency and English Heritage have received a letter asking for their views;
- Landowners and developers have received a letter advising them that the consultation is underway so they may submit comments.



## ► where can you find out more?



### The following information is available:

- A full version of the Core Strategy
- The Sustainability Appraisal
- Other background documents

All documents are available 24 hours a day on the Castle Point Consultation Portal website: <http://castlepoint.limehouse.co.uk/portal/>

Alternatively, all documents are also available at:

### ► council offices

#### Kiln Road, Benfleet

Mon – Thu: 8:45am – 5:15pm

Fri: 8:45am – 4:15pm

### ► cash office

#### Sydervelt Road, Canvey Island

Mon – Fri: 9:00am – 1:30pm

### ► canvey island town council

#### 11 High Street, Canvey Island

Tue: 9:30am – 12:00pm, Wed: 12:30pm – 2:30pm, Thu: 9:30am – 12:00pm

Closed Mon and Fri

### ► community information points

#### Hadleigh Library

##### 180 London Road, Hadleigh

Mon – Tue: 9:00am – 7:00pm

Thu – Fri: 9:00am – 7:00pm

Sat: 9:00am – 5:00pm

Closed Wed and Sun

#### South Benfleet Library

##### 264 High Road, Benfleet

Mon: 2:00pm – 6:00pm

Tues: 9:00am – 1:00pm

Wed: 9:00am – 7:00pm

Fri – Sat: 9:00am – 5:00pm

Closed Thu and Sun

#### Tarpots Library, 127 London Road, Benfleet

Mon: 9:00am – 2:00pm

Tue: 9:00am – 5:00pm

Thu: 9:00am – 6:00pm

Fri: 1:00pm – 5:00pm

Sat: 9:00am – 5:00pm

Closed Wed and Sun

#### Canvey Library, High Street, Canvey Island

Mon – Tue: 9:00am – 6:00pm

Wed – Thu: 9:00am – 5:00pm

Fri: 9:00am – 6:00pm

Sat: 9:00am – 5:00pm

Sun: 11:00am – 2:00pm