

Welcome

Privo Land Limited would like to welcome you to this public consultation event, to introduce our emerging proposals for a residential development on land at **The Chase, Thundersley**.

This event offers the opportunity for discussion on our emerging proposals and **we invite your feedback** to help shape the plans **ahead of the submission of a planning application**.

About Privo Land

Privo Land is a small privately owned land development company. This enables us to unlock the potential for sites to provide a contribution to tackling the housing crisis whilst delivering appropriate, sympathetic developments, which integrate into their surroundings.

In addition, we do not face the same challenges as a large development business who have to satisfy the requirements of many shareholders. **We have a proven track record of working successfully with communities to deliver sensitive and appropriate developments that ensure that that the local, ecological and social economic needs are met.**



02

Our emerging proposals

Overview

Privo Land are bringing forward emerging proposals for a housing development at a parcel of land at The Chase, Thundersley. The emerging masterplan proposes up to **95 new homes, 50% of which will be in affordable tenures**. This will make a significant contribution to tackling the acute local housing crisis, **enabling more local families and young people to stay and live in Thundersley**.

The site

The site comprises **3.29 hectares of land** and lies to the north of The Chase, in Thundersley. It comprises primarily privately-owned paddock land.

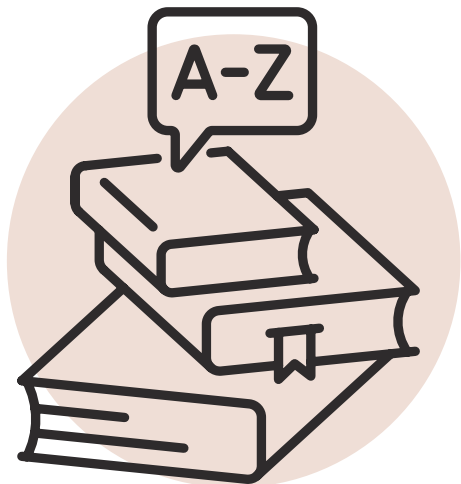
The principle of a residential development at the site has been well considered. It was part of a wider allocation in the previous draft Local Plan and is an option in the new emerging Local Plan. Furthermore, we have held formal pre-application discussions with officers at Castle Point Borough Council. They have indicated that the principle of development is likely to be supported by council officers.

An official assessment of local housing need identifies that larger homes are in significant demand. **Our intention is to provide a large proportion of three or more-bedroom market homes**.

Our proposals would create a high-quality, landscaped development that we are confident would complement and enhance the surrounding area.



Up to **95 high-quality homes** with 50% affordable



Contributions to local services such as **education and the NHS**



A network of **green pedestrian and cycle links** through the site and to the surrounding area



A **landscaped development** with generous public open space



Illustrative masterplan

The housing crisis in Castle Point

- More than **130 children** from the borough are living in **temporary accommodation**
- 70% of families in temporary accommodation are housed outside the borough** due to a lack of appropriate housing in Castle Point
- Castle Point Borough Council has been awarded the lowest rating for its social housing** by the regulator, reflecting concerns about safety failures, poor tenant care and regulatory breaches
- Average private rent for a three-bedroom home in the borough is over **£1,300 per month** - a rise of more than 20% in a year- and is well above the national average
- The **house price-to-income ratio** in Castle Point is well above the national average at almost **9x the average local salary**
- Approximately **650 households** are on the **waiting list for a council home**

These challenges around housing availability and affordability are set against the borough’s poor performance on the delivery of new homes. The Government requires councils to have land available (i.e., land with planning consents for new homes) to meet at least five years worth of housing needs. **Castle Point’s housing land supply currently stands at around 0.55 years**.

03

Landscape and biodiversity

Our approach

The emerging proposals are being developed to take into consideration the surrounding context and high-quality design principles. **At the heart of this process are two key themes:**

Community Creating high-quality outdoor public spaces for residents and the wider community

Biodiversity Our approach to landscaping will enhance the biodiversity of the site

Under our proposals, there will be a generous provision of high-quality open space on the site, accessible to the whole community. This includes the area to the north of the site, which will be entirely undeveloped, and areas around the land proposed for development.

As well as landscaping, the public open space presents the opportunity to include formal play space and equipment, and/or a fitness trail. **We would love to hear your views on what you would like to see here.**

The existing grassland at the site is in poor condition due to extensive use for grazing. Consequently, it has a low biodiversity value. National planning policy requires development to support a minimum of 10% net gain in biodiversity. Our landscape and biodiversity strategy will be designed by experienced ecologists and landscape architects, and will comply with policy requirements on biodiversity.

Through the landscaping of the public open space areas, with measures like wildflower planting, we can increase the biodiversity of the site. The retention, effective management and enhancement of existing mature and healthy hedgerows and tree cover at the site boundary will also contribute to enhanced biodiversity.

The existing boundary vegetation also provides a natural buffer and screen for the proposed development, helping to integrate it into the landscape.



Layout plan



Inspiration for biodiversity and landscaping

04 | Transport and access

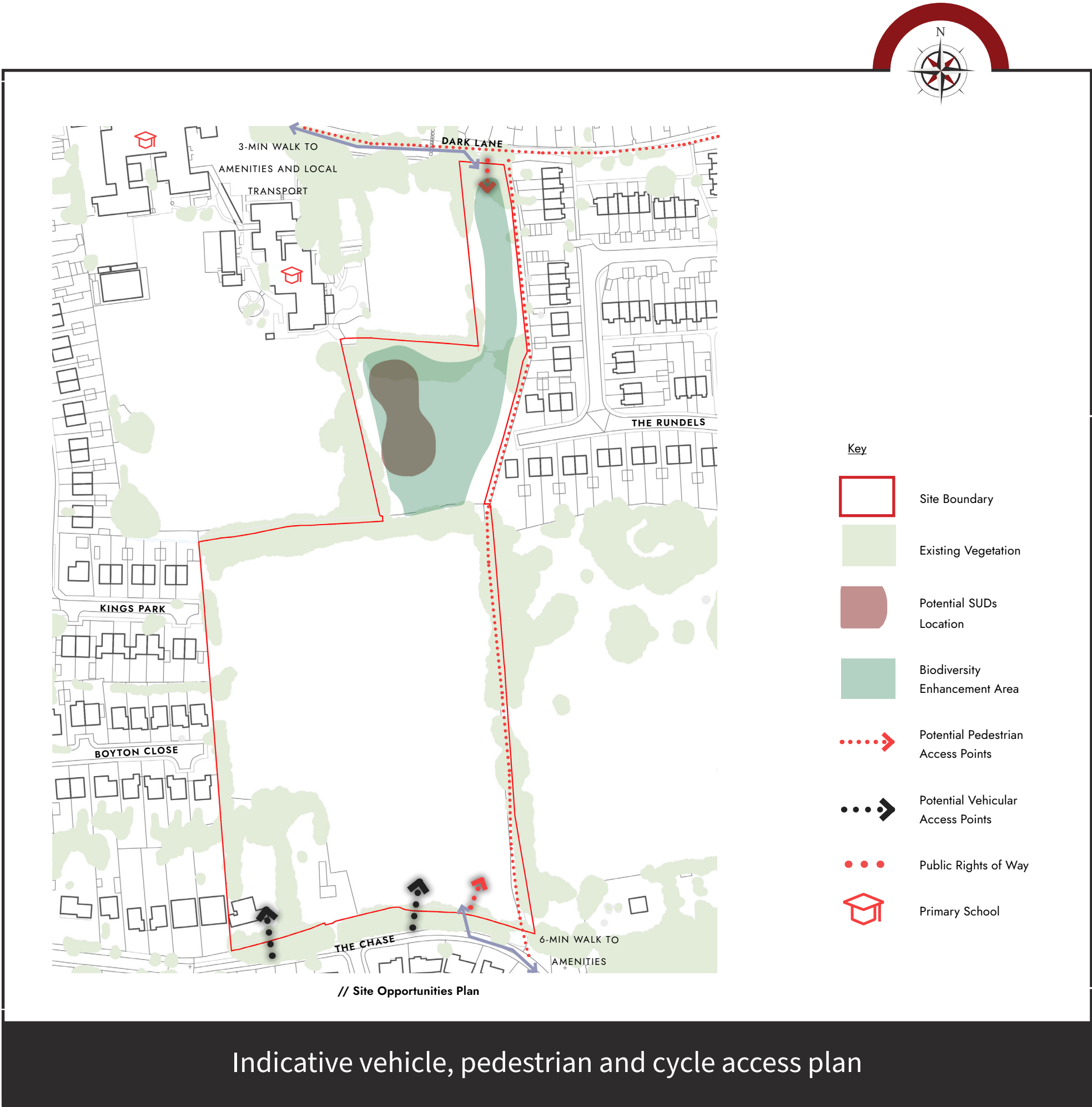
Our approach

The site is in a location with access to a variety of key day-to-day facilities within walking distance, including convenience retail, education, employment and bus services. This is a key reason why Castle Point Borough Council officers have indicated the principle of development at the site would likely be supported.

The site has good access to:

- The **local neighbourhood centre** via Dark Lane, which connects to Hart Road and Thundersley Primary School to the north
- Kiln Road to the south, which has **employment opportunities** at USP College Campus and Castle Point Borough Council.
- **Bus stops** located along both Hart Road and Kiln Road with services to Rayleigh train station and Southend-on-Sea.

As a privately-owned site, there is currently no formal public access to or through it. Our emerging proposals would open up the site and create an additional north to south pedestrian and cycle route to improve access around Thundersley.



Transport strategy

We will include a detailed transport strategy within our planning application for the site.

In our emerging proposals, **vehicle access would be provided via The Chase**, to the south of the site. The Chase would be upgraded to provide a 5.5m wide carriageway and two 2m footpaths to the site access from the western unmade-up section of The Chase.

Parking would be provided in accordance with the Essex Parking Standards and the layout of the proposed development will be compliant with the **Essex Design Guide**.

Modelling, which has been validated by Essex Highways, indicates that the development will generate an average of **less than one vehicle movement per minute to/from the site** during the morning/evening peaks hours.

As part of the transport assessment process, the junctions of Kenneth Road/The Chase and Kenneth Road/A13 will be assessed to establish the impact of additional traffic, and mitigations proposed if required.



The Chase, Thundersley

Feedback

Thank you for attending our public consultation on the proposals for a parcel of land at The Chase, Thundersley. We welcome your feedback.

To let us know your views you can:

- Fill out a **feedback form** and leave it with us today
- Take it with you and send by post to: **C/O 5654 & Company, 65 Chandos Place, WC2N 4HG**
- You can also view the proposals again at our website: **privo-thechase.co.uk**
- You can also send any comments by email to: **privo@5654.co.uk**

Your feedback will be reviewed and will help shape our planning application where possible. Once the planning application is submitted there will be a further opportunity to provide feedback directly to Castle Point Borough Council.

Timescales



Sketch visualisation of the proposed site entrance and public open space