

August 2023—Update re Former Cantel site, Campfield Road

Dear resident,

I am writing to provide an update on our proposals for development of the former Cantel site off Campfield Road, Shoebury, and to answer some of the questions that we have recently been asked.

We are aware of recent stories in the local press, as well as speculation and misinformation on social media, and hope that this update will provide clarity and reassurance.

If you wish to learn more about our proposals, all the planning documents, drawings and assessments can be found at the below link, or via the council website searching application number 23/00030/FULM.

<https://publicaccess.southend.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=RO7UEKPA0FQ00>

Which trees are being removed?

We received planning permission including the removal of 62 trees on the site in July 2023. The trees being removed are identified as hatched on the enclosed plan. The solid coloured trees are being retained.

Our focus has always been to retain the highest quality trees across the site, in particular any classified as Category A – High quality. We selected trees for retention following an assessment by Middlemarch, the Consultant Arboriculturist for the site, and this approach was agreed with Southend City Council tree officers.

Crucially, all of the mature trees north of the bund in the grassed area adjacent to Campfield Road are being retained, bar one which is suffering from Ash Dieback (T22 on the plan). We recently erected fencing near these trees, but would like to reassure you that they have never been identified for removal.

Of the trees being removed on site, over 90% have been classified by Middlemarch as either Category C – Low Quality, or Category U – Dead/Dying.

What about the impact on the nature and biodiversity of the site?

As a company we want to create space for nature on our sites and contribute to improving biodiversity to benefit both our customers and the environment.

As part of the development of this site, we will be planting 112 new trees and 540 hedges to replace the lost trees. We will also create designated wildlife areas with bug hotels, beehives and hibernacula piles.

An independent Biodiversity Impact Assessment concluded that our proposals will result in a net increase of biodiversity, or Biodiversity Net Gain (BNG), of 37%, far exceeding the national target for housing development sites of 10%.

Have you explored any alternative plans which would retain the bund and trees/hedge growing on it?

We have met with a third party to discuss their alternative proposal for the site, which would see the bund and trees growing on it retained and the flats constructed to the south of the trees, on top of the bund.

Unfortunately, this proposal had not been subject to any technical or design due diligence in regard to aspects such as road and parking standards, and there are a number of technical reasons why these proposals are not deliverable.

The layout approved as part of our planning permission has been subject to two years of revisions following engagement with the community, stakeholders, statutory consultees and relevant technical authorities.

Taylor
Wimpey

Why does the bund need to be removed?

The bund is an entirely man-made feature of low grade material from the site, installed on the northern boundary as a screen. Aside from being a defensive landscape feature which divides Shoeburyness in two and does not allow for any routes or permeation through the site, there are contamination issues beneath the bund which need to be investigated and remediated.

We have prepared a plan to investigate and clear any contamination from the site, and this has been approved by Southend City Council's Environmental Health Officer. Once we have concluded the investigation, we will write to residents again with further details on the remediation.

Why was fencing put up?

The fencing to the north of the site was erected on 27th July to demarcate our legal ownership boundary. This is standard practice following the purchase of a site, which we completed earlier in the month. It is important to be clear that this will soon become a construction site, and the fencing is in place for the protection of the general public.

We are aware of claims made on social media that the fencing was put up to prevent an event taking place on the site. We were not aware of any planned event until it was brought to our attention on 29th July by local residents and had not been asked for permission for this to be held on the land.

Will the new drainage and sewer systems cause strain on the local network and increase flooding?

The foul drainage network for the site connects to the existing sewer system, which Anglian Water has confirmed has sufficient capacity to deal with the new homes.

Surface water is carried away from the site via a private sewer and therefore does not enter the public sewer system at any point.

Will the site have any affordable housing?

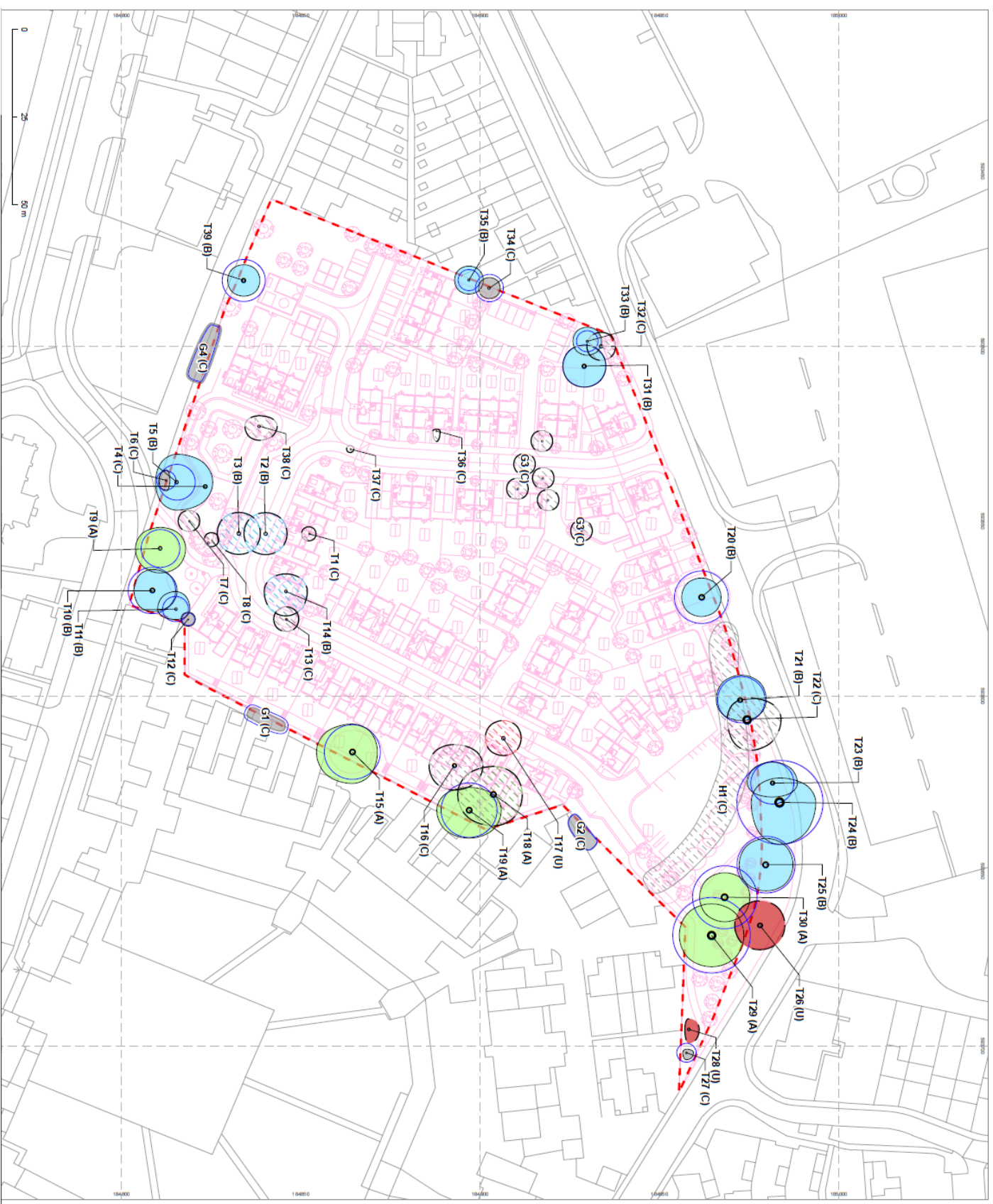
We are pleased to say that our proposals include a policy-compliant provision of 30% affordable housing, which translates as 21 homes.

When will construction start?

We hope to start on site later this year.

The planning consent includes a number of pre-start conditions that have to be approved by Southend City Council before any construction can take place. We are preparing the information to satisfy these conditions, which includes a Construction and Environmental Management Plan that outlines how we will manage the build programme and what we will do to mitigate associated lorry movements, dust and noise associated with construction. This will be uploaded to the planning portal, and we will be happy to share a copy with local residents once approved.

We hope to start on site later this year. For any questions during construction, please contact Peter Walmsley at peter.walmsley@taylorwimpey.com



C156718-02-01 RevF

Legend

- Tree location and stem diameter
- Category A
- Category A to be removed
- Category B
- Category B to be removed
- Category C
- Category C to be removed
- Category U
- Category U to be removed
- Current canopy - tree to be removed
- Current canopy - tree to be retained
- Root Protection Area
- Proposed site layout
- Site boundary

Notes:

All dimensions to be verified on site. Do not scale this drawing. Use figured dimensions only. An accommodation to be carried out in accordance with the above shall be subject to the approval of the Local Planning Authority. The Local Planning Authority shall be consulted on the proposed site layout, tree retention and removal, and root protection areas. The Local Planning Authority shall be consulted on the proposed site layout, tree retention and removal, and root protection areas. The Local Planning Authority shall be consulted on the proposed site layout, tree retention and removal, and root protection areas.

The site boundary is shown as a dashed red line. The site boundary is shown as a dashed red line. The site boundary is shown as a dashed red line.

Client: Taylor Wimpey

Project: Tree Retention Plan

Location: Campfield Road, Shoeburyness, Southend-On-Sea

Drawn: Rev E

Checked: June 2023

Scale: 1:1,000

Author: SHH

Checker: BDAW

Thames Valley University

MIDDLEMARCH

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