



**PRESS RELEASE: 8<sup>th</sup> February 2013**

**OUTLINE PERMISSION FOR HOUSING DEVELOPMENT AT CANVEY ISLAND CARAVAN PARK**

Castle Point Borough Planning Committee voted on Tuesday (5<sup>th</sup> Feb) to grant outline planning permission (subject to completion of a Section 106 Agreement) for the redevelopment of Thorney Bay Caravan Park on Canvey Island, Essex which could accommodate some 600 dwellings and a nursing home.

Thorney Bay Park is a traditional caravan park with potential for up to 1,600 pitches. The site has been allocated in the Local Plan for housing since 1998 and was included in the Councils' recent SHLAA assessment. The property is the last sizeable parcel of brown-field land in a Borough that is tightly surrounded by Green Belt.

Ian Butter FRICS MRTPI of the Rural and Urban Planning Consultancy said,

"Although no more than a 'red line' approval at the moment - subject to completion of a S.106 - the proposal offers the opportunity to deliver a diverse range of housing together with a number of community benefits. In particular we reserved a protected line for completion of Roscommon Way, a new link road for the Island, the third phase of which would bisect the property.

Flood risk was inevitably a key issue. However, following devastating flooding in 1953, Canvey Island is now one of the best protected areas of land in Britain with substantial flood barriers. Close working with the Environment Agency and the Council's Development Control and Emergency Planning teams resulted in their eventual support. Nevertheless dwellings be designed for flood resilience and land has been reserved for future flood barrier improvement works. We are delighted with this positive outcome and will be progressing quickly to completing the legal agreement and on to detail applications."

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