

- footpaths, cycleways, public open space, natural features, and green infrastructure;
- iii. An approach to wildlife that is consistent with policy LP NE 8 and results in a net gain in biodiversity;
- iv. An increase in public open space provision across the site consistent with the requirement of policy LP HS 3; and
- v. Surface water management on and adjacent to the site ensuring no increase in the risk of surface water flooding to the site or nearby properties.

3. Detailed design proposals for the site must have regard to the Council's Residential Design Guidance SPD.
4. Public transport waiting facilities and services should be improved nearby to the site in order to promote sustainable travel patterns.

Local Policy LP HO 21: Land east of Manor Trading Estate & rear of Robert Drake School, Thundersley

Evidence Base

9.125 This site is approximately 3.26 ha in size and was designated as Green Belt within the 1998 Local Plan. The site is adjacent to the urban limit of Thundersley and is bound by existing woodland to the north with industrial units to the east. The site is open and affected by noise generated from the neighbouring industrial uses, this impact means the eastern part of the site is not suitable for residential development but is allocated elsewhere in this plan for employment purposes, with access to be taken from the adjacent industrial estate. The part of the site allocated for residential development benefits from an existing access from Keswick Road and Church Road. Although there are no protected trees within the site boundary, there are several protected trees at the boundary.

9.126 The *SHLAA* estimated that the site has a capacity of 109 homes which is tempered by the evidence from the capacity and density review which confirms that the site has capacity for 95 dwellings made up of semi-detached, detached and a small proportion of terraced housing and open space.

Policy 21

Land east of Manor Trading Estate & rear of Robert Drake School, Thundersley

1. Land east of Manor Trading Estate & rear of Robert Drake School, Thundersley as identified on the Policies Map, is allocated for mixed use for employment and residential purposes.
2. It is expected that a masterplan approach to this site will be taken to ensure that the development is attractively designed, contributing to environmental quality, and that

infrastructure is provided to support growth in this location. The masterplan must deliver:

- a. Employment space up to 1.44ha, with access taken from the existing adjacent industrial estate and should also provide for improvements to the access roads in that estate as well as the refurbishment and/or re provision of existing employment floorspace..
 - b. Residential development up to 3.26ha to deliver up to 95 new homes by 2033, with a separate access to the new residential area from either Church Road or Keswick Road;
 - c. A landscape strategy for the site that includes:
 - i. The provision of a strategic landscaped buffer along the whole of the sites eastern boundary, to create a green and attractive character to the Green Belt boundary. Also, an appropriate landscaped buffer between the new residential development and the commercial/industrial uses in the east of the site and beyond;
 - ii. The provision of a strategic greenway running along the whole of the site's western boundary, incorporating and linking to existing network of public footpaths, cycleways, public open space, natural features, and green infrastructure;
 - iii. An approach to wildlife that is consistent with policy LP NE 8 and results in a net gain in biodiversity;
 - iv. An increase in public open space provision across the site consistent with the requirement of policy LP HS 3; and
 - v. Surface water management on and adjacent to the site ensuring no increase in the risk of surface water flooding to the site or nearby properties.
3. Detailed design proposals for the site must have regard to the Council's Residential Design Guidance SPD.
 4. Public transport waiting facilities and services should be improved near to the site on Church Road in order to promote sustainable travel patterns.

Local Policy LP HO 22: The Chase, Thundersley

Evidence Base

9.127 This site is approximately 28 ha in size and was designated as Green Belt within the 1998 Local Plan. The site is surrounded by residential development although there is a narrow link across the Rayleigh Road to the wider Green Belt to the east. The Chase and parts of local roads leading to it are unmade roads for a proportion of their length.

9.128 A Local Wildlife Site designation covers most of the site, although does not relate to any particular population of species or special habitat. The designation relates to the mosaic of habitats that exist within this area, which together are considered to be special