

01 WELCOME

✉ Consultation@MerrowWood.com

Welcome to this public exhibition event where we are sharing plans to create a new sustainable community on land to the West of Castledon Road. The plans comprise:

- Up to 99 new homes ranging from 1 bedroom maisonettes to 4 bedroom detached houses 35% will be set aside for affordable tenures including affordable rent, shared ownership and discount market sale;
- New public open space and accessible parkland including new meadow area and riverside walk;
- New footpath connections linking London Road to the South with Castledon Road to the East allowing an alternative scenic route to Wickford town centre from the West.

The site abuts the settlement of Wickford and is self contained with very limited views in or out of the proposed development area. The site is a mix of current uses including commercial, equestrian and existing residential properties and curtilage.

The site formed part of a draft allocation in the withdrawn Basildon Local Plan 2018. Its development will provide positive contributions to local infrastructure, biodiversity net gain, modern and sustainable homes for all requirements tailored to local need.

All of the exhibition boards on display will also be available online at our dedicated project website: www.Merrowwood.com/wickfordconsultation.



VIEW 01 - SITE ENTRANCE



VIEW 02 - COMMERCIAL BUILDINGS



VIEW 03 - STABLES



VIEW 04 - MEADOW WEST OF RIVER CROUCH



02 THE SITE & LOCATION

✉ Consultation@MerrowWood.com

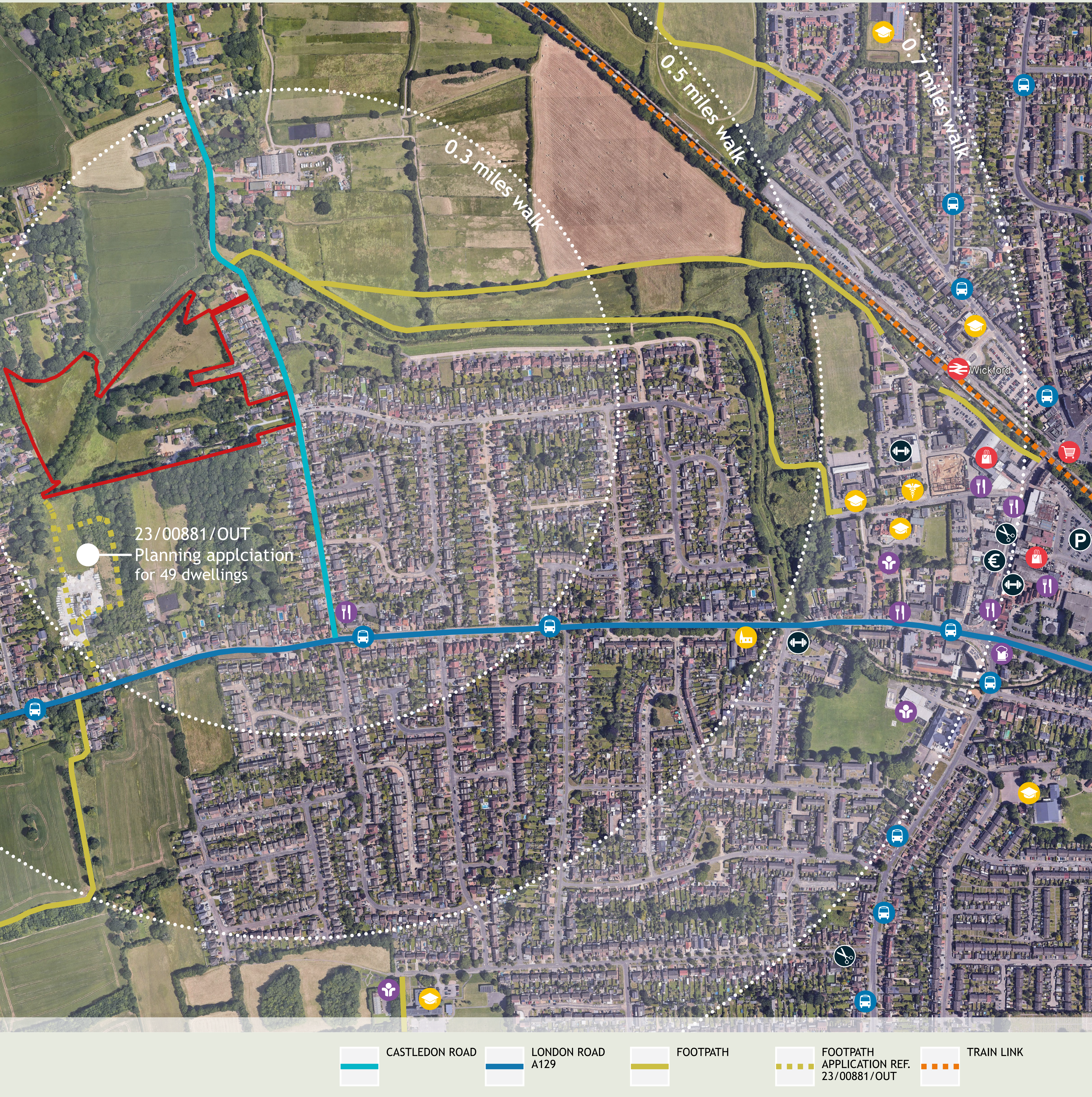
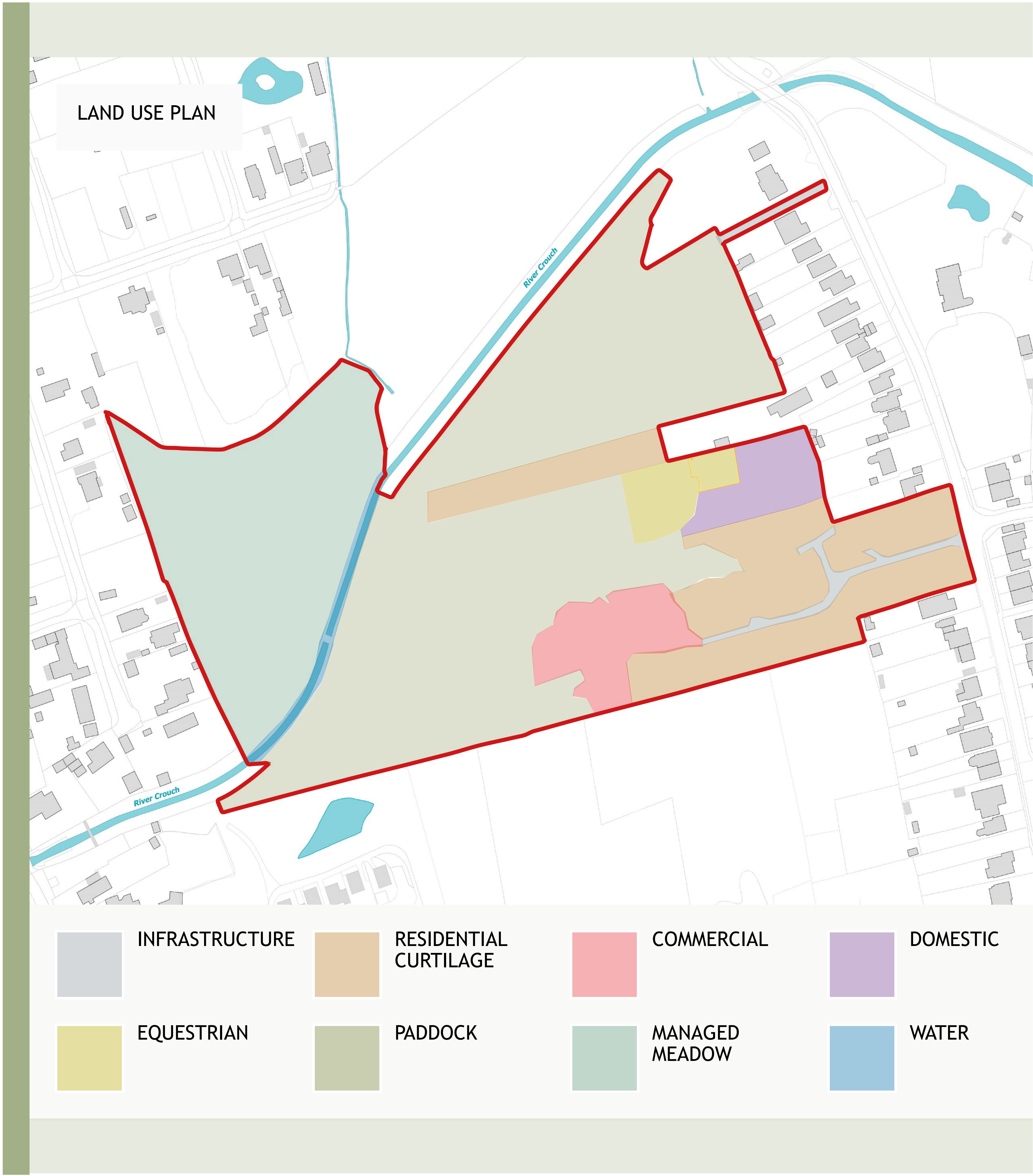
The site is approximately 6.35 hectares in size and occupied by the three existing houses on Castledon Road being numbers 45, 49 and 49a, the Livermore and Sons commercial business along with equestrian uses and other residential uses to the rear of the existing properties on Castledon Road.

The main part of the site is not clearly visible from Castledon Road, as it is enclosed by existing trees and hedgerows.

The River Crouch runs through the centre of the site on the Western half and then follows the Northern boundary out toward the East. This causes a break in the site, there is however a bridge across the river, allowing access to this portion of the site from the Castledon Road access points.

The site is surrounded by existing housing to the East and West, paddock land to the South (there is a permission for 49 new homes to the South East) and the River Crouch to the North. Wickford Town centre is to the East approximately an 18 minute walk or 5 minute cycle.

The site is highly sustainable, being a short distance to the shops and town centre. The site is well connected with a number of nearby bus stops and Wickford train station 1 mile from the site (20 minute walk). This provides a wide variety of shops and services to meet everyday needs within easy reach.



03 PLANNING CONTEXT

✉ Consultation@MerrowWood.com

There is a pressing need to deliver a mix of housing types and tenures in sustainable locations within the Borough.

The site formed part of a wider allocation for housing development for 300 homes under the 2018 Basildon Local Plan which was withdrawn in 2022. The Council have recently approved planning permission for circa 49 homes at 200 London Road, which formed part of this former allocation.

Basildon Borough Council is one of only 12 Local Planning Authorities who have failed to adopt a Local Plan prepared in accordance with the Planning and Compulsory Purchase Act 2004 Act and one of only seven who are not currently taking their draft plan through the examination process.

After withdrawing the 2018 Local Plan, the Council are now in the process of preparing a new Local Plan. Following a request from the Secretary of State for Levelling up, Housing and Communities, the Council had to revise their new Local Plan timetable in February 2024 and intend to submit the new Local Plan by Summer 2025.

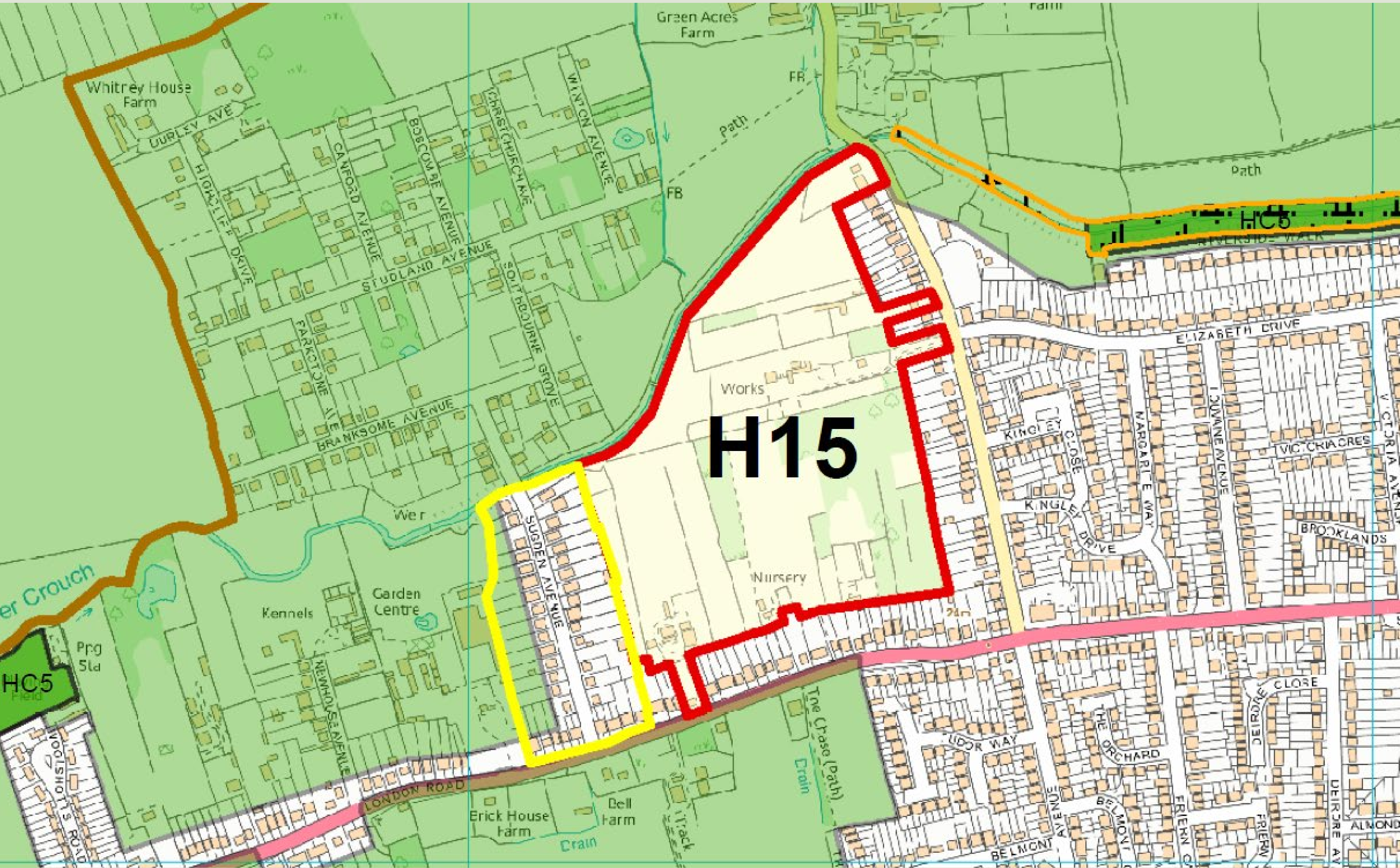
In the meantime, the Council have acknowledged that they do not have a five-year housing land supply (5YHLS). The Council has stated that they believe they can currently demonstrate a 1.85 year supply.

As well as being a former draft allocation for housing, the site comprises large areas of previously developed land. It also has scored poorly when assessing the site on Green Belt and landscape grounds through the Council’s Local Plan evidence base.

Currently, heavy commercial traffic is present on Castledon Road and a residential use would be more in keeping with the character of the surrounding residential area.

The development will bring many benefits which weighs in favour of granting planning permission on the site:

- Over provision of affordable housing
- Contribution to a range of housing tenures and typologies in the absence of a sufficient housing land supply and delayed Local Plan process
- Contributions to infrastructure including
 - education
 - highways & sustainable transport
 - health and well being, open space and indoor and outdoor sport
- Redevelop unsightly areas of previously developed land



POLICY H15
Land North of London Road, Wickford

- 14ha allocation on land to the north of London Road, Wickford, as identified on the Policies Map with the notation H15, will be developed at a density of 35dph to provide around 300 high quality homes.
- Access to the site should be secured from Castledon Road and London Road, through the upgrade of existing access points to standards that meet the requirements of the Highways Authority.
- A landscape buffer should be provided to the northern boundary of the site. This buffer should be multi-functional and should also seek to deliver informal open space, ecological, flood risk management and surface water management benefits.
- Development must be supported by sufficient infrastructure to ensure that it is sustainable, and does not exceed the capacity of existing infrastructure, including highways, community facilities and services. Proposals are required to assess the development’s potential impact, in accordance with nationally and/or locally prescribed methodology, and consult with the relevant infrastructure provider where appropriate. Where impacts are identified mitigation must be provided in the form of contributions or other reasonable measures, as agreed with the Council. Applicants should refer to the relevant policies within this plan for expected standards of provision.
- Development of this site must also comply with all other relevant policy requirements of this plan.



04 CONSTRAINTS & OPPORTUNITIES

✉ Consultation@MerrowWood.com

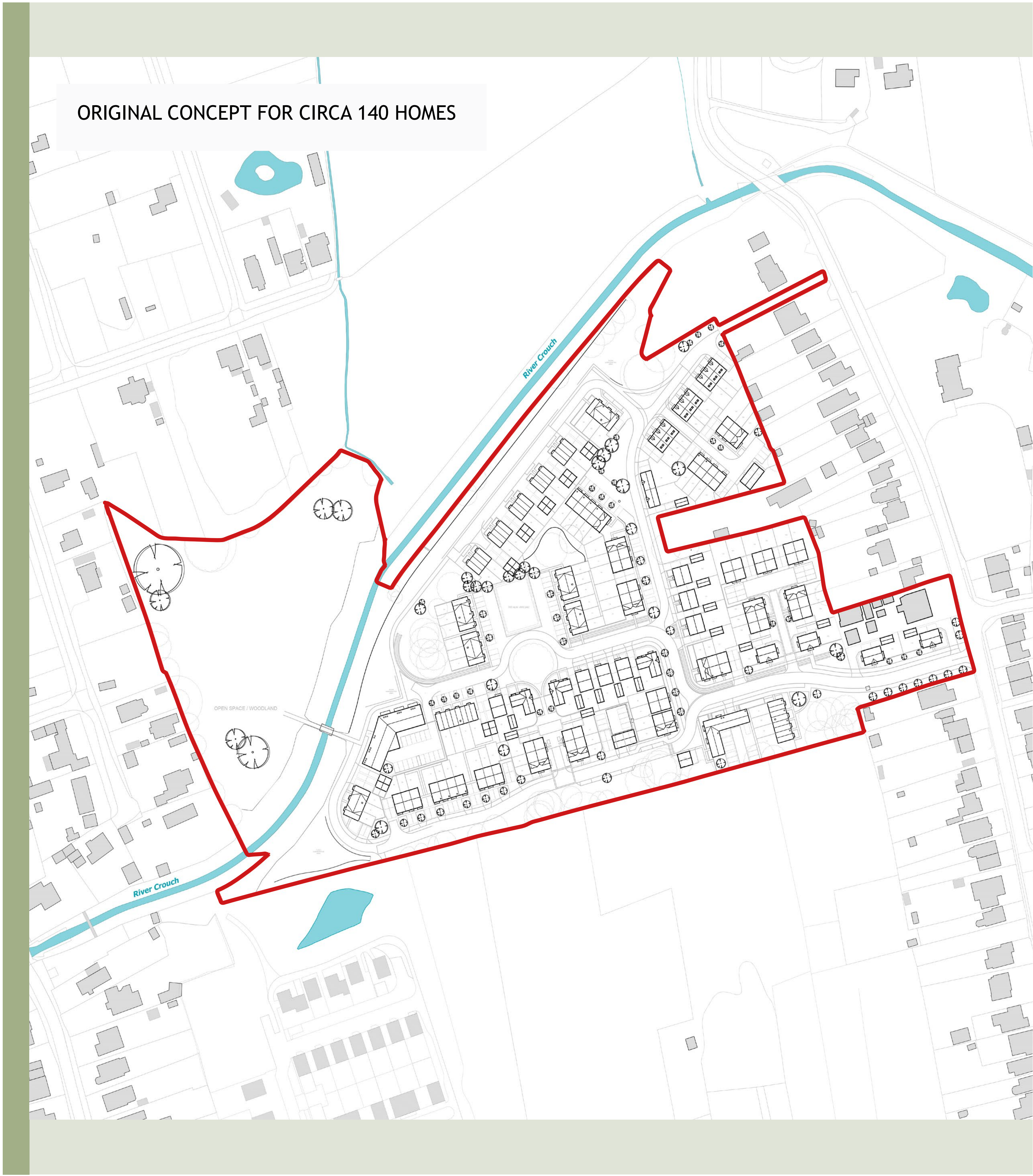
CONSTRAINTS

The main constraints of the site are the River Crouch which runs through the centre of the site, on site trees and potential habitat, flood zones 2 and 3 alongside the river. Once these are taken into consideration an opportunity presents itself to deliver a very green and landscape led design that respects the site constraints.

OPPORTUNITIES

Redevelopment of this commercial and equestrian site brings an opportunity to provide a landscape led residential development that elevates the character and quality of the area, it will diversify the housing stock in Wickford and offer more choice of tenures and home types. Its development will increase public accessibility to green space that will not only be a pleasant place to be but also become valuable habitat for local wildlife.

The development will offer improved pedestrian and cycle routes to town with the potential to link existing public rights of way through the site from the North East on Castledon Road to the South West on London Road. The new homes will be built to modern standards and deliver renewable energy and sustainable design so as to ensure a low carbon footprint long into the future.



Site topography contours	Footpath	Footpath application ref. 23/00881/OUT	Access point	Site slope direction	Flood zone 2	Flood zone 3A (design flood event)	Flood zone 3B
Tree cat A	Tree cat B	PRF-I	Potential footpath link	PRF-M	Managed meadow	Previously developed land	Paddock
			Hedge cat B		Species-rich native hedgerow	Priority habitat	

05 OUR VISION: A GREEN LANDSCAPE LED
SUSTAINABLE COMMUNITY

✉ Consultation@MerrowWood.com

The River Crouch running through the site will have an impact on the development and layout of the site. It offers an opportunity for connecting the development to the surrounding natural areas. There is also the opportunity to extend the riverside walk along the Northern boundary of the site, meeting the existing public right of way riverside walk that leads into Wickford town centre from Castledon Road.

The development is proposed to have a density of 15dph and to deliver up to 99 homes.

Respecting the river and flood areas and retaining the existing habitat and trees has led to a low density development integrated with pockets of green space, mature trees and vegetation.

We want residents to actively feel part of the wider Wickford community and therefore we want residents to be able to share the beauty of the development with the public,

creating new parkland where everyone can connect with nature and enjoy community green spaces.

The new parkland areas will become a destination recreation area easily accessible from the new footpath connections proposed. These will offer a peaceful and natural environment for all of Wickford to enjoy.

Our aim is to create a community that is integrated with the local landscape and nature.

AREA DESIGNATED FOR WILDLIFE AND POS



VIEW 05 - BRIDGE OVER RIVER CROUCH



VIEW 06 - RIVER CROUCH



VIEW 07 - MEADOW WEST OF RIVER CROUCH



06 HIGHWAYS & CONNECTING WICKFORD

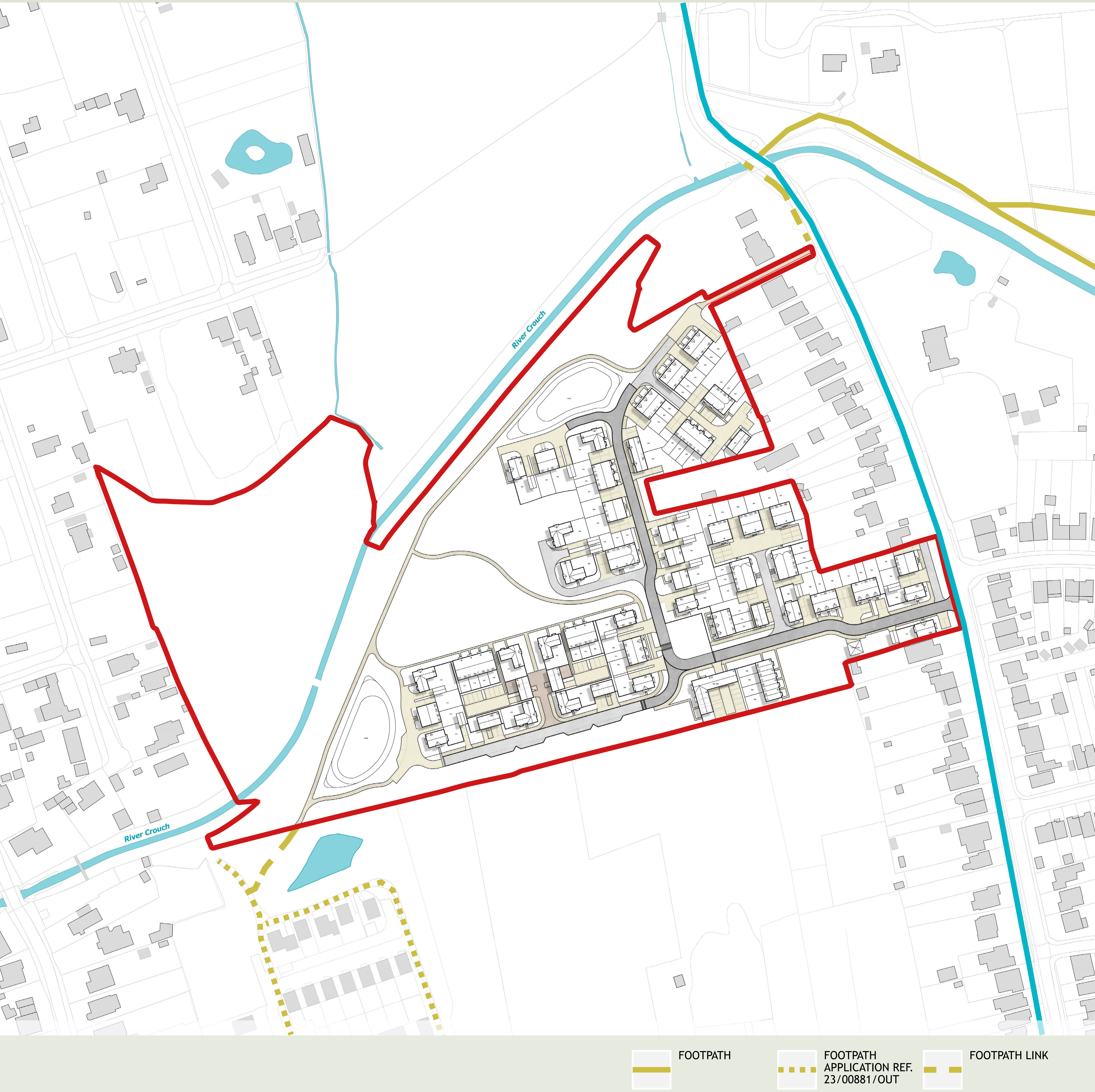
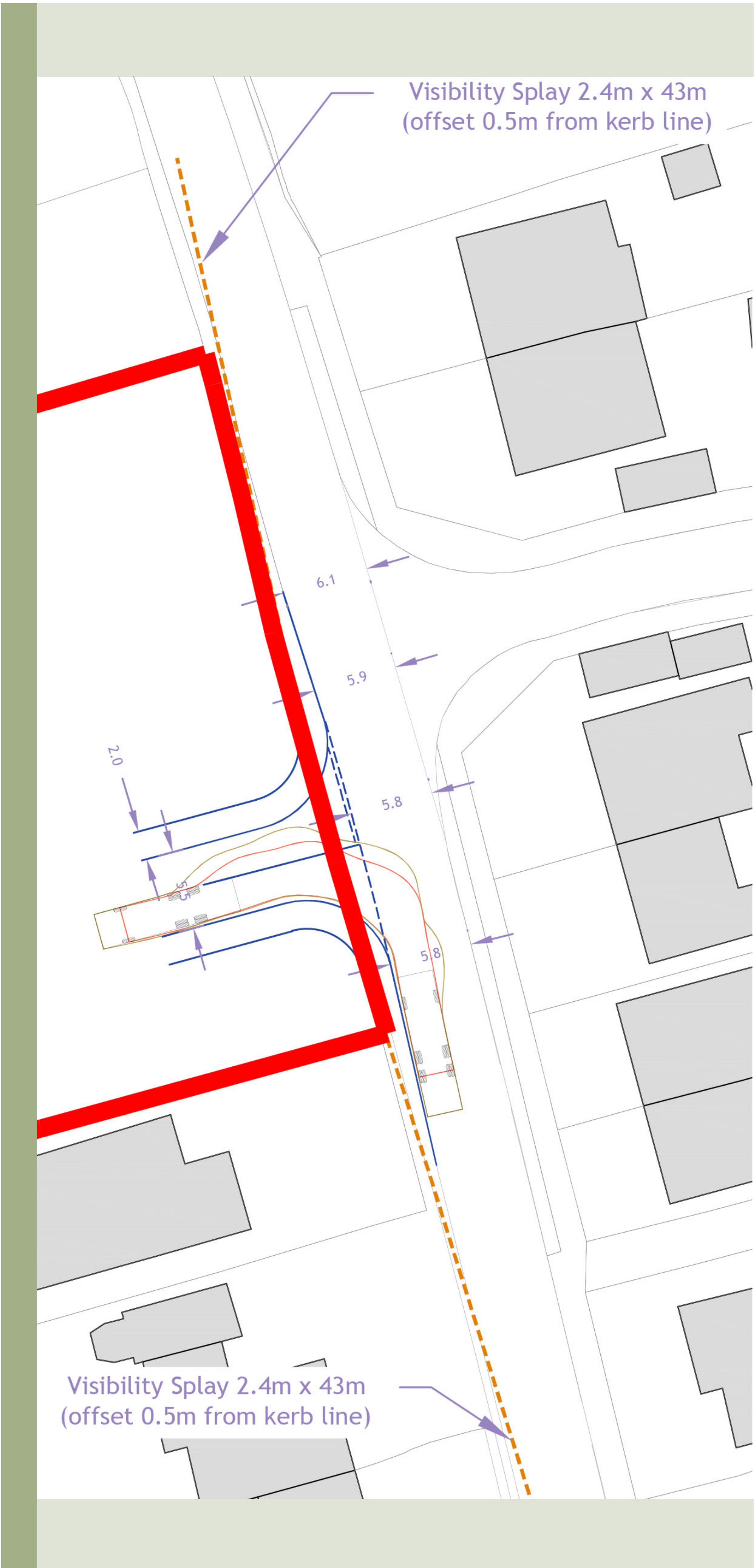
✉ Consultation@MerrowWood.com

The land at Castledon Road is excellently connected to Wickford and the wider area. The site is within less than 1 mile from town centre and train station, and 400 meters away from the nearest bus stop. While its sustainable location would make it possible for residents to opt for walking and cycling the scheme will deliver policy compliant parking provision and provision for EV charging for every home. The majority of homes will have a minimum of 2 parking spaces as well as parking for visitors.

The access route into the site will be enhanced to make it a safe and effective entry point for the new community. With consideration taken to how the existing public footpaths can be incorporated into the site, green pathways and corridors have been placed to connect these footpaths and areas of the site. Offering full circular pedestrian access throughout the site. We expect that the new development could generate in the region of 50-60 two-way vehicle movements in the network peak hours (08:00-09:00 and 17:00-18:00).

Pre-application engagement with Essex County Council has taken place whereby the principle of residential development at this site is acceptable. ECC have reviewed the site access design which is considered to be appropriate for the scale of the development proposed. The access will be provided to a width of 5.5m, flanked by 2.0m wide footways. This is compliant with the Essex Design Guidance.

ECC are satisfied with the volume of trip generation and the proposed assessment parameters that will inform the Transport Assessment. This will include junction capacity modelling at the London Road / Castledon Road crossroad junction to the south of the site.



07 PROTECTING THE RIVER & SUSTAINABILITY

✉ Consultation@MerrowWood.com

RIVER CROUCH

The River Crouch runs through the site and the development respects and seeks to enhance its setting and ecological value. The natural buffer provided to the river due to flood zones also doubles as a green corridor for ecology to thrive.

HABITAT & SUSTAINABILITY

The site offers opportunity for habitat creation and enhancement and will protect and provide habitat for birds, bats and insects.

Survey work is still underway but as it stands there is no evidence of badgers, great crested newts or dormice on the site, nor is there evidence of otters or water voles in the river.

A small population of reptiles has been identified and we are awaiting the results of bat emergence surveys. All elements of ecology that needs to be protected will be addressed as part of the ecological management plan of the sites redevelopment.

Renewable energy will be employed to reduce the developments footprint which will work alongside increased insulation and water saving features.

SURFACE WATER DRAINAGE

The River Crouch flows through the site, as such parts of the site are in Flood Zones 2 and 3. The proposals are to situate buildings and roads away from the floodplain and this approach will leave the areas nearest the watercourse as more natural open and water compatible spaces. Data from the Environment Agency, site investigations and other sources have been undertaken to assess water levels in and around the River Crouch and is being used to inform both the flood risk analysis and surface water drainage design. The aim being to ensure the risk of flooding to the proposed development is low.

To manage surface water runoff and to ensure the offsite impacts of the development are minimised, Sustainable Drainage Systems (SuDS) will be used. The proposed SuDS will include Basins (likely Wet Grasslands), Permeable Paving, Swales, and Raingardens. Potential additional SuDS including measures to reduce the developments reliance on potable water supplies by including rainwater recycling and water butts are being discussed with Lead Local Flood Authority (LLFA) and inclusion is subject to the technical design of the development and LLFA requirements.

The surface water drainage strategy is multifunctional and is being developed in conjunction with other improvements to; site biodiversity including the formation of new habitats, site amenity through the use of blue green infrastructure and, water quality by intercepting and treating runoff as it drains through the site to the adjacent river.

ILLUSTRATIVE 3D VIEWS



08 NEXT STEPS & KEY BENEFITS

✉ Consultation@MerrowWood.com

Thank you for attending today, to see more about our plans for Castledon Road. You can leave your comments using one of the forms available and returning it today, or you can fill it out electronically by visiting www.Merrowwood.com/wickfordconsultation and following the links to download the presentation and complete the feedback form online.

Your comments will be considered as part of our consultation before we submit a planning application. The plans Merrow Wood are proposing offer a range of benefits, including:

- Over provision of affordable housing;
- Contribution to a range of housing tenures and typologies in the absence of a sufficient housing land supply and delayed Local Plan process;

- Contributions to infrastructure including
 - education,
 - highways & sustainable transport,
 - health and well being, open space and indoor and outdoor sport;

- Redevelop unsightly areas of previously developed land;

- Great footpath links with surroundings;

- Sustainable development with low energy and water demand;

- New POS and ecological habitat.

