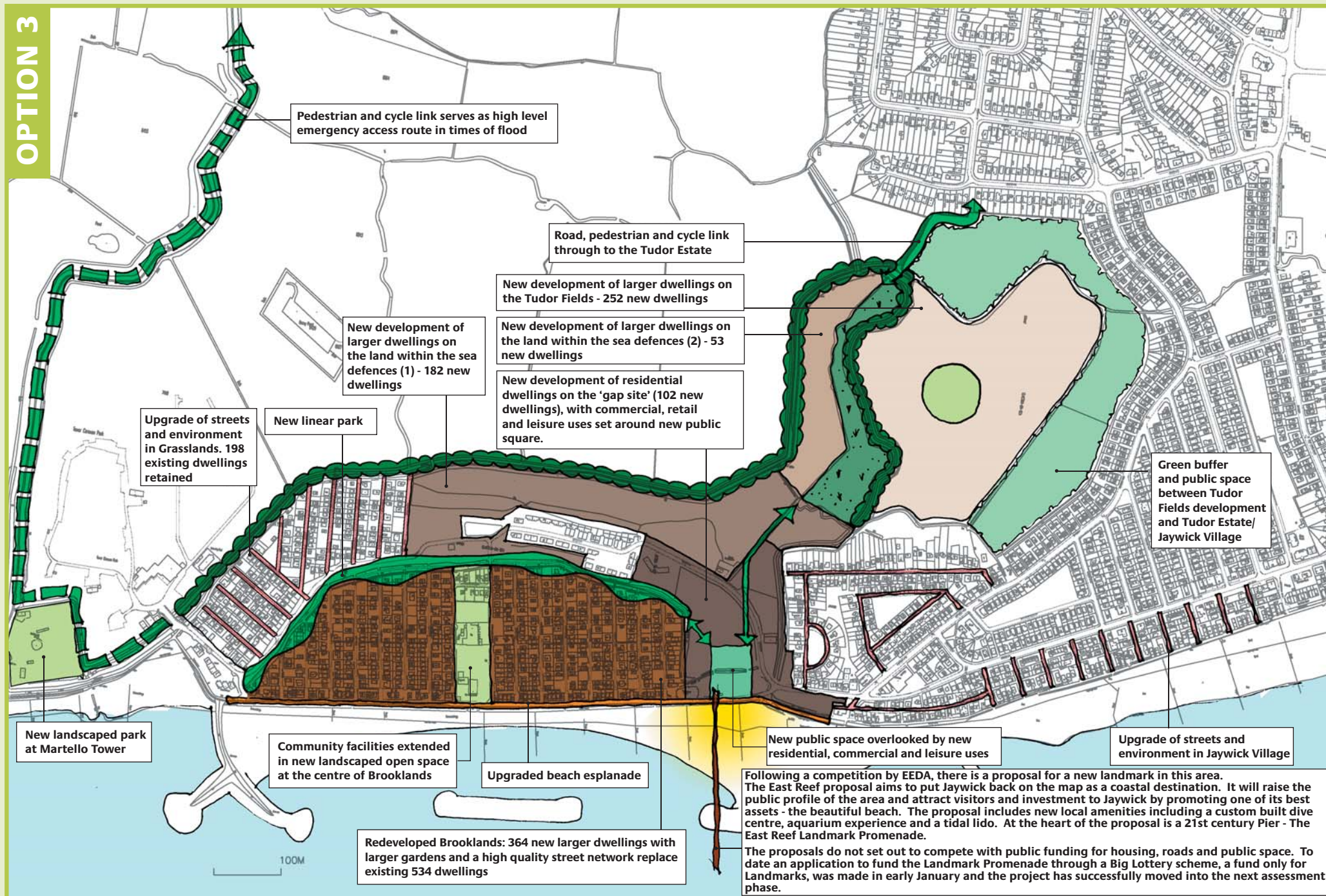


# Option 3

Option 3 is the most radical option. Our evaluation shows that Option 3 addresses most of the master planning principles. We would like to know what you think about it.



Key	Area name	Existing	Proposed
	Brooklands	534 dwellings. 53 derelict properties. Struggling commercial units. Community centre.	364 new larger dwellings. New local retail and cafe uses adjacent to enhanced central open space. Extension to community facilities. New linear park. Upgraded beach esplanade. New park at Martello Tower.
	Grasslands	198 dwellings. 8 derelict properties.	198 existing dwellings retained. Streets, infrastructure and environment upgraded.
	Gap site	Largely under utilised land.	102 new dwellings. New commercial, retail and leisure units. New public square. East Reef landmark promenade and leisure facilities.
	Land within sea defences (1)	Largely undeveloped land	182 new dwellings.
	Land within sea defences (2)	Undeveloped land	53 new dwellings. New open space.
	Tudor Fields	Undeveloped land	252 new dwellings. New open space.
	TOTAL	732 dwellings. 61 derelict properties. Community centre.	953 new dwellings. 198 existing dwellings. New retail, commercial and leisure uses. Extension to community facilities. New/upgraded open space.

Option 3 looks to deliver a comprehensive redevelopment and regeneration package. In this option, Brooklands is totally redeveloped. New development allows the construction of higher quality, larger dwellings with larger gardens set along new streets that meet the needs of residents. All of the new dwellings and new streets would be built at a higher level, therefore, reducing the risk from flooding.

Redeveloping Brooklands will mean that 534 existing dwellings are knocked down. The main concern is that residents currently living in Brooklands have the opportunity to be re-housed in the new development proposals. It is possible to accommodate existing residents, but this will involve:

- **Changes to tenure.** New tenure options will depend on existing tenure.
- **Developing the Tudor Fields.** This land will be required to ensure a sufficient number and mix of new dwellings is built. This will mean that current residents have the option of staying in the area and new people can move in. The introduction of private market housing will help pay for other improvements, including providing new dwellings for existing residents, and ensure the overall tenure mix is more balanced than it is currently.

## Does this option address the master planning principles?

Jaywick residents' principles	OUR VIEW	YOUR VIEW	Statutory authorities' principles	OUR VIEW	YOUR VIEW
Modern streets and infrastructure	✓✓		Addresses the condition of residential accommodation	✓✓	
Improvements to green spaces and pedestrian/cycle links	✓✓		Provides a mix of tenures for Jaywick residents	✓✓	
Creation of a safer community	✓✓		Reduces flood risk	✓✓	
Improvements to the beach and seafront	✓✓		Provides a mix of uses	✓✓	
Improved transport linkages	✓		Scheme pays for regeneration and improvements	✓	
Respect for Jaywick's character	✓		Scheme is feasible	✓✓	

✗ = does not address master planning principles ✓ = begins to address master planning principle ✓✓ = completely addresses master planning principle