



## Crouch Coastal Community Team

### Lower Crouch River Crossing Working Group Meeting

Wednesday 8 December 2016 at 10:00

CHA Office, Burnham on Crouch

### Meeting Notes

#### Present:

Doug MacEwen, CHA and CCT Vice Chairman  
Jeff Kew, RSPB  
Matt Wilson MDC  
John James, CHA and local Architect  
Susan Harrison CHA Harbourmaster  
Paula Chapman RDC

#### Apologies:

Chris Tyas RSPB  
Cheryl Milton White RDC  
Edwin Buckley, CHA Chairman  
Keith Powell, Dengie Enterprise Support  
Russell Everard MDC  
Cllr Ron Pratt MDC/BTC  
Ken Wickham CCT and CAYF

#### 1. Welcome and Introductions

- Those attending the meeting introduced themselves and the organisations they represented
- It was agreed to use the action points of the working group meeting notes of 3 November 2016 as an agenda.

#### 2. Minutes of the 3 November 2016

It was agreed that the meeting notes represented an accurate record

#### 3. Background

DM summarised that this project was to complete the CCCT Project Template to present to the full Crouch Coastal Community Team meeting that afternoon to create a new all tide river crossing from Burnham on Crouch to Wallsea Island on the Lower River Crouch.

#### 4. Matters outstanding from 3 November

- To signpost pedestrian access to the Town Jetty from the Burnham on Crouch Railway station and from the car park above to the Marina to the Town Portoon initially, then once built to the proposed new Visitor Centre **Action: This had been auctioned by the Blackwater CCT**
- The proposed two new ferry pontoons at the Burnham and Rochford banks were a mirror images of each other and it was proposed that to get economies of scale they should be by the same supplier and designer. **Action JK, JJ**
- MW raised the question about using the grant for upgrading the Town Pontoon. It was pointed out that the Town pontoon was too steep to meet current standards for less ambulant people and had a different purpose it

was heavily used for leisure activities such as crabbing, so should remain separate. It was agreed to clarify his position in the business case. **Action KP**

- 30 seater Ferry DM had discussed then costs of a 30 seat ferry with Stuart Olley, Predator Charters who had offered his 30 seat all weather catamaran ferry (specification attached) It was discussed whether this service should be publicly tendered. As the ferry service and use was subject to MCA coding and CHA approval, it was agreed that the ferry service should be managed by the Crouch Harbour Authority and outsourced by them. The cost of upgrading the existing boat to meet ferry coding requirements was £50k The cost of a new ferry with coding £250k **Action SH**
- JJ raised whether the Lower Crouch Crossing proposals met the Burnham Neighbourhood Plan. It was agreed to ascertain the status of the Neighbourhood Plan and make a CCCT/CHA submission **Action JJ**.
- KW had supplied a draft/ rough business case for the project which had been circulated. It was agreed to use this as a basis for further development. **Action: KP**

## Project Template

The Project Template is attached:

- There are two projects identified the original : 2 new pontoons for ferry access , linking pathways, new car park ,water and services, visitor centres surfaced road, 1 new ferry and 1 upgraded ferry,and the new Rochford Cycle way **Total £ 2.27m**
- A second scaled down version, the minimum to achieve the Project Objectives if funding is restricted:.  
pontoons at Burnham and Wallasea with walkways, adapting an all weather 30 seat ferry £50k, New Visitor Centre at Burnham ( Rented)New Visitor Centre at RSPB Provision of water and electricity supply to RSPB, **Total £1,14m**
- Timescale:
  - Project plans completed March 2017
  - A detailed business case submitted September 2017
  - Announcement if successful 2018
  - Start date September 2018
- Future Actions required
  - Clarify future Funding especially match funding:
  - Planning consents from MDC BTC and RDC District Councils:
  - Slipway landing plans suitability and surveys:
  - Detail of New Development at Burnham:
  - Further feasibility studies for the into proposed Coastal 2020, Rochford District Cycle routes:
  - Work up the detailed business case
- Project deliverability: to be completed
- Subsequent to the meeting the Crouch Coastal Community Team accepted unanimously to accept the vision of the template ( the wording used was so as not to compromise councillors on planning committees).

## Coastal Community Team – Project Proposal Template



This template has been designed to capture the key features of a project which will address issues and activities identified in the Team's Economic Plan. Project details provided on this template will be included in the CCT Project List. Projects will be prioritised and progressed at meetings of the Coastal Community Team.

The purpose of the CCT Project List is to ensure, whenever possible, that potential solutions to issues identified by the Team can be mobilised at the earliest opportunity, particularly when public and/or private sector grant funding is made available.

It is important that you provide as much detail as possible in regard to project partners, costs, impact and outcomes.  
(The table will expand automatically as you enter text)

<b>Your Name</b>	Doug MacEwen
<b>Date CCCT agreed project</b>	7 December 2016
<b>Project Title</b>	Lower Crouch all tide river Crossing Development
<b>Project Lead</b>	Doug MacEwen
<b>Project Location</b>  <i>Please describe the specific location or area where the project is to be delivered.</i>	<p>Redevelopment of existing retail units on the Quay Burnham on Crouch housing a relocated Visitor Centre</p> <p>Construction of an all tide ferry landing serving the Visitor Centre of the retail unit at Burnham on Crouch</p> <p>Construction of an all tide ferry landing at Grassland Point Wallasea Island serving the RSPB Visitor Centre and public car park</p> <p>Construction of a RSPB Visitor Reception Centre and associated infrastructure serving the RSPB Wallasea Island</p> <p>Construction of two Cycle Routes one from Rochford Railway Station the other from Battlesbridge to the RSPB site at Wallasea Island</p>
<b>Project Description</b>  <i>Please provide a clear description of what the project will involve</i>	<p>This project is the creation of a new ferry crossing connecting Burnham on Crouch with the RSPB Wallasea Island, with an all weather 30 seat capacity ferry service and new wheelchair friendly pontoons and two new Visitor Centres, one on the North and one on the South Bank of the River Crouch.</p> <p>At Burnham on Crouch, in a privately funded redevelopment on the waterfront , includes a proposed a new retail unit, outside seating area, improving the foreshore and extending an existing jetty to the a new purpose designed ferry landing pontoon which would be wheelchair friendly. The redevelopment scheme incorporates a new visitor centre with tourist information, Crouch Harbour Authority information and RSPB information of the RSPB Wallasea Island Wild Coast Project in conjunction with a new ferry link across the river.</p> <p>The project would include constructing similar pontoon at Wallasea Island with development of a Visitor Reception Centre, including toilet accommodation and associated paths, car park and electricity and services provision, car parking the RSPB Nature Reserve at Wallasea Island</p> <p>The project also includes the provision of two all weather 30 seat ferries that would be managed by the Crouch Harbour Authority</p> <p>This development integrates a number of ancillary tourist projects such as constructing a safe cycle route from Rochford Railway Station and Battlesbridge to the RSPB site at Wallasea Island; Improving signage at Burnham and Rochford ; promoting the regeneration of the Burnham on Crouch Waterfront; regenerating the Rochford District encouraging overnight accommodation and rural diversification together with a new all weather ferry service; and the various tourist interests to promote the town of Burnham-on-Crouch and Rochford District . River activities of all kinds and visitors to the Wallasea Island reserve.</p> <p>The project also includes the construction of two family friendly cycle</p>

	paths, one from Rochford Station the other from Battlesbridge Village, to the RSPB site at Wallasea Island
<p><b>Total estimated project cost</b></p> <p><i>Provide a breakdown of costs against each phase of the project.</i></p>	<p>£2.27m</p> <p>RSPB Site :</p> <p>Pontoon ferry access £200k</p> <p>Linking Pathways from pontoon to car park £100k</p> <p>New surfaced car park £220k</p> <p>Water and electrical £100k</p> <p>New Visitor Centre £350k</p> <p>Surfaced road to car park/Visitor Centre £180k</p> <p>New Ferry £250k</p> <p>Upgrade to Existing Ferry £50k</p> <p>New ferry pontoon at Burnham £320</p> <p>New Rochford Cycle way £500k</p> <p>Creation of a new Visitor Centre at Burnham – rented</p> <p>Total £ 2.27m</p>
<p><b>Project Partners</b></p> <p><i>Please list all partners and comment on whether or not they support the project.</i></p>	<ul style="list-style-type: none"> <li>• RSPB</li> <li>• Maldon District Council</li> <li>• Rochford District Council</li> <li>• Crouch Harbour Authority</li> <li>• Burnham Town Council</li> <li>• Private consortium of developers at Burnham on Crouch</li> </ul>
<p><b>Project Outputs</b></p> <p>Describe actual outputs from the project i.e. X additional visitors, x new jobs, x new businesses, x leaflets etc...</p>	<ul style="list-style-type: none"> <li>• To facilitate the expected 75,000 visitors to RSPB Wallasea Island, using the improved ferry across the river from Burnham on Crouch</li> <li>• To facilitate the regular daily commuting of workers between the North and South banks of the River Crouch</li> <li>• To strengthen links between communities of Maldon and Rochford District Councils separated by the River Crouch.</li> <li>• To increase the visitors and regenerate Burnham on Crouch and Rochford villages as 'gateways' to RSPB Wallasea Island</li> <li>• To increase visitors and regenerate surrounding villages with Rochford Cycle Paths as a gateway to Wallasea</li> <li>• To gain two public access points to the Lower River Crouch crossing</li> </ul>
<p><b>Project Outcomes /Impact</b></p> <p><i>How will the project outcomes impact on the community, visitors and the economy? Make mention of any likely impact outside the CCT area, if applicable.</i></p>	<ul style="list-style-type: none"> <li>• New all weather ferries and employment of operators</li> <li>• Increased visitor numbers for both sides of the river</li> <li>• Increased coach parties and rail travellers to Burnham on Crouch, the Dengie Peninsular and Wallasea Island and Rochford</li> <li>• Promotion of green tourism , cycling and visitors from Rochford Railway Station to RSPB Wallasea Island</li> <li>• Improved trade for local eating establishments, overnight accommodation, shopping and entertainment</li> </ul> <p>Stimulating further growth of Tourism to the area</p>
<p><b>Which part of the CCT's Economic Plan does the project</b></p>	<p>This project satisfies the River Crouch Coastal Community Team primary ambition to unite the two halves of the River Crouch Communities</p>

<p><b>support?</b></p> <p><i>Describe how the project supports the ambitions of the CCT's Economic Plan</i></p>	<p>having a synergistic effect on tourism and trade which otherwise divides them.</p> <p>North of the river , Burnham and other villages are isolated and South of the river Canewdon, Stambridge and Paglesham will be afforded better accessibility to facilities.</p> <p>This project will provide a much improved tourism offer a greater and more varied commercial offer for business and an improved infrastructure for the River Crouch to benefit the whole community</p>												
<p><b>Potential start date</b></p> <p><i>Describe the relevance and urgency of the works and a likely start date should funding be available.</i></p>	<p>September 2018</p>												
<p><b>What needs to be done before the project gets underway?</b></p> <p><i>Does the project need permissions from regulatory bodies? If so, please name the body and approval/permissions required for the project to commence.</i></p>	<ul style="list-style-type: none"> <li>• Clarify future Funding especially match funding:</li> <li>• Clarify Short term proposals eg MDC Town Pontoon Hammerhead:</li> <li>• Planning consents from MDC BTC and RDC District Councils:</li> <li>• Slipway landing plans suitability and surveys:</li> <li>• Detail of New Development at Burnham:</li> <li>• Further feasibility studies for the into proposed Coastal 2020, Rochford District Cycle routes:</li> <li>• Work up the detailed business case</li> </ul>												
<p><b>How long will the project take to deliver?</b></p> <p><i>Provide a best estimate for project deliver. A project timeline would be very helpful.</i></p>	<p>Timescale:</p> <p>Project plans completed March 2017</p> <p>A detailed business case submitted September 2017</p> <p>Announcement if successful 2018</p> <p>Start date September 2018</p>												
<p><b>What are the project risks?</b></p> <p><i>Please outline the risks associated with project delivery.</i></p>	<p>Funding dependant</p> <p>Delay with planning permissions</p> <p>Time delays completing project deadlines</p> <p>Change/lack of political will of politicians</p>												
<p><b>Could the project be adapted or scaled down?</b></p> <p><i>Explain how the project could be scaled to accommodate a reduction in the funding request.</i></p>	<p>The complete project plans are for £2m, however a scaled back plan would be £1.14m outlined below:-</p> <table border="0" style="width: 100%;"> <tr> <td>2 New pontoons at Burnham and Wallasea with walkways</td> <td style="text-align: right;">£640k</td> </tr> <tr> <td>Adapting an all weather 30 seat ferry</td> <td style="text-align: right;">£50k</td> </tr> <tr> <td>New Visitor Centre at Burnham</td> <td style="text-align: right;">( Rented)</td> </tr> <tr> <td>New Visitor Centre at RSPB</td> <td style="text-align: right;">£350k</td> </tr> <tr> <td>Provision of water and electricity supply to RSPB</td> <td style="text-align: right;">£100k</td> </tr> <tr> <td></td> <td style="text-align: right;"><b>Total £1,14m</b></td> </tr> </table>	2 New pontoons at Burnham and Wallasea with walkways	£640k	Adapting an all weather 30 seat ferry	£50k	New Visitor Centre at Burnham	( Rented)	New Visitor Centre at RSPB	£350k	Provision of water and electricity supply to RSPB	£100k		<b>Total £1,14m</b>
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	<b>Total £1,14m</b>												
<p><b>Please provide a brief narrative on project deliverability.</b></p> <p><i>A comment on delivery of a similar project in other areas</i></p>													

would be helpful, as would  
www links to examples of  
activities in other CCT areas.

**Other information**

*Please include any other  
information which may help the  
project progress.*

Picture of proposed ferry , Plans of slipway and pontoons

**Predator Charters  
Marine Limited**  
22 Sandringham Road  
Southend On Sea  
Essex, SS1 2UQ  
Tel 07958 664602  
Tel 01702 613500

[predatorcharters@blueyonder.co.uk](mailto:predatorcharters@blueyonder.co.uk)  
[www.predatorchartersmarineltd.co.uk](http://www.predatorchartersmarineltd.co.uk)

**Predator Specifications**

Type Of Vessel	10 m Blyth Catamaran
Class	MCA COP 60 Miles/ IMCA
Flag	UK
Built	2005
Principle Dimensions	10m x 4.8 m x 1.2m draft
GRT	10 ton
Propulsion	Twin screw fixed pitch propeller
Main Engines Output	Twin Iveco 280hp
Service Speed	18 knots
Navigation Equipment	Radar, Chartplotter, x3, Sounder x 3, VHF x3, AIS
Deck Load Capacity	1 Ton
Generator	8 KVA

Plans of proposed pontoons

**9. AOB:**

None

**6. Next Working party meeting:**

Tuesday 10 January 2017 at 2pm in the CHA office