



Aveley Charrette: Overview

January 2020

Page 1

Agenda Item 5

ENQUIRY BY DESIGN

A tool bringing the right people together to create real solutions through intensive workshop sessions designed to accommodate continuous feedback.

These stakeholders are actively engaged in the planning and design of their community, ensuring practical, achievable solutions for the vision to be taken forward beyond the workshop.



Recap: Three sessions

- the right people together to create real solutions through intensive workshop sessions
- stakeholders were actively engaged in the planning and design of their community, ensuring practical, achievable solutions for the vision to be taken forward beyond the workshop.
- Session 1: Tuesday 5th November - Public and key stakeholders
- Session 2: Wednesday 6th November - Key stakeholders, Landowners, Chief Planners, Specialist advisors
- Session 3: Consultation on the consolation plan and SWOT analysis.



Session 1: 5th November 2019



ACTIVITY ONE

Page 4

NATURAL

- Mardyke Walk - used to see Kingfishers, paddle canoes, see fox cubs
- Belhus Park - used to have beautiful trees, landscape
- Allotments - popular with waiting list
- Need more trees and wildlife corridors - to interact with nature
- Need better places for children to play
- Greening can help with air pollution

FINANCIAL

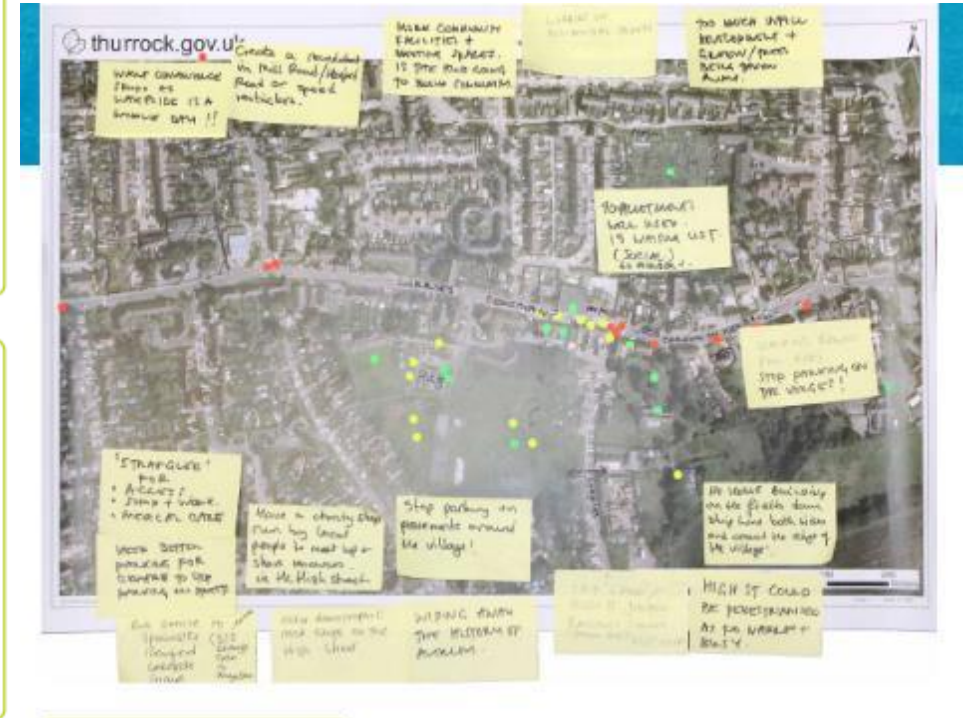
- Effective forum, businesses loyal to community
- New library and cafe @ the rec
- Pubs closing and high street limited
- OAP pensions don't go far and dining out not an option
- Need facilities for start-ups and business support
- No banks, counter facilities locally
- Lack of parking doesn't help local businesses

SOCIAL

- Lots of heritage that is getting wiped away with development
- Football, social club, Xmas market, church events all good
- Medical facilities are needed, long waiting times
- No family restaurants or places to go after school
- Muggings and gang members from London, lack of police
- No youth club, children's support
- Possible drop in or clothes exchange for people to meet

BUILT

- Well linked to public transport
- More types of housing needed, housing for elderly
- Terrible traffic issues - HGV's congested High St
- Lorries with sat nav coming from south onto High St
- Parking on kerbs, in front of shops, houses and schools
- Dangerous congestion and crossings outside school
- New housing doesn't have character or create a village
- No new housing without infrastructure
- No parking near facilities



Session 1: 5th November 2019



SUMMARY OF KEY ELEMENTS

- Heritage has been wiped away from the village over time
- Poor access to shops, work places and medical centre
- Better parking needed for centre
- Stop parking on pavements around the village
- Stop lorries through centre and residential streets
- Create new roundabout to access new development and turn back HGV's
- HGV's not observing signs and using Ship Land and High Street as short cut
- Make better/more attractive walking and cycling routes
- Need traffic calming to Mill Road
- High Street could be pedestrianised as too narrow for vehicles
- Older demographic need local shops and facilities as Lakeside takes a whole day
- Need walking and cycling routes for kids especially from school
- Trees and green spaces being eroded by infill development
- Need more spaces for the community to meet and activities
- No housebuilding around edge of the village
- Allotments popular with a waiting list

Session 2: 6th November 2019



We asked the attendees to map out an early 'broad brush' concept plan of how the village could be developed, should it be adopted as part of Thurrock Borough Council's Local Plan.



Page 7



SUMMARY OF KEY ELEMENTS

A vision to create a beautiful new village quarter that will enhance Thurrock and help in its regeneration:


- ① Aveley Hall Farm, the ancillary buildings and grounds to be refurbished and adapted creative community business uses containing a café, start-up workshop and retail units as well as possible elderly care in the Hall. This facility would allow direct public access between Aveley Primary School and Children's Centre with Aveley Recreation Park and the new Community Hub. A new Pelican crossing across Ship Lane would allow safe access for parents and children who wouldn't have to use the High Street.
- ② The gentle south facing slope to the south of Aveley Hall Farm could be opened up as public gardens with a terrace of homes to the south framing the garden which could have a new avenue running the whole way through the site and connecting to Hall Road as a pedestrian, cycle and bus priority route connecting Belhus Park. Hall Road could also be replanted as an avenue in consultation with residents.
- ③ A new roundabout (designed as a new square) would be paid for by new development complete with restrictive measures to turn back HGV's so that they are not allowed up Ship Lane or the High Street. Through traffic going north and east could also be directed on a new relief road to relieve congestion on the High Street.
- ④ A new supermarket with adequate access and parking could be located on the new square on Ship Lane with pedestrian access from Hall Road and Hall Ave to create a better provision for existing residents and any new residents to the east of Ship Lane.
- ⑤ The existing stand of trees could be reinforced and planted up to connect the trees to the south of the Primary School with the buffer planting to the A13 to allow an ecological corridor.
- ⑥ The existing bund to the A13 could be regraded and trees replanted and enhanced to create a new woodland edge and ecological corridor.
- ⑦ Two new village greens could be created to act as the heart to new residential development and give a strong sense of community and identity.
- ⑧ A new commercial area could be created on the landfill area to be screened with structure planting with access out onto the B1335. An employment area would greatly enhance the sustainability of any new development and help support community facilities.
- ⑨ One of the key area of focus for regeneration is to be Aveley High Street where the road could be redesigned as an urban square with shared space and traffic calming measures. Possible traffic removal could be considered in close consultation with local businesses.
- ⑩ The High Street and Stifford Road to the east of Ship Lane need to have a parking strategy to stop kerb parking and make pavements safe for school children. A new safe crossing across the road adjacent to the Primary School needs providing.

YOUR FEEDBACK

We welcome you to help feed into the emerging development principles by filling out a questionnaire available today. It explores some of the themes and topics covered in Workshop One and will be considered alongside the outputs from the activities.

You can either complete it here and put it in the feedback box provided, or email your comments to **Growth&Strategy@thurrock.gov.uk**. We will accept returned questionnaires and emails until **Monday 20th January 2020**, so please make sure you send yours back in time.

If you would like more information, please get in touch:

 **Growth&Strategy@thurrock.gov.uk**

NEXT STEPS

We look forward to continuing to engage with the local community in Aveley.

Our third event will be a workshop looking at Character to help define what the local area could look like. We would like you to take photos of areas around Aveley that capture the character, architecture, heritage and community and share them with us.

We will provide more information on the date of the workshop and how to get involved very soon.

Your input over the engagement events will help shape how development takes place in Aveley in the future.



Thank you