

Thurrock: An ambitious and collaborative community which is proud of its heritage and excited by its diverse opportunities and future

Local Development Plan Task Force

The meeting will be held at **7.00 pm** on **20 January 2020**

Committee Room 1, Civic Offices, New Road, Grays, Essex, RM17 6SL

Membership:

Councillors Alex Anderson, Andrew Jefferies, Martin Kerin, Joycelyn Redsell, Gerard Rice and Luke Spillman

Agenda

Open to Public and Press

	Page
1 Apologies for Absence	
2 Minutes	5 - 8
To approve as a correct record the minutes of the Local Development Plan Task Force meeting held on 4 November 2019.	
3 Items of Urgent Business	
4 Declaration of Interests	
5 Thurrock Local Plan - Design Charrette Process	9 - 28
6 Work Programme	29 - 30

Queries regarding this Agenda or notification of apologies:

Please contact Wendy Le, Democratic Services Officer by sending an email to direct.democracy@thurrock.gov.uk

Agenda published on: **13 January 2020**

This page is intentionally left blank

Information for members of the public and councillors

Access to Information and Meetings

Members of the public can attend all meetings of the council and its committees and have the right to see the agenda, which will be published no later than 5 working days before the meeting, and minutes once they are published.

Recording of meetings

This meeting may be recorded for transmission and publication on the Council's website. At the start of the meeting the Chair will confirm if all or part of the meeting is to be recorded.

Members of the public not wishing any speech or address to be recorded for publication to the Internet should contact Democratic Services to discuss any concerns.

If you have any queries regarding this, please contact Democratic Services at Direct.Democracy@thurrock.gov.uk

Guidelines on filming, photography, recording and use of social media at council and committee meetings

The council welcomes the filming, photography, recording and use of social media at council and committee meetings as a means of reporting on its proceedings because it helps to make the council more transparent and accountable to its local communities.

If you wish to film or photograph the proceedings of a meeting and have any special requirements or are intending to bring in large equipment please contact the Communications Team at CommunicationsTeam@thurrock.gov.uk before the meeting. The Chair of the meeting will then be consulted and their agreement sought to any specific request made.

Where members of the public use a laptop, tablet device, smart phone or similar devices to use social media, make recordings or take photographs these devices must be set to 'silent' mode to avoid interrupting proceedings of the council or committee.

The use of flash photography or additional lighting may be allowed provided it has been discussed prior to the meeting and agreement reached to ensure that it will not disrupt proceedings.

The Chair of the meeting may terminate or suspend filming, photography, recording and use of social media if any of these activities, in their opinion, are disrupting proceedings at the meeting.

Thurrock Council Wi-Fi

Wi-Fi is available throughout the Civic Offices. You can access Wi-Fi on your device by simply turning on the Wi-Fi on your laptop, Smartphone or tablet.

- You should connect to TBC-CIVIC
- Enter the password **Thurrock** to connect to/join the Wi-Fi network.
- A Terms & Conditions page should appear and you have to accept these before you can begin using Wi-Fi. Some devices require you to access your browser to bring up the Terms & Conditions page, which you must accept.

The ICT department can offer support for council owned devices only.

Evacuation Procedures

In the case of an emergency, you should evacuate the building using the nearest available exit and congregate at the assembly point at Kings Walk.

How to view this agenda on a tablet device



You can view the agenda on your [iPad](#), [Android Device](#) or [Blackberry Playbook](#) with the free modern.gov app.

Members of the Council should ensure that their device is sufficiently charged, although a limited number of charging points will be available in Members Services.

To view any “exempt” information that may be included on the agenda for this meeting, Councillors should:

- Access the modern.gov app
- Enter your username and password

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

Breaching those parts identified as a pecuniary interest is potentially a criminal offence

Helpful Reminders for Members

- *Is your register of interests up to date?*
- *In particular have you declared to the Monitoring Officer all disclosable pecuniary interests?*
- *Have you checked the register to ensure that they have been recorded correctly?*

When should you declare an interest *at a meeting*?

- **What matters are being discussed at the meeting?** (including Council, Cabinet, Committees, Subs, Joint Committees and Joint Subs); or
- If you are a Cabinet Member making decisions other than in Cabinet **what matter is before you for single member decision?**



Does the business to be transacted at the meeting

- relate to; or
- likely to affect

any of your registered interests and in particular any of your Disclosable Pecuniary Interests?

Disclosable Pecuniary Interests shall include your interests or those of:

- your spouse or civil partner's
- a person you are living with as husband/ wife
- a person you are living with as if you were civil partners

where you are aware that this other person has the interest.

A detailed description of a disclosable pecuniary interest is included in the Members Code of Conduct at Chapter 7 of the Constitution. **Please seek advice from the Monitoring Officer about disclosable pecuniary interests.**

What is a Non-Pecuniary interest? – this is an interest which is not pecuniary (as defined) but is nonetheless so significant that a member of the public with knowledge of the relevant facts, would reasonably regard to be so significant that it would materially impact upon your judgement of the public interest.

Pecuniary

If the interest is not already in the register you must (unless the interest has been agreed by the Monitoring Officer to be sensitive) disclose the existence and nature of the interest to the meeting

If the Interest is not entered in the register and is not the subject of a pending notification you must within 28 days notify the Monitoring Officer of the interest for inclusion in the register

Unless you have received dispensation upon previous application from the Monitoring Officer, you must:

- Not participate or participate further in any discussion of the matter at a meeting;
- Not participate in any vote or further vote taken at the meeting; and
- leave the room while the item is being considered/voted upon

If you are a Cabinet Member you may make arrangements for the matter to be dealt with by a third person but take no further steps

Non- pecuniary

Declare the nature and extent of your interest including enough detail to allow a member of the public to understand its nature



You may participate and vote in the usual way but you should seek advice on Predetermination and Bias from the Monitoring Officer.

Our Vision and Priorities for Thurrock

An ambitious and collaborative community which is proud of its heritage and excited by its diverse opportunities and future.

1. **People** – a borough where people of all ages are proud to work and play, live and stay
 - High quality, consistent and accessible public services which are right first time
 - Build on our partnerships with statutory, community, voluntary and faith groups to work together to improve health and wellbeing
 - Communities are empowered to make choices and be safer and stronger together

2. **Place** – a heritage-rich borough which is ambitious for its future
 - Roads, houses and public spaces that connect people and places
 - Clean environments that everyone has reason to take pride in
 - Fewer public buildings with better services

3. **Prosperity** – a borough which enables everyone to achieve their aspirations
 - Attractive opportunities for businesses and investors to enhance the local economy
 - Vocational and academic education, skills and job opportunities for all
 - Commercial, entrepreneurial and connected public services

Minutes of the Meeting of the Local Development Plan Task Force held on 4 November 2019 at 7.00 pm

Present: Councillors Martin Kerin, Joycelyn Redsell and Luke Spillman

Apologies: Councillor Alex Anderson

In attendance:

Leigh Nicholson, Interim Assistant Director of Planning,
Transport and Public Protection
Sean Nethercott, Strategic Lead of Strategic Services
Manaka Sahai - Design and Place Making Consultant
Philip Smith - Land Use Consultancy
Sarah Smith - Land Use Consultancy
Matthew Boulter, Democratic Services Manager and Deputy
Monitoring Officer

Before the start of the Meeting, all present were advised that the meeting may be filmed and was being recorded, with the audio recording to be made available on the Council's website.

10. Minutes

The minutes of the Local Development Plan Task Force held on 1 July 2019 were approved as a correct record.

11. Items of Urgent Business

There were no items of urgent business.

12. Declaration of Interests

There were no declarations of interest.

13. Local Development Plan: Green and Blue infrastructure Update

The Land Use Consultancy (LUC) introduced their presentation outlining plans for multifunctional green spaces alongside water space. The plan had lots of positive impacts on Thurrock in areas which included health and wellbeing, climate change mitigation and biodiversity. LUC looked at existing assets and where there were opportunities to build on them.

The LUC took Members through a series of maps which charted the landscape character of Thurrock including cycle routes, footpaths, heritage areas and green space. Members discussed the current limited access to the

riverside in Thurrock and LUC agreed that there were challenges in this area although they pointed to a green pathway that could be developed to open up certain areas of waterfront, which would link up to country parks. Members also noted that the Thames Enterprise Park was to be called Coryton.

LUC explained that the green and blue infrastructure proposed could be delivered through the Local Plan but also as part of the major infrastructure projects such as the Lower Thames Crossing. LUC felt there should be a delivery body, such as a Trust, to oversee the infrastructure and to obtain funding from available sources. The Chair felt funding was not as obtainable as it had once been and felt section 106 monies could be exploited more for this sort of project if possible.

LUC confirmed that the strategy accounted for the building of the Lower Thames Crossing and said that the building of such a road was a challenge but equally an opportunity. It would require ambition from stakeholders to capitalise on the road in this way.

Councillor Kerin briefly discussed the role and future of town parks and LUC confirmed these were within the scope of the strategy but there was a focus of helping people access the countryside outside their immediate urban spaces.

Following further questions LUC stated their role in delivering the strategy would be to help council officers realise the projects but they also had expertise in establishing the delivery bodies for such projects. It was stated that it was best to have a clear and coherent project ready for it to then attract the funding.

Councillor Spillman welcomed the presentation and made the point that much of Thurrock's greenbelt had derelict industrial buildings in it and it was hard to feel immersed in the countryside. He felt that current footpaths and walks and centres such as Tilbury Fort could be improved to give residents a true experience of green spaces. The Chair made additional comments about building carefully on marshland to avoid flooding and also the Council's current approach to planting trees.

14. Thurrock Lakeside Basin: Progress Update Presentation

Officers gave a brief background history to the development of Lakeside as a town centre and that a development framework for it was initially presented to Members in 2017. It was stated that as the retail industry reduces so shopping sites have to diversify into leisure and other offers. Officers outlined the five character areas of Lakeside and highlighted the disjointed nature of the sites to one another and the underuse of the lake. Outlying retail parks were mentioned with a suggestion they could be open to development but not at the detriment of other existing town centres where the cultural offer had to be protected. However, there were opportunities for leisure usage that would complement Thurrock as a whole.

Members discussed congestion issues in and around Lakeside and officers replied that the issue was complex requiring a transport strategy to deal with regional traffic but also that there was opportunity within the existing Lakeside road network to make changes and improvements. For example, there could be proposals for an internal transport loop to link Arena Essex and Lakeside and then onwards to the transport hubs. Members recognised that shoppers would likely not use public transport due to the difficulty of carrying purchased goods alongside a young family.

The Task Force discussed the future of housing development in Lakeside with some expressing views that the housing would attract a rental market from London, mostly young professionals who would be attracted to lower rent costs and availability of entertainment. This could inflate local house prices and potentially add to pollution. Members also expressed a view that this could then add pressure onto schools and pre-schools when those residents chose to have families. Officers noted these points but also offered the scenario whereby the young renters would one day be able to buy houses in surrounding areas that would then free up the Lakeside accommodation for other people.

Officers stated the consultants would return to the Task Force with an update in due course.

15. Refreshing the Thurrock Design Strategy Presentation

Officers introduced the Thurrock Design Strategy stating that the document needed refreshing to take into account changes in the National Planning Policy Framework, which included additional focus on Health and well-being.

Officers made a strong case for having a design framework stating that it provided for sustainable development, it protected the different character areas of Thurrock (industrial, village, urban centre etc) and set out what success looked like and how it could be achieved. The Design Framework also gave the Council a strong bargaining tool in which to engage developers in what Thurrock needed and expected in terms of housing. Officers highlighted that Thurrock built housing (through Thurrock Regeneration Limited) was of a better quality than market led housing.

Members highlighted the need for developers to think about the inside of homes as well as the outside as space and layout was essential for the needs of modern families. The Task Force also discussed whether affordable housing would be focussed in one area or mixed with other developments. Officers stated that the aim was to mix settlements and Members agreed this would lead to more integrated communities.

Members highlighted the need to recognise pollution within the Strategy and officers agreed and stated that such issues would be part of a separate document.

16. Work Programme

Members noted that officers would provide a steer on what reports would be available for the next meeting in January 2020.

The meeting finished at 9.07 pm

Approved as a true and correct record

CHAIR

DATE

**Any queries regarding these Minutes, please contact
Democratic Services at Direct.Democracy@thurrock.gov.uk**

20 January 2020	ITEM: 5
Local Development Plan Task Force	
Thurrock Local Plan - Design Charrette Process	
This report is Public	

Executive Summary

This Report provides an overview of the work being undertaken in Aveley by the Council in association with the Princes Foundation and Ministry for Housing, Communities and Local Government (MHCLG) to 'pilot' the development of a design led process for engaging with local communities in planning for the future development their local areas. Further to an evaluation of the outcome of the Aveley pilot, it is also proposed to roll out the Design Charrette process across the remainder of the Borough as key informant to the development of a community-led Local Plan.

1. Introduction and Background

- 1.1 The Council's approach to growth is that it should be community-driven, infrastructure-led and make a key contribution to high quality place making. The need to plan for future housing and economic provision due to population growth and the impact of wider socio-economic and environmental factors means that Thurrock will change considerably over the next 20-30 years. Having an up-to-date Development Plan is a key component in ensuring that the borough grows in a sustainable way with the necessary supporting infrastructure in place.
- 1.2 Reflecting the importance given to ensuring that the Local Plan process is community driven, the Council has undertaken a series of Your Place, Your Voice (YPYV) Community Consultation events across Borough to inform the plan-making process. These have been designed to engage with local communities and to obtain their views on what needs to be done to improve their area and enable them to benefit from the future opportunities that could be generated by transformational change in Thurrock.
- 1.3 The most common messages received from the local communities which have emerged from the various consultation events are summarised in **Figure 1** below.

Figure 1 – Summary of Your Place, Your Voice Consultation Responses

- Poor and failing infrastructure – deliver new infrastructure to support new development and regeneration;
- The need for housing (especially affordable, social, and adaptable for older residents);
- Create a wider range of local employment opportunities;
- Ensure our centres meet local needs;
- Congestion and poor air quality;
- Anti-social behaviour, drugs and crime;
- Neglected open spaces and need for welcoming places for young people;
- The desire for more or better gym and sport facilities;
- The need to address traffic congestion and gridlock;
- The need to protect natural landscapes for enjoyment and for ecology;
- The desire for better community facilities including more GP services;
- Need to plan for healthier places that encourage people to be active;
- A greater and more visible police presence including an increased frequency of police patrols in the evenings;
- The re-routing of HGV's away from residential areas and village centres;
- An improved network of walking and cycle paths;
- Additional bus routes, more frequent services and increased rail capacity.

1.4 The 'Your Place, Your Voice' consultation events have been helpful in identifying a consistent range of community concerns and priorities. However, it is also important note that the relative importance of these issues to local communities, and the opportunities available to address identified problems and transform and improve individual neighbourhoods, varies with each location within the Borough. In order to address these issues, and to develop a deeper understanding of community needs, it is proposed that the next stages of the Local Plan process will be informed by the rollout of Design Charrettes across numerous settlements in the borough.

2. The Design Charrette Process

2.1 Following a successful bid to the Ministry of Housing, Communities and Local Government for support, the Council were chosen as one of two Local Authorities (Cornwall was the other) to pilot the potential use of Design Charrettes as a means helping local communities influence the future planning and development of their area and to ensure the delivery of better standards of design and quality of place. Funded by MHCLG , the Princes Foundation was commissioned to assist the Council in facilitating a stakeholder engagement process and masterplan visioning exercise for

Aveley to explore how any new growth could potentially act as the catalyst for the regeneration of the village centre and its surrounding communities.

- 2.2 Using the Princes Foundation's BIMBY planning toolkit (<http://bimby.org.uk>) to structure and guide the process as an "Enquiry by Design- lite' process. Further information on the Enquiry by Design Process is set out in **Appendix 1** to this Report.
- 2.3 The Enquiry by Design (EbD) process has four parts: technical briefings made simple for people to understand, a site visit to further understand and remember the technical constraints and opportunities, a general workshop in mixed groups where all groups look at the same problem out of which the commonalities are recorded as a 'consolidation plan' and then technical scrutiny where the professionals are allowed to test the plan and feedback any refinements.
- 2.4 Adopting this approach has many benefits for community and developers:
 - The design team learn very quickly about a place from the people who live there.
 - People like talking about their neighbourhoods. Developers therefore get a remarkable amount of information.
 - If people see their ideas and concerns emerging through the design work they will tend to feel that their ideas are being responded to which builds trust, and often helps to build the basis of support for a scheme.
 - People learn a lot about the planning and design process which they enjoy and it empowers them to demand better.
 - If people feel they have contributed to a plan they are more likely to feel ownership and support it.
 - If people feel the process is fair and based on sound planning and design principles then even if they don't get what they want they respect that it has attempted to reflect local views.
- 2.5 Since the commencement of the project in 2019, the consultants and Council Officers have been working collaboratively to engage with the local community, stakeholders, landowners and developers to prepare and agree a shared vision and master plan for Aveley. Although this work is still on-going, the story boards attached as **Appendix 2** to this Report help illustrate how the process has been undertaken together with it's emerging outcomes and conclusions. Further information on the Aveley Design Charrette can also be found in the accompanying Presentation which can be found in **Appendix 3** to this Report.
- 2.6 The outcome of the Charrettes process will include a vision and set of principles for each location that will guide the future development of the area and, in doing so, help inform the preparation of more formal place-making planning policy documents, including the Local Plan and any associated Inset Plans, Master Plans or Development Frameworks. This process will also help identify the necessary infrastructure improvements required to support the

delivery of the place-making strategy, and by involving key stakeholders and the community in the planning and design of their community, the charrettes approach can help to build confidence and collective enthusiasm for the vision and it's delivery and implementation.

- 2.7 Following a gateway review of the Aveley Design Charrette Process to evaluate the process, outcomes and project deliverables, it is further proposed to develop and roll out a similar programme of engagement across the remainder of the Borough during 2020. Those areas and settlements which will form the focus for this work are set out in Figure 2 below.

Figure 2 – Possible Design Charrettes locations

- Aveley
- Bulphan
- Chadwell St Mary
- Corringham and Fobbing
- East Tilbury and Linford
- Horndon on the Hill
- Orsett
- South Ockendon
- Stanford-le-Hope
- Tilbury

3. Appendices to the report

- Appendix 1: Enquiry by Design Process
- Appendix 2: Aveley Design Charrette Story Boards
- Appendix 3: Aveley Design Charette Presentation – to be presented at Committee.

Report Author:

Sean Nethercott

Strategic Services Lead

Strategic Services, Place Directorate

Enquiry by Design

The Enquiry by Design (EbD) process is a planning tool that brings together key stakeholders to collaborate on a vision for a new or revived community. This is developed through a workshop facilitated by The Prince's Foundation for the Built Environment. The EbD process brings key stakeholders together, to assess a complex range of design requirements for the development site, with every issue tested by being drawn.



Enquiry by Design is an important tool in developing sustainable communities; delivering masterplans based on enduring design principles, and developing the place-making skills of all participants in the workshop process.





An Enquiry by Design (EbD) includes architects and urban planners, local agencies and authorities, landowners, the local community, voluntary groups, retailers and other interest groups. These stakeholders are actively engaged in the planning and design of their community, helping to build confidence and collective enthusiasm for the vision to be taken forward beyond the workshop.

THE ENQUIRY BY DESIGN PROCESS

How does an EbD work?

By its nature, every Enquiry by Design is unique, developing a response appropriate to the specific site and issues raised by the local stakeholders.

The EbD process is tailored to the requirements of the new planning systems in England, Scotland, Wales and Northern Ireland, at a range of scales and different stages of the processes, from structure plans to local plans and supplementary planning guidance. We are also currently adapting the EbD methodology internationally.

As the EbD process relies on a concentrated effort over a short period of time, assembling the right information in advance is critical. The process includes preparation and a lead-in period of approximately six months prior to the workshop.

The number of days for an EbD can vary as every site is different. However, it is normal for an EbD to run for five working days and to be preceded by preparatory sessions to explore key issues and familiarise key participants with the process ahead.



ABOVE: THE EBD PROCESS INCLUDES WALKED EXAMINATION OF THE DEVELOPMENT AREA (ROSE TOWN, JAMAICA, 2008)

What is achieved?

At the close of the EbD, the product is a shared vision for the development site, which is illustrated in a series of plans, including an overall masterplan. This vision is shared by everyone linked to the development, including those responsible for granting planning permission. This makes quick delivery of the plan more achievable.



BELOW LEFT: AS THE EBD PROGRESSES, THE PROPOSALS ARE ILLUSTRATED BY ARTISTS (WHITENAP, 2008); BELOW: THE MASTERPLAN IS A SHARED VISION, RESULTING FROM ENERGETIC DISCUSSIONS WITHIN A WIDE STAKEHOLDER GROUP (NAIRN, 2008)



“The outcomes from planning affect everyone, and everyone must therefore have the opportunity to play a role in delivering effective and inclusive planning.”

Planning Policy Statement 1 – Delivering Sustainable Development

Who is involved?

The number of participants in a workshop can range from around twenty through to several hundred, at different points during the workshop.

Core team

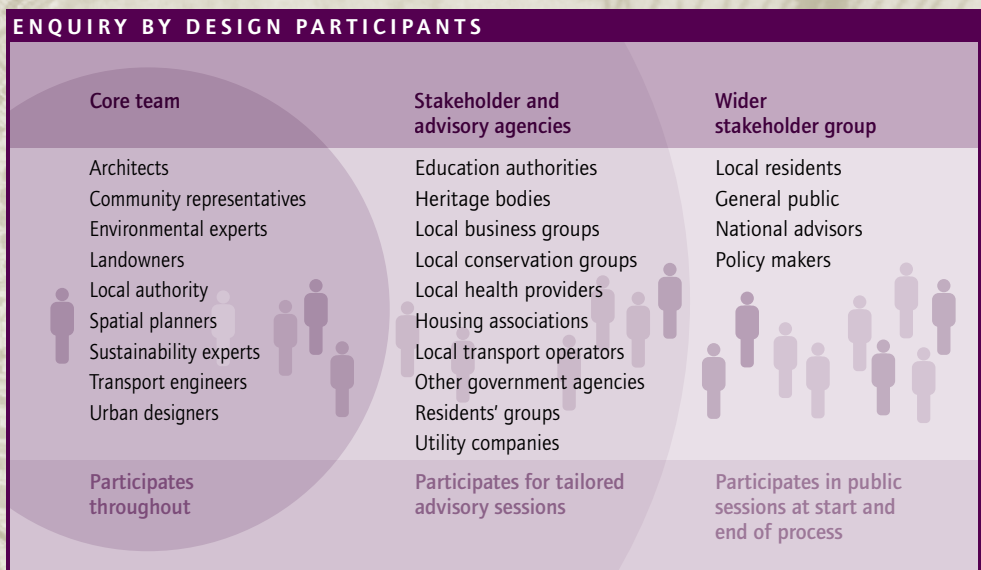
Landowners on and around the site, local politicians, relevant council officers and local community representatives need to be involved throughout the EbD process as they are the key decision makers. Along with The Foundation’s Team, these parties attend all sessions.

Second tier

Representatives of any group, including regulatory bodies, with an interest in, and knowledge about, the site will be involved in a number of key sessions – actively inputting technical knowledge into the evolution of the site design.

Third tier

Other participants – anyone interested in development of the particular site – are engaged through public open sessions at the beginning and end of the process.



Further information on Enquiry by Design

[E projects@princes-foundation.org](mailto:projects@princes-foundation.org)

www.princes-foundation.org/projects



Further information on Enquiry by Design

E projects@princes-foundation.org

T +44 (0) 20 7613 8536

www.princes-foundation.org/projects



The Prince's Foundation for the Built Environment

19–22 Charlotte Road

London EC2A 3SG United Kingdom

E enquiry@princes-foundation.org

T +44 (0) 20 7613 8500

F +44 (0) 20 7613 8599

www.princes-foundation.org

The Prince's Foundation for the Built Environment is an educational charity which exists to improve the quality of people's lives by teaching and practising timeless and ecological ways of planning, designing and building.

We believe that if we can understand and apply time-tested principles, building once more in a sustainable way, we will reap improvements in public health, in livelier and safer streets and in a more affordable lifestyle for families and individuals. The Prince's Foundation for the Built Environment believes that building in a sustainable way will reap benefits for communities and result in neighbourhoods that accrue higher value over time.

This page is intentionally left blank

Workshop One Getting to know the area

At this workshop we asked the local community to consider the positives and negatives of Aveley.

We held two activities. **Activity one, 'rating your area'**, was an analysis of the positives and negatives set against four key aspects of development: social, natural, financial and built. **Activity two was called 'mapping quality of place'**.

This required attendees to place 'dots' on a map of the village to highlight places they viewed as 'good', 'of concern' or 'worthy of improvement'. The results of these activities and a summary of the findings are below. Have we got it right, or do you have anything to add?

ACTIVITY ONE

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

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

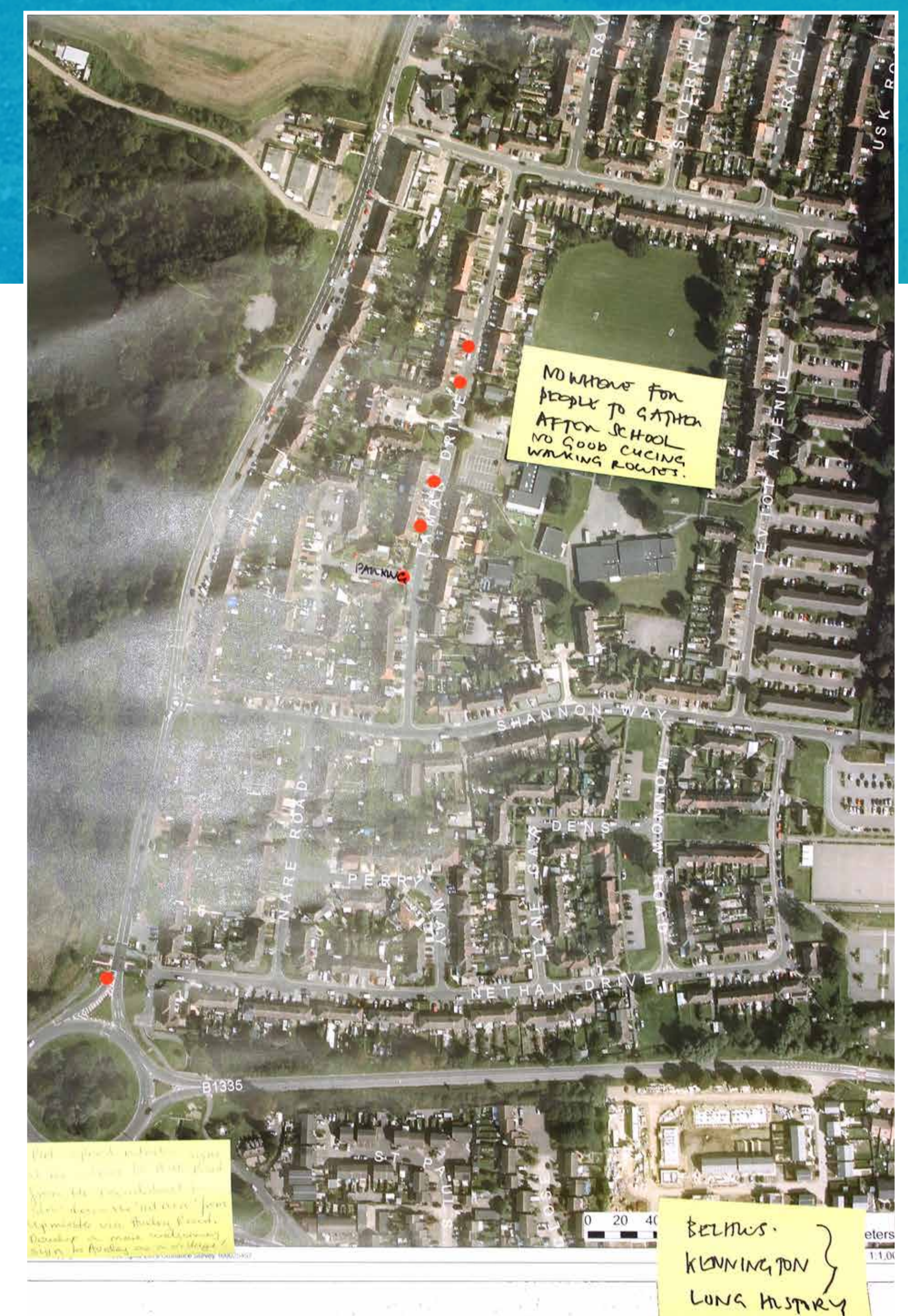
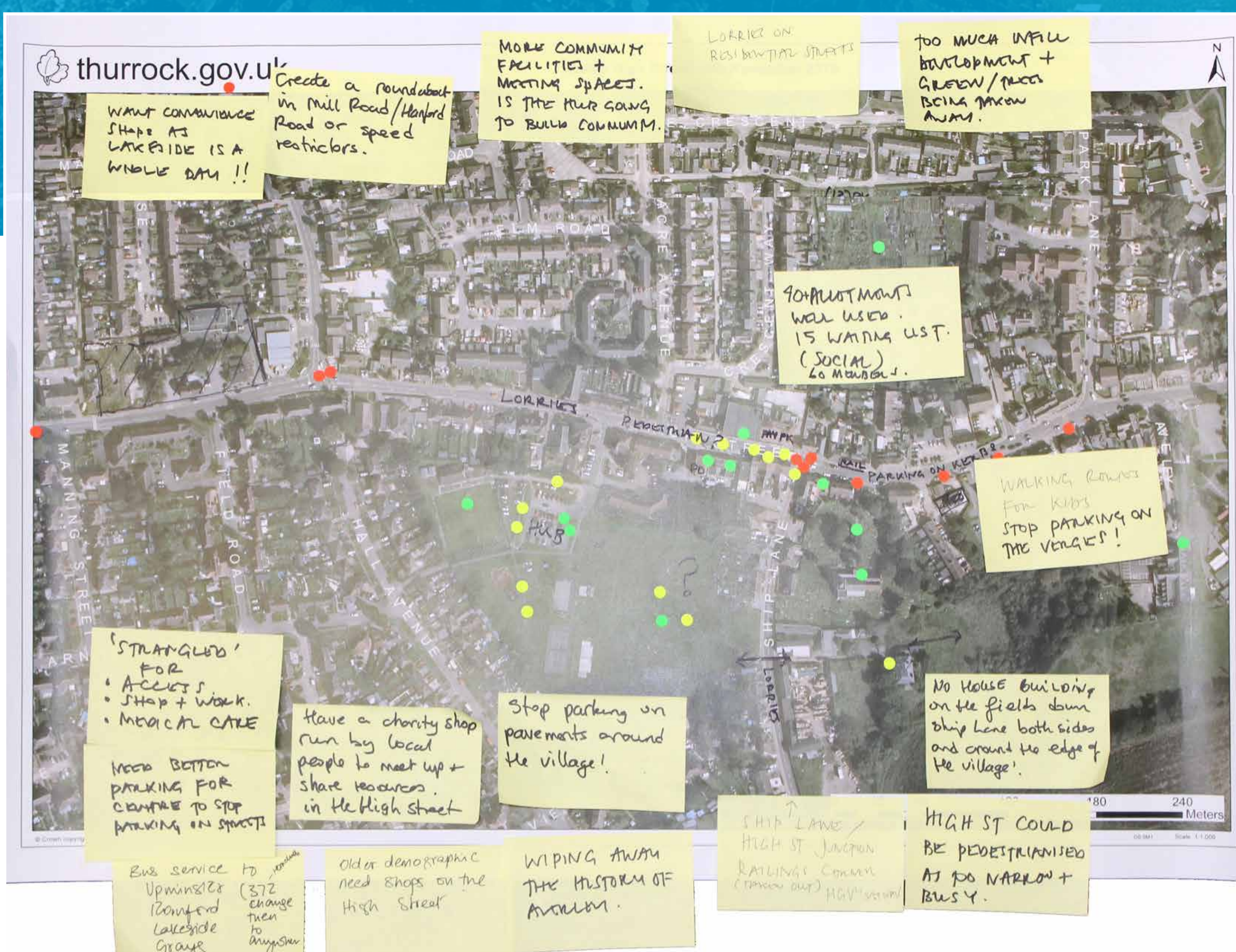
FINANCIAL

- 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

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

Workshop One Getting to know the area



KEY

- Good
- Of concern
- Worthy of Improvement

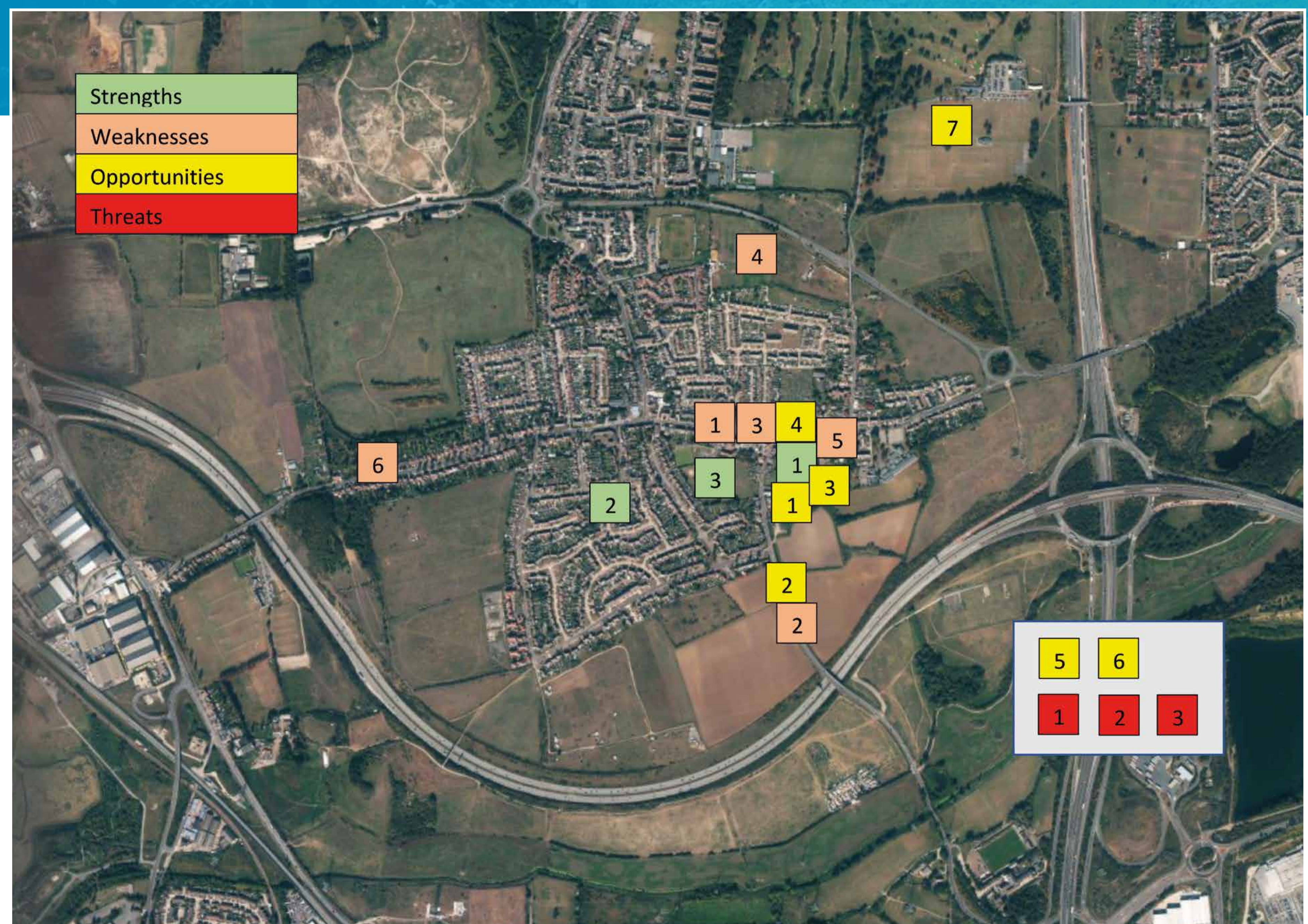
SUMMARY OF KEY ELEMENTS

- 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 sheets
- 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

Workshop One Site analysis and mapping

This exercise asked attendees to set out an understanding of the strengths, weaknesses, opportunities and threats relative to the site and Aveley.

We asked groups of attendees to discuss and draw their thoughts onto maps, or jot them down in notes. See below an example of their responses.



STRENGTHS

- S1 Heritage
- S2 Strong community
- S3 Walkable facilities

WEAKNESSES

- W1 HGVs through village
- W2 Congestion and danger on Ship Lane
- W3 Difficult to park near High Street
- W4 Newer residents tend not to use village centre
- W5 Medical centre over-subscribed
- W6 Lack of bus service to Upminster

OPPORTUNITIES

- O1 Create better walking/cycling routes to primary school
- O2 Rethink/enforce restrictions on HGVs
- O3 Restore/open up Aveley Hall complex
- O4 Improve High Street
- O5 Land suitable for development close to centre
- O6 Open land mitigates air pollution
- O7 Belhus Park: untapped potential

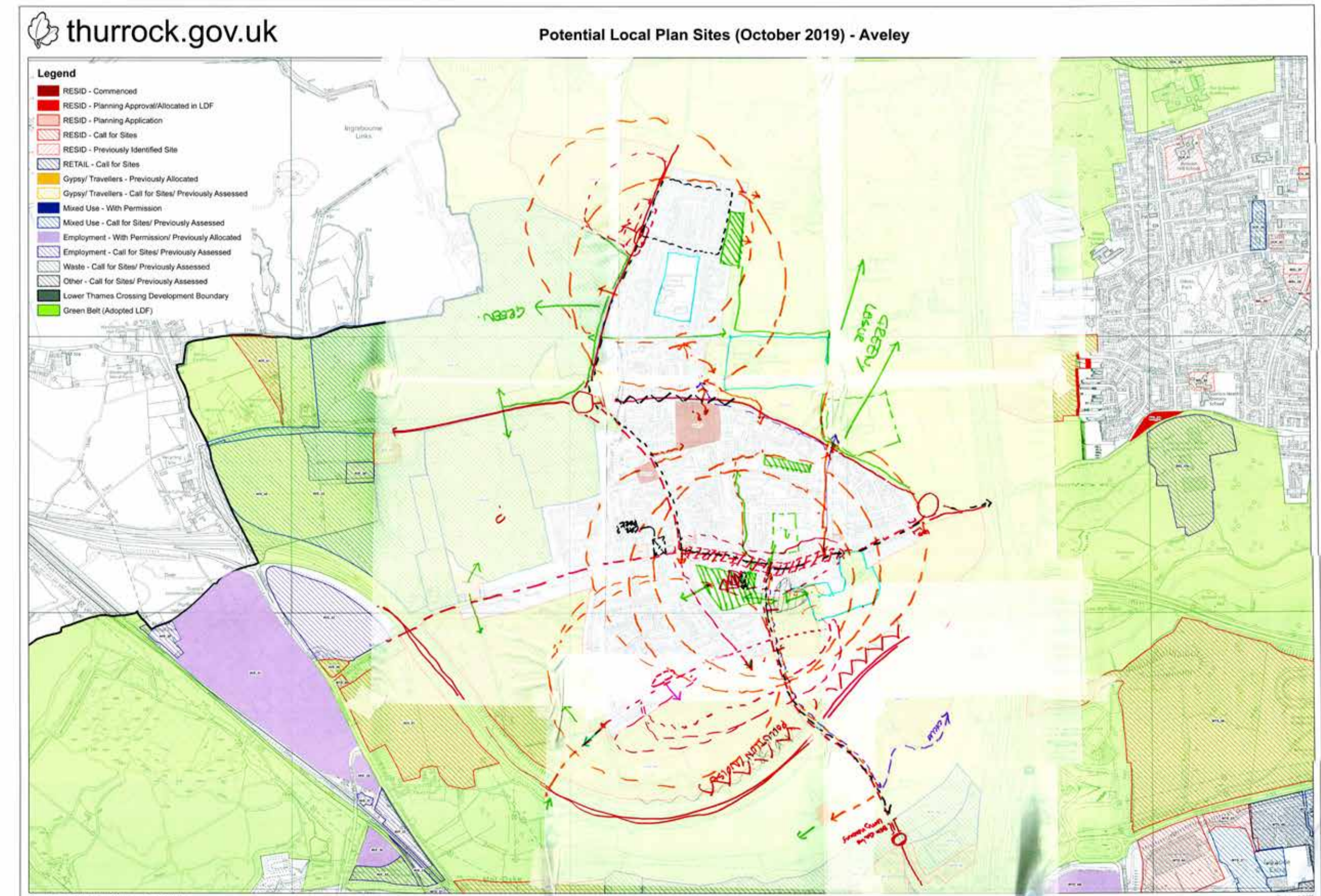
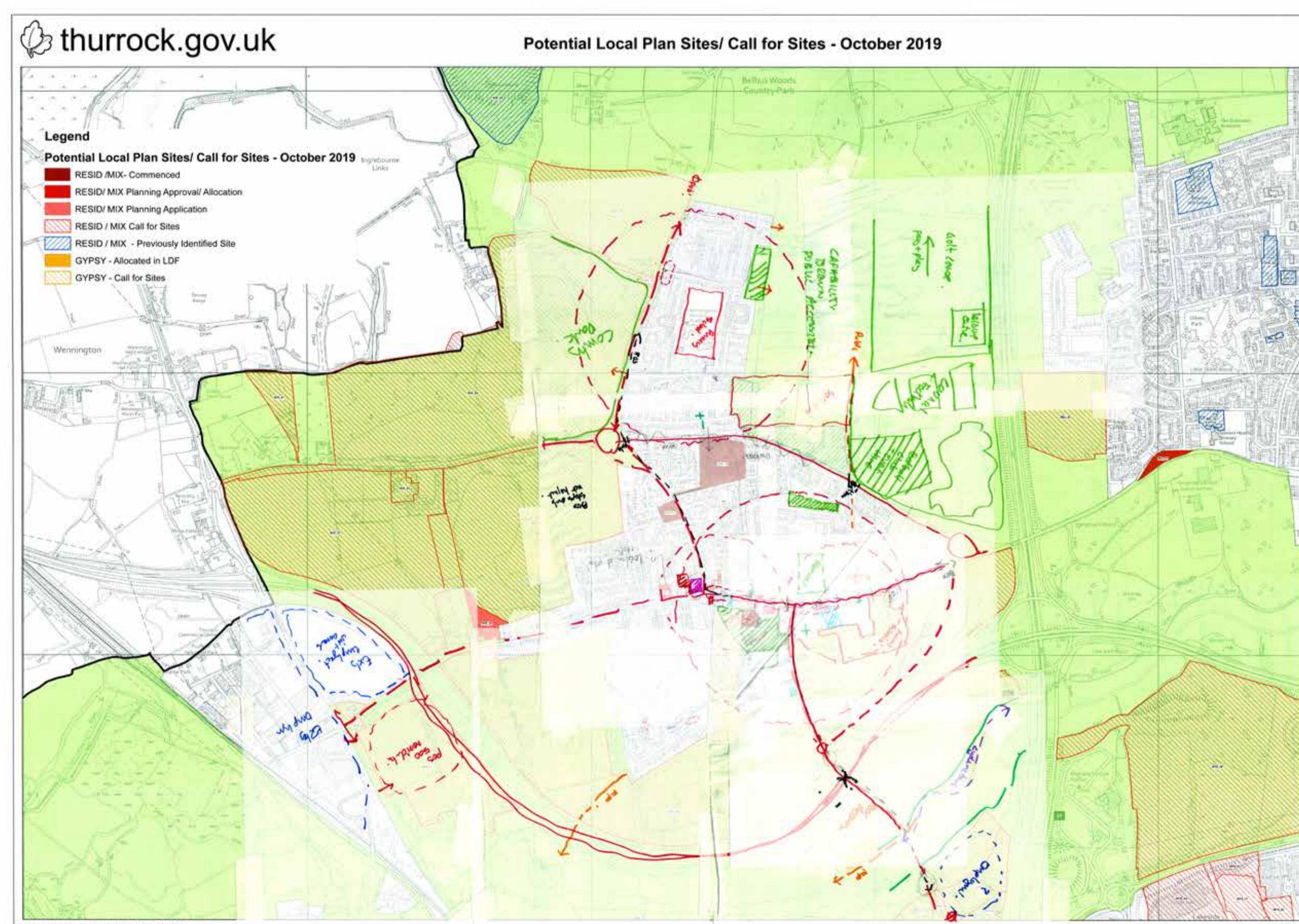
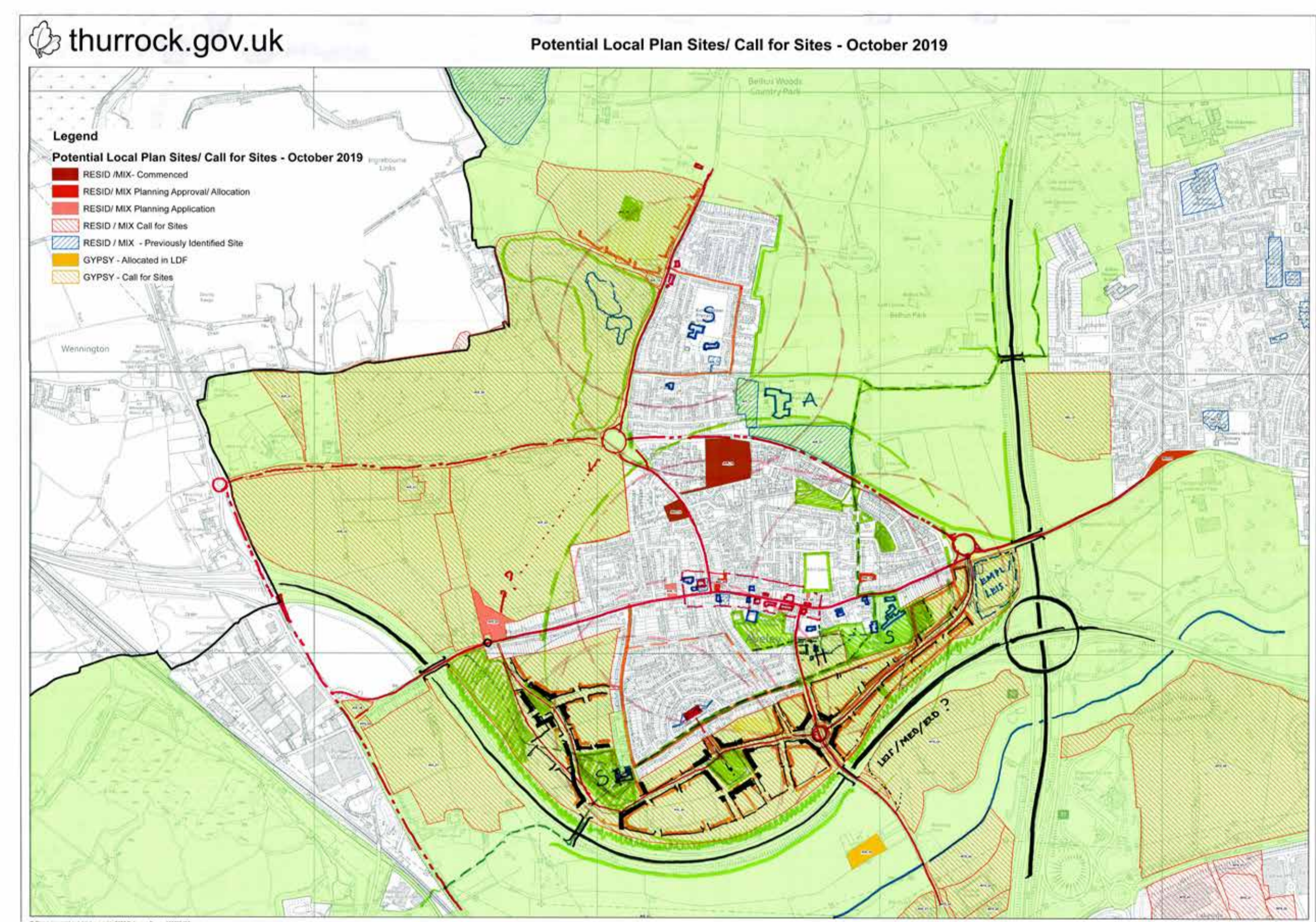
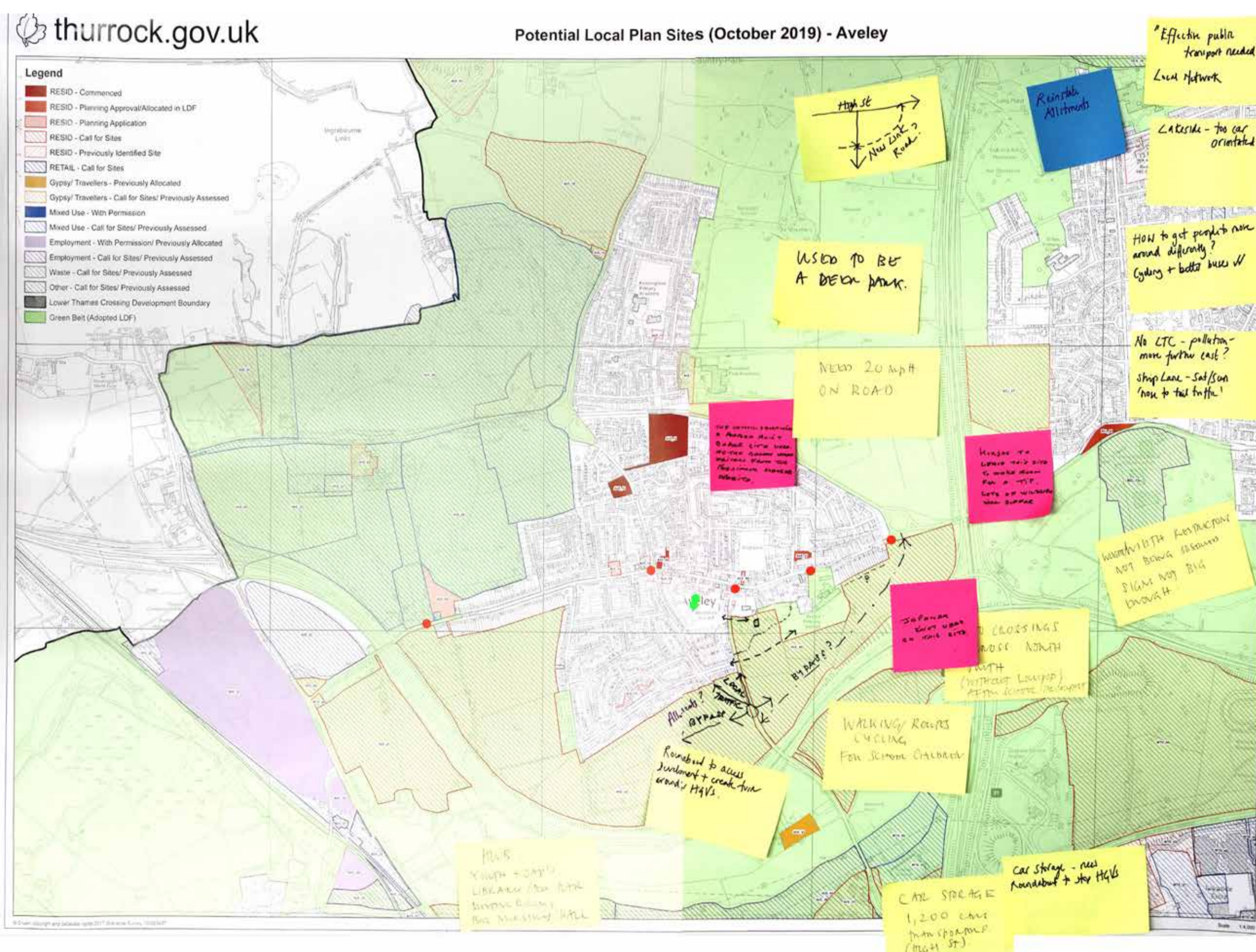
THREATS

- T1 Uncontrolled development
- T2 New housing without improved infrastructure
- T3 More traffic due to development in surrounding area

Workshop One Getting to know the area

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.

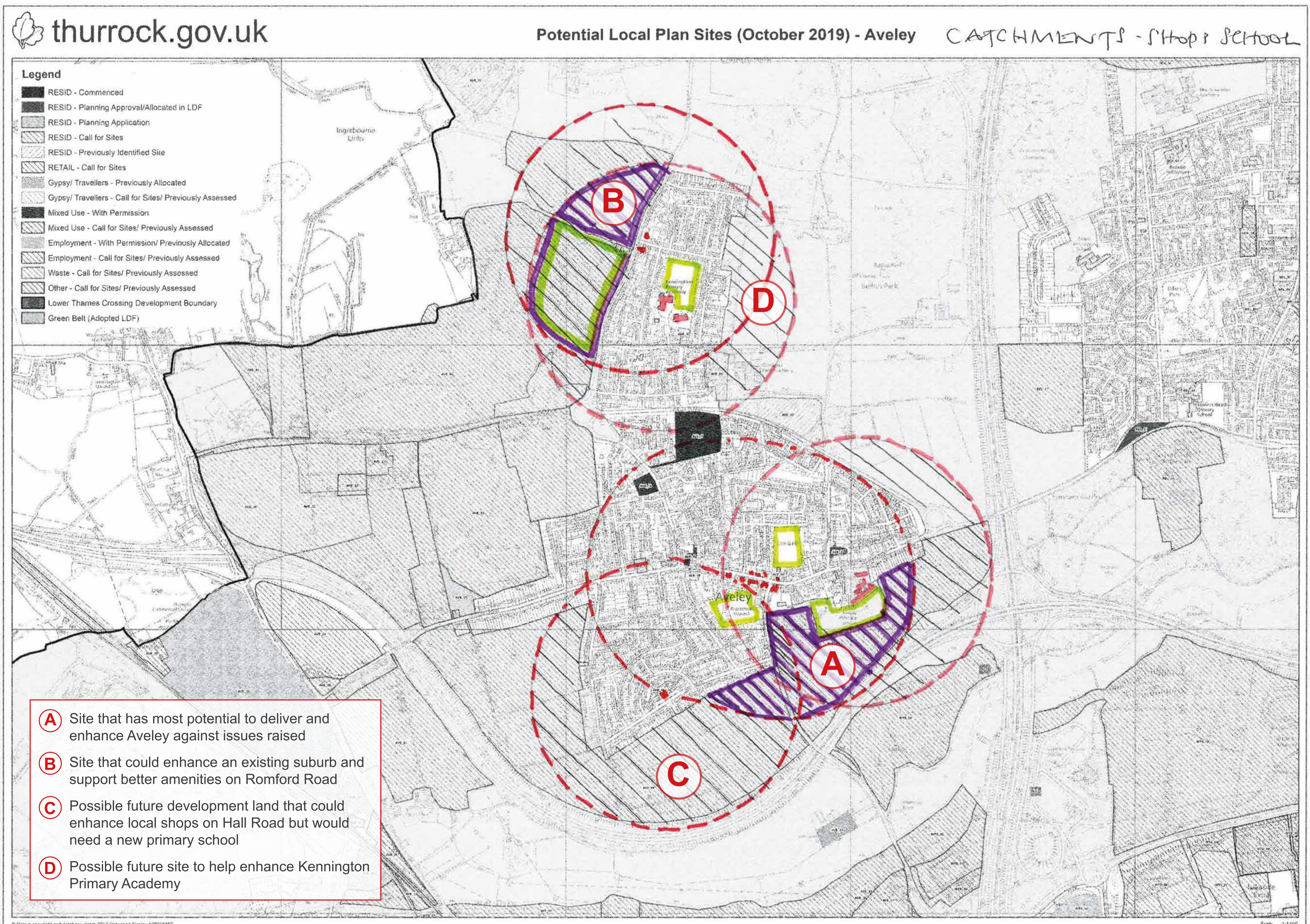
We asked attendees to include points of access and connections, locations of open space, community spaces, and built environment. We asked attendees to break into groups to discuss and draw their thoughts onto maps.



Workshop One Getting to know the area

CATCHMENT PLAN

Development areas closest to existing local amenities.



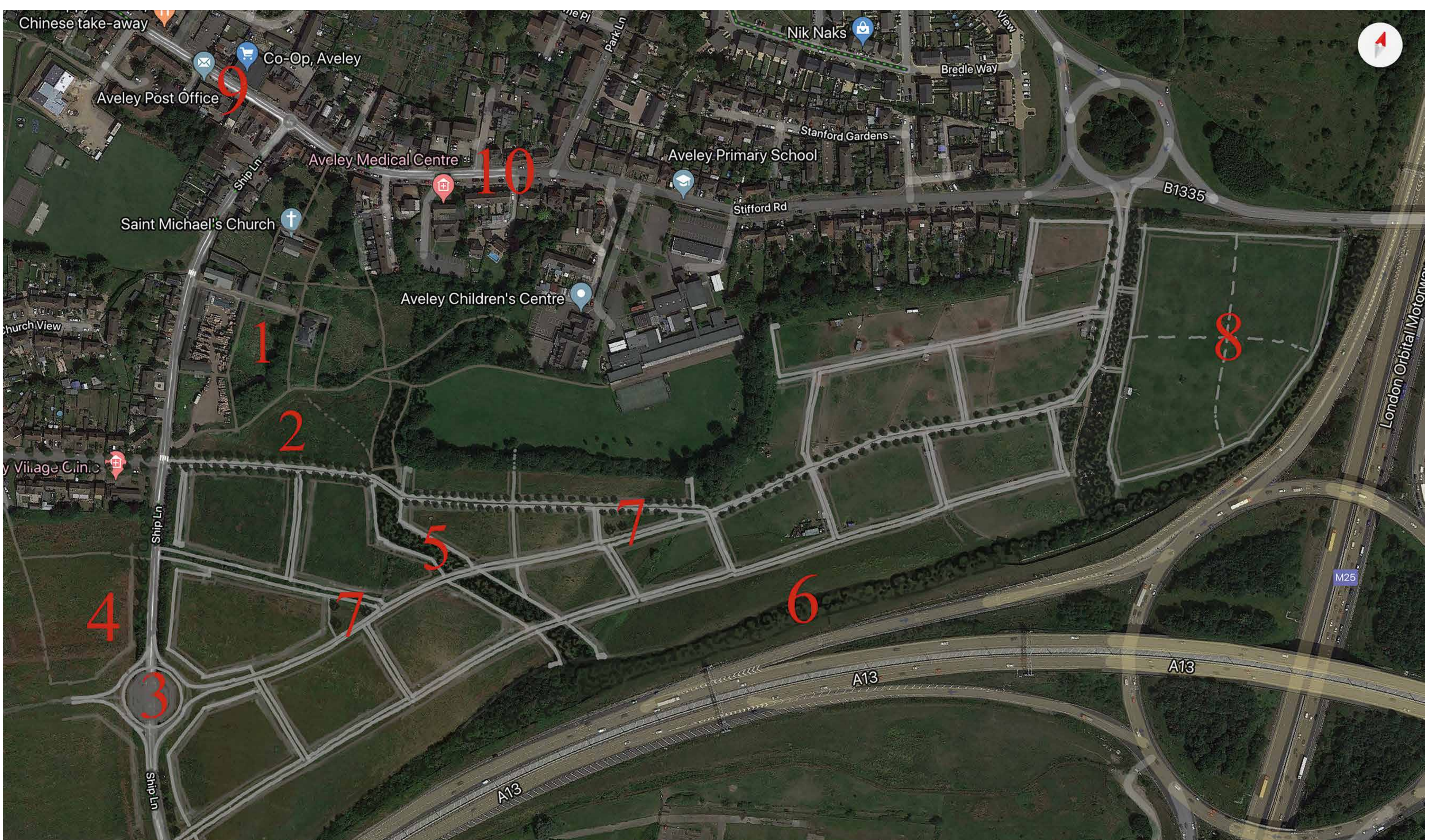
Workshop One Consolidated development principles

Thurrock Borough Council and the Prince's Foundation and team have reviewed the emerging development principle maps created by the six attendee groups at Workshop One. We have consolidated these into one map, with a summary of the key elements.

PLAN SHOWING MOST POPULAR AREA FOR DEVELOPMENT THAT COULD HELP IMPROVE THE VILLAGE

INDICATIVE VISION FOR AREA A

It is a direct combination of feedback from the six groups in Workshop One, but is there anything that you would change?





Workshop One Consolidated development principles

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.



Thank you

Thank you for attending the drop-in session. If you have any questions or wish to discuss your thoughts in detail, our team is happy to help.

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.

This page is intentionally left blank

Work Programme

Committee: Local Development Plan Task Force

Year: 2019/2020

Dates of Meetings: 1 July 2019, 9 September 2019, 4 November 2019, 20 January 2020, 9 March 2020.

Topic	Lead Officer	Requested by Officer/Member
1 July 2019		
Nomination of Chair and Vice-Chair	Democratic Services	
Terms of Reference		
Site Visits	Sean Nethercott	Members
DLA – Extension of Health and Wellbeing Presentation	Mat Kiely	Members
Work Programme	Dem Services	Standing item
9 September 2019		
Lakeside Development Framework Update – presentation	Sean Nethercott	
Design Strategy Update – presentation	Sean Nethercott	
Work Programme	Dem Services	Standing item
4 November 2019		
Green and Blue Infrastructure	Sean Nethercott	

Work Programme

Update on Local Plan		
Work Programme	Dem Services	Standing item
20 January 2020		
Thurrock Local Plan – Design Charrette Process	Sean Nethercott	Officer
Work Programme	Dem Services	Standing item
9 March 2020		
Work Programme	Dem Services	Standing item