

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

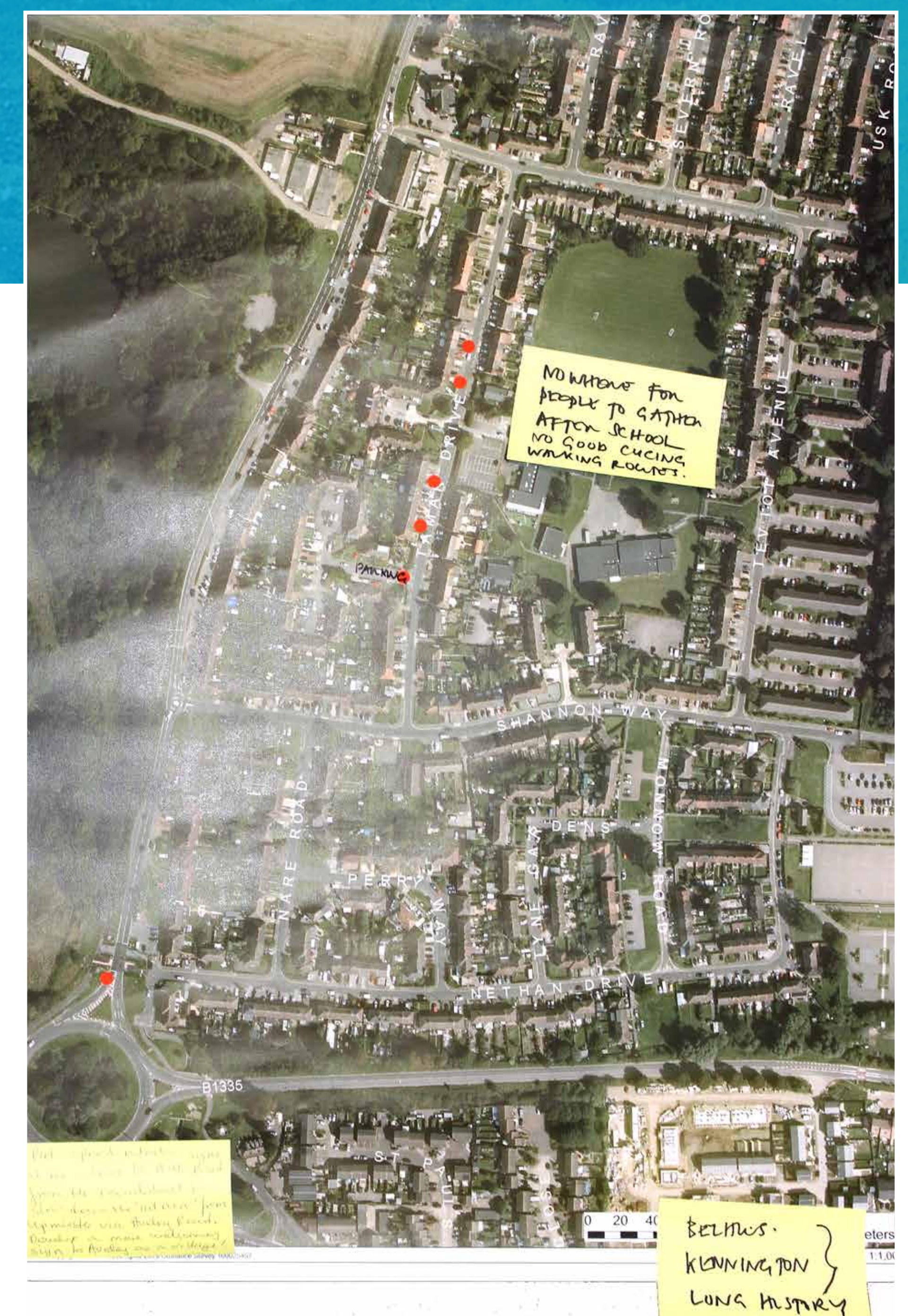
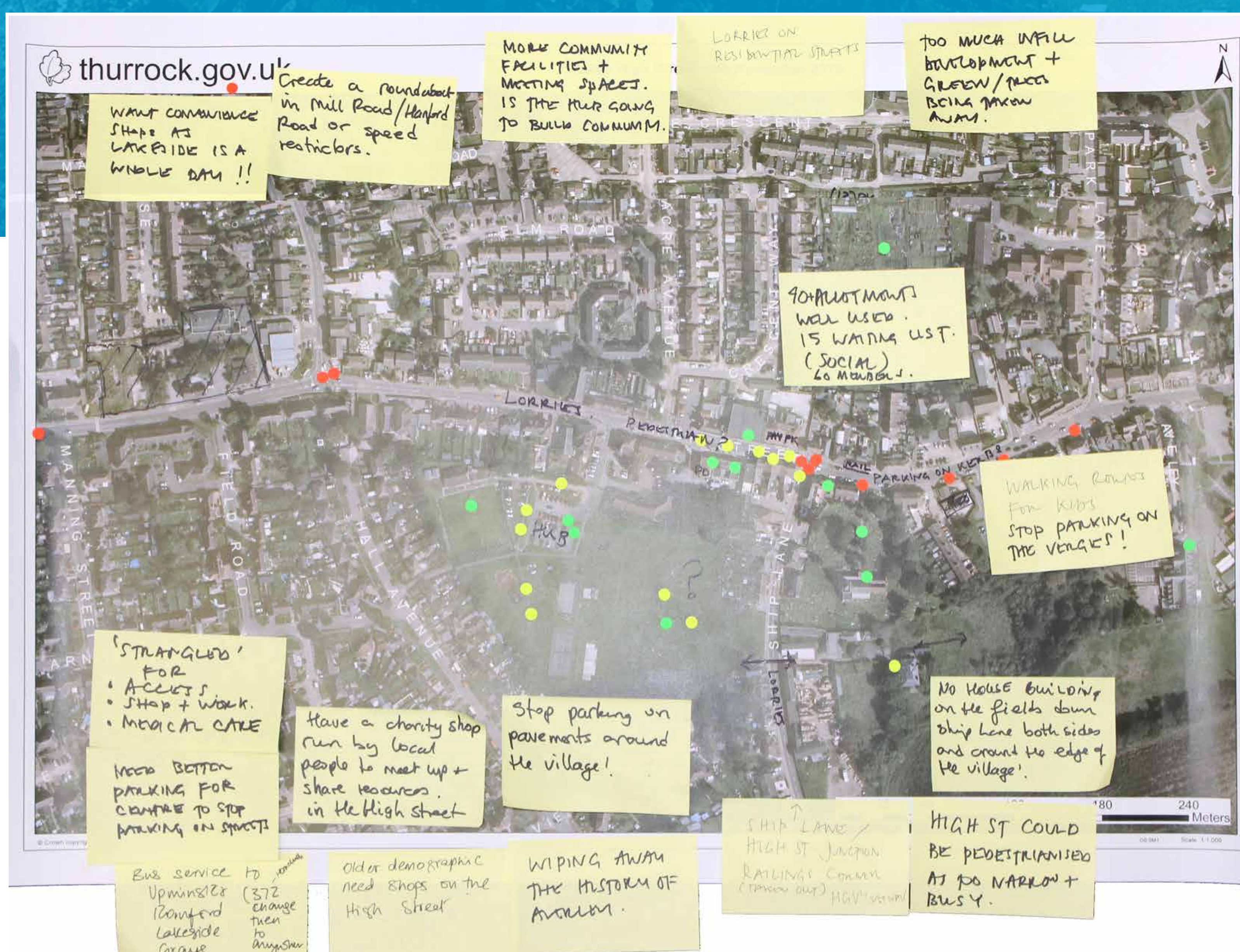
FINANCIAL

- 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

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KEY

- Good
- Of concern
- Worthy of Improvement

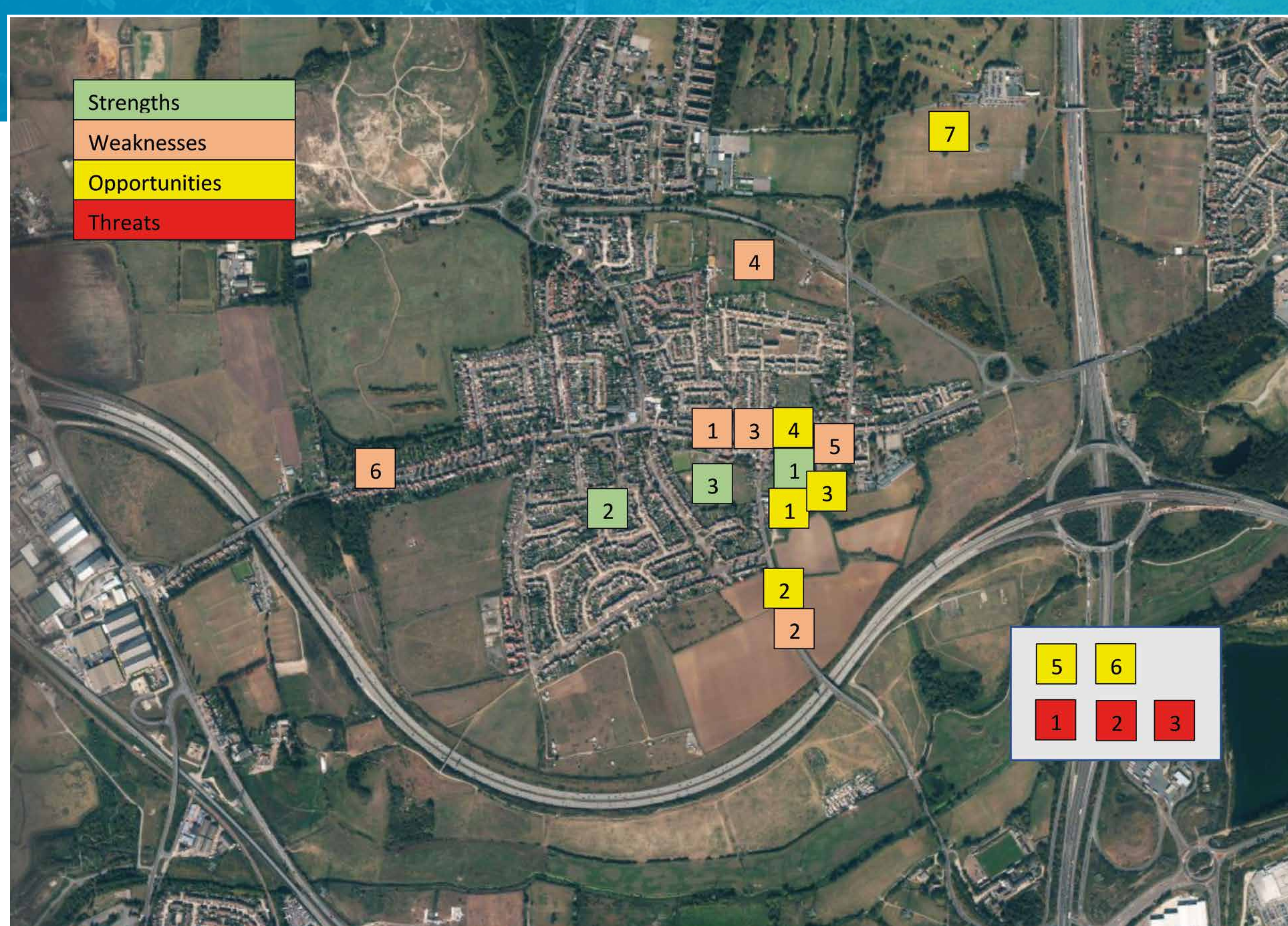
SUMMARY OF KEY ELEMENTS

- 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

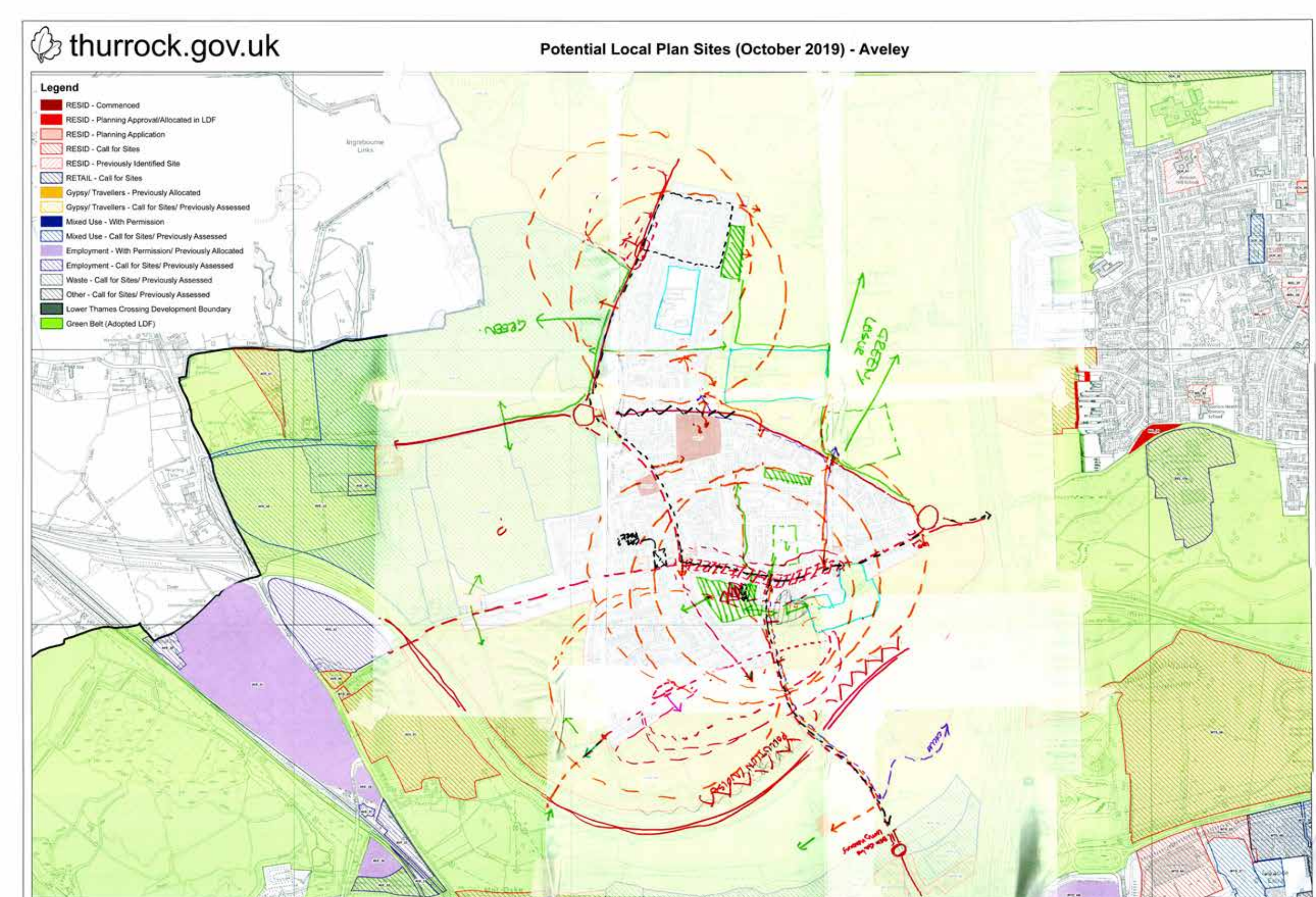
- O1 Create better walking/cycling routes to primary school
- O2 Rethink/enforce restrictions on HGVs
- O3 Restore/open up Aveley Hall complex
- O4 Improve High Street
- O5 Land suitable for development close to centre
- O6 Open land mitigates air pollution
- O7 Belhus Park: untapped potential

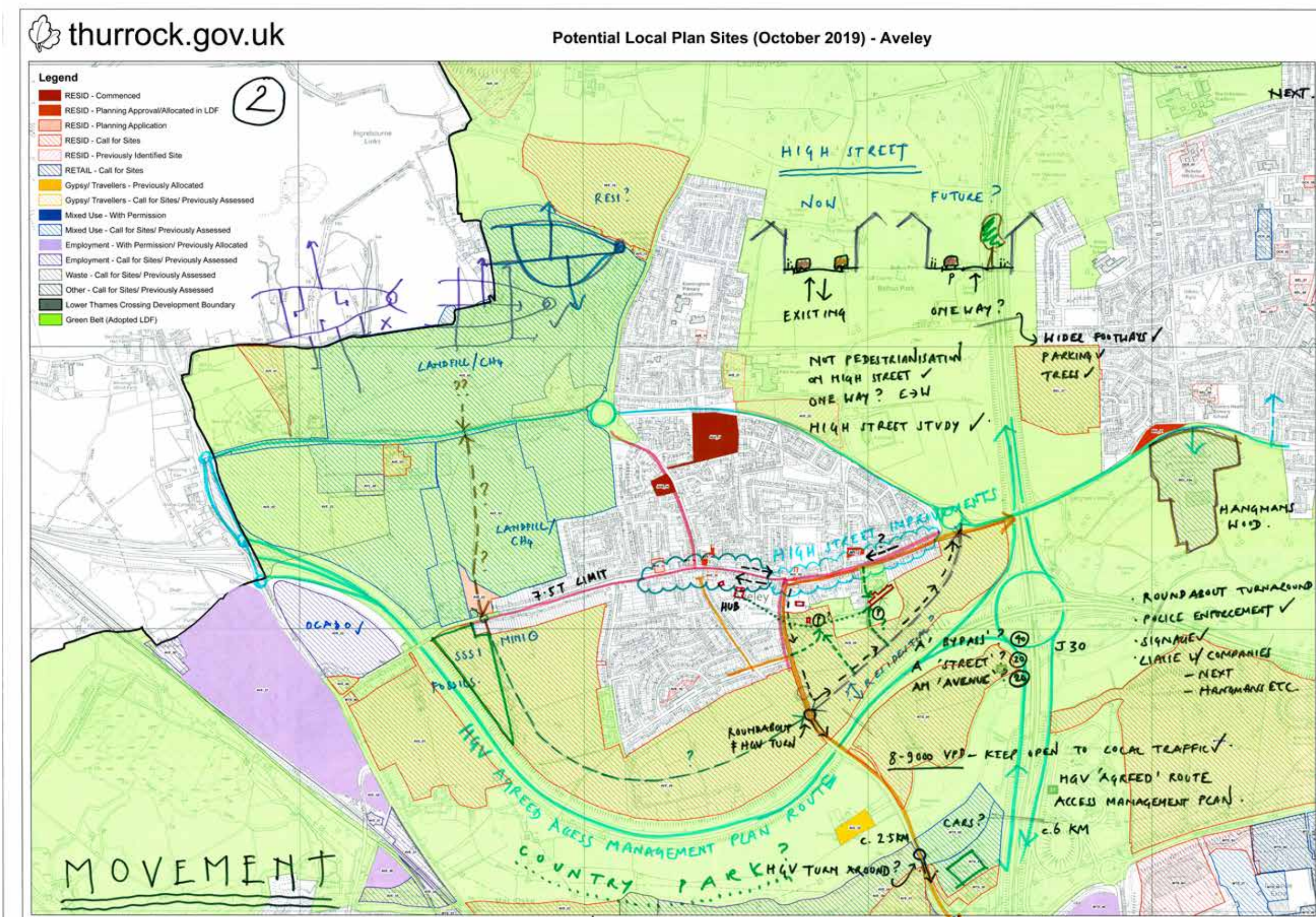
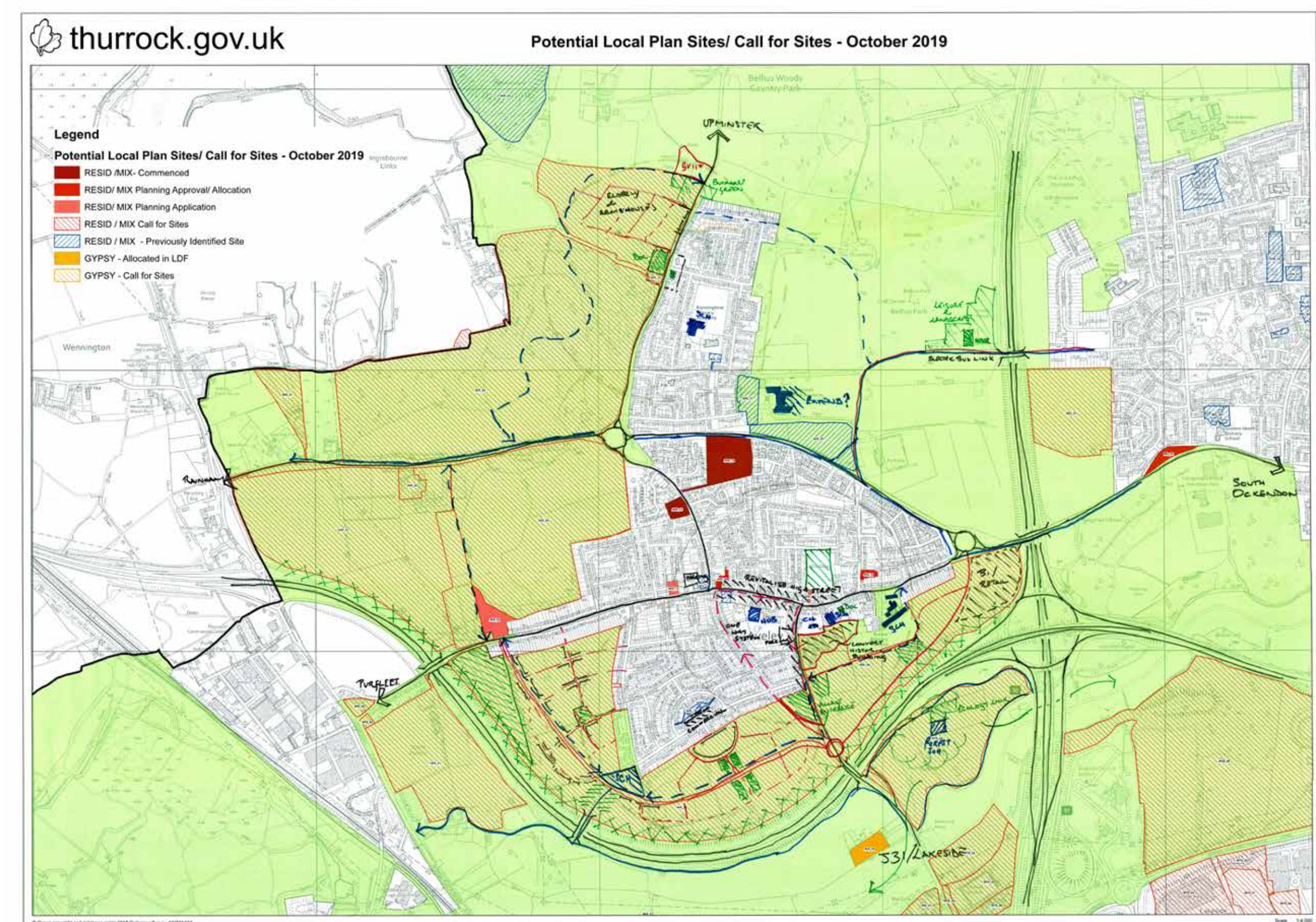
THREATS

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

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.

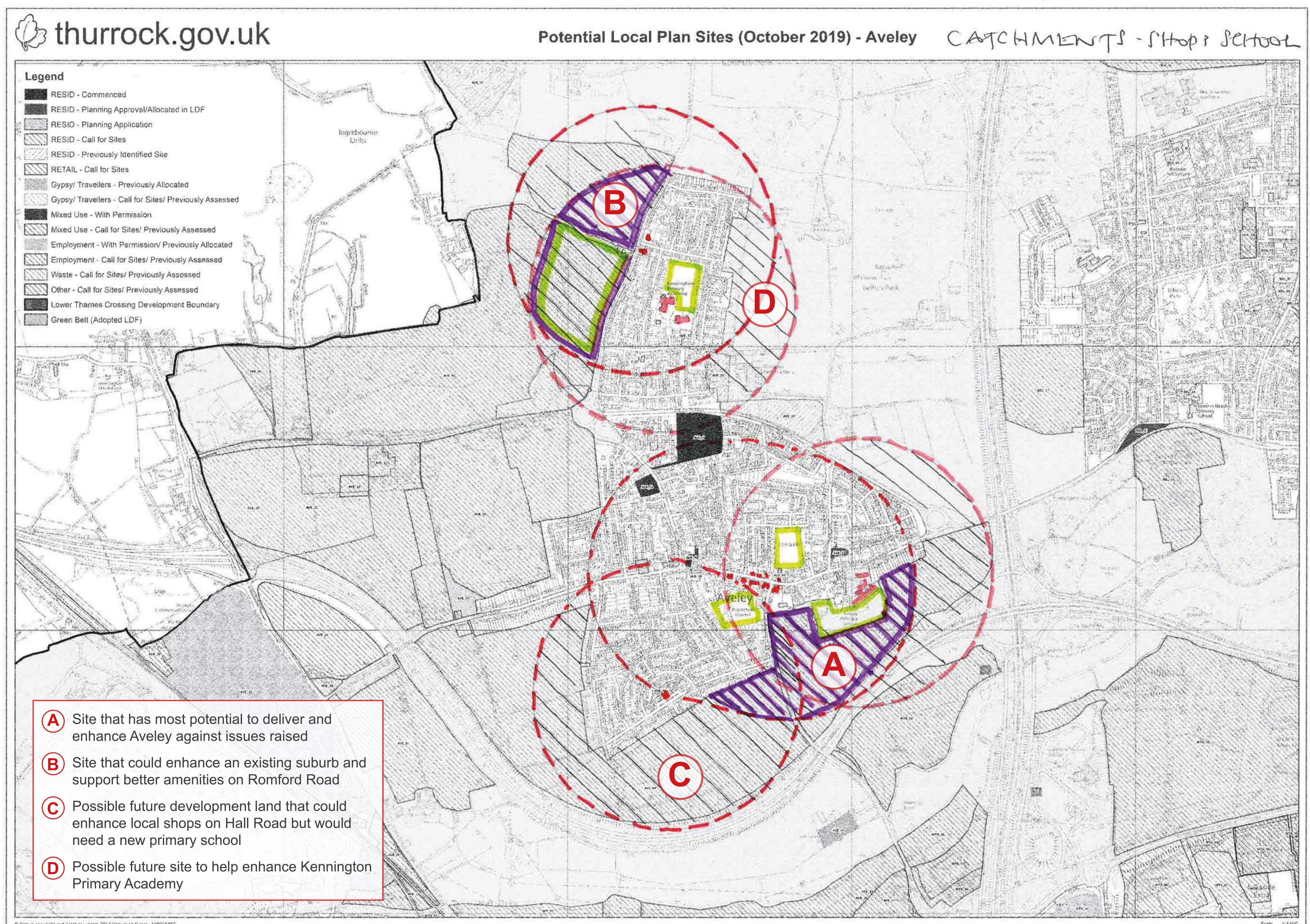




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CATCHMENT PLAN

Development areas closest to existing local amenities.



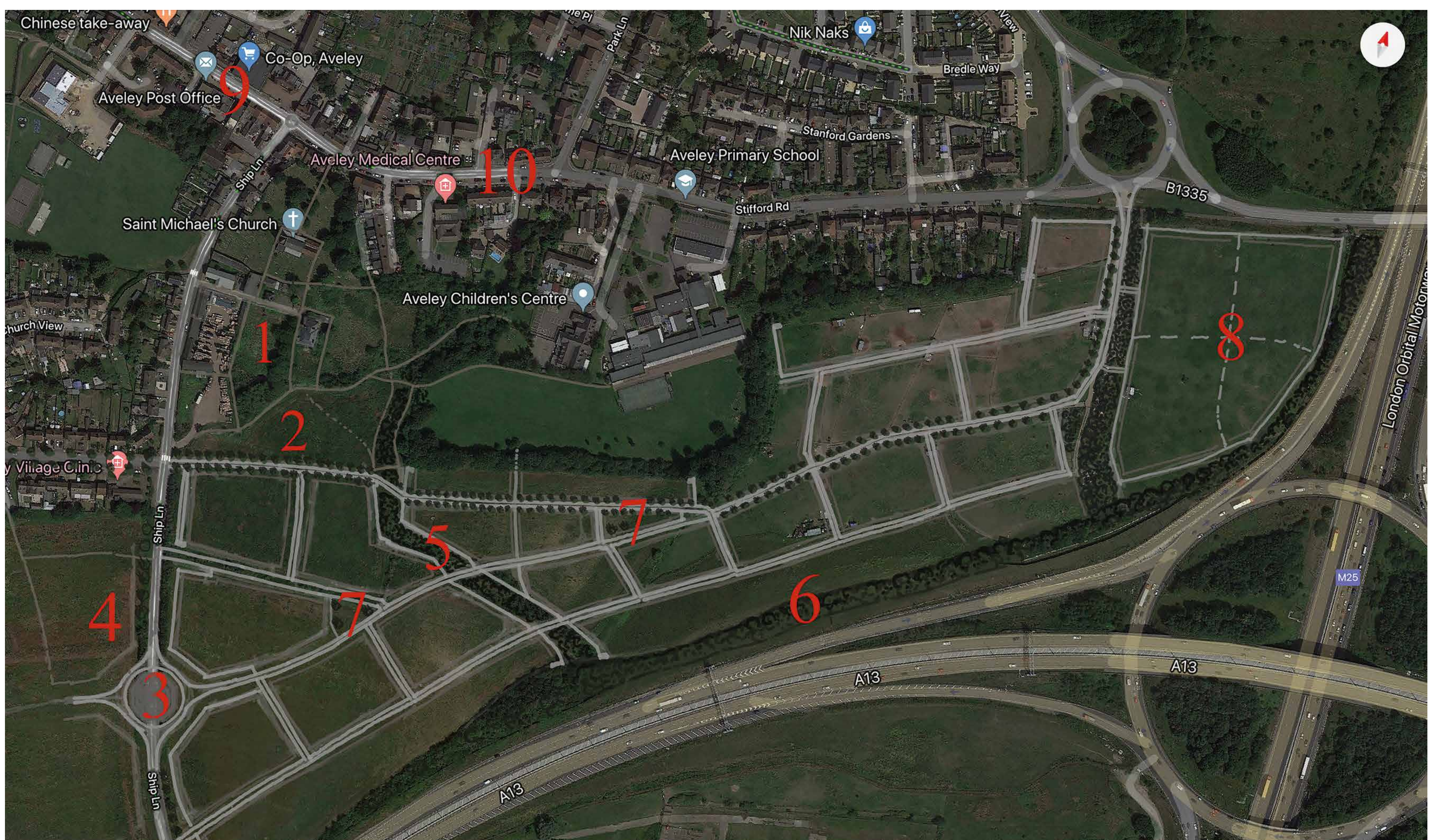
Workshop One Consolidated development principles

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.