

Thurrock Council

Local Development Framework Task Force

Town Centre Studies

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Town Centres Study – Urban Capacity

- Aim – To identify a sound understanding of the urban residential capacity of the Borough's Town Centres
- This will form part of the housing evidence base for the Local Plan
- Currently at the baseline stage

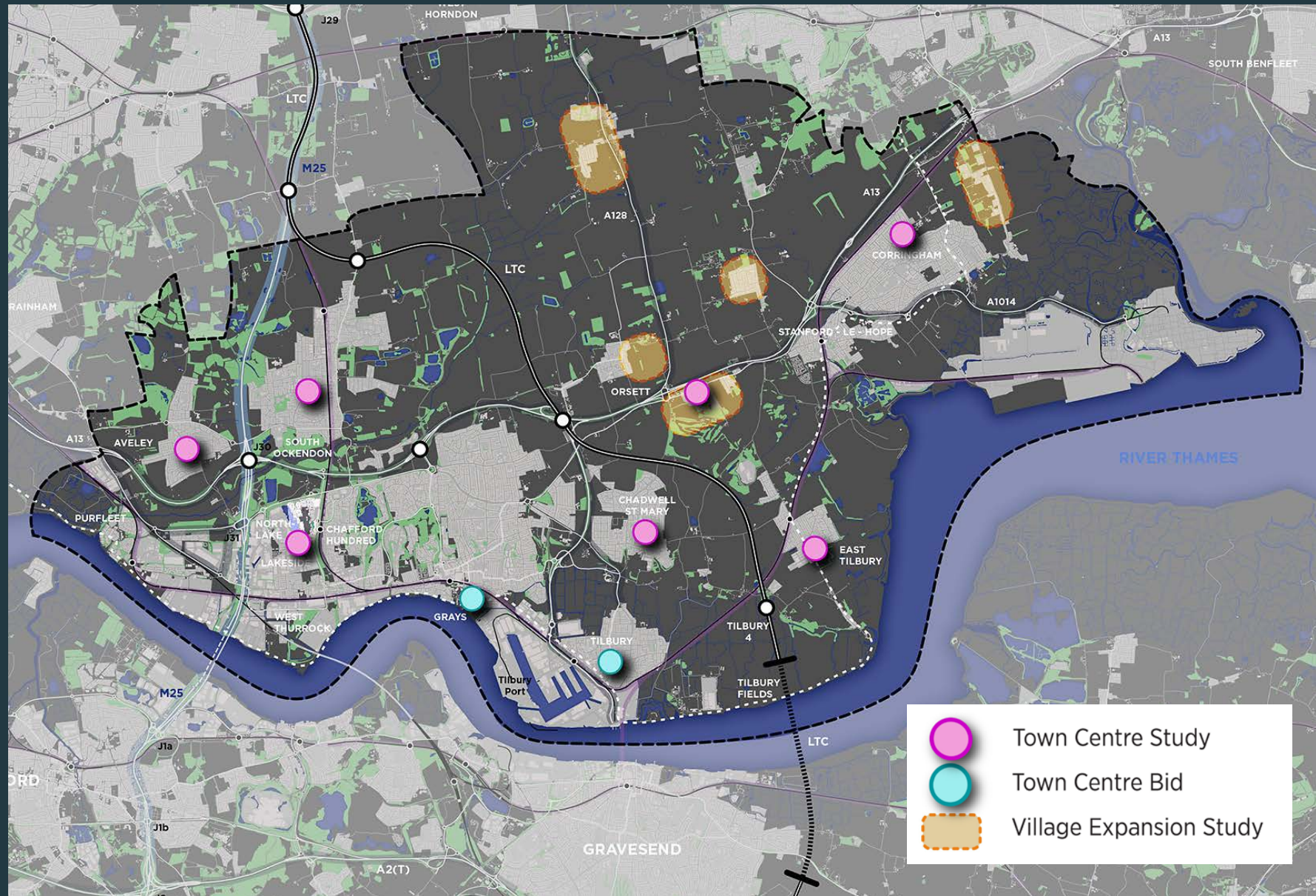
Study Locations




TOWNS

1. Aveley
2. East Tilbury
3. Chadwell St. Mary
4. Stanford-le-Hope
5. Corringham
6. Purfleet
7. South Ockendon
8. Chafford Hundred
9. West Horndon
10. Lakeside

Grays & Tilbury – [subject to Town Bids]

Also will look at Orsett, Southfields, Horndon on the Hill, Fobbing & Bulphan



	Town Centre Study
	Town Centre Bid
	Village Expansion Study

Methodology – How we will undertake this work

Stage 1 : Assembling Data

- Land ownership (private and public including Thurrock Council interests)
- Planning permissions and completed schemes
- HLAA and submissions for call for sites
- Brownfield land register
- GIS constraints
- Previous masterplans
- Site visits

Methodology – How we will undertake this work

Stage 2 : Assessment of sites and opportunities

The above baseline information will allow us to map: -

- potential residential development sites (e.g. urban airspace, vacant land, redevelopment.)
- identify synergies and groupings and relationships with other strategies / initiatives

Methodology – How we will undertake this work

Related stages of work to be undertaken which will focus on retail aspects more than housing:

- Town centre health checks
- Categorisation of centres by role and function

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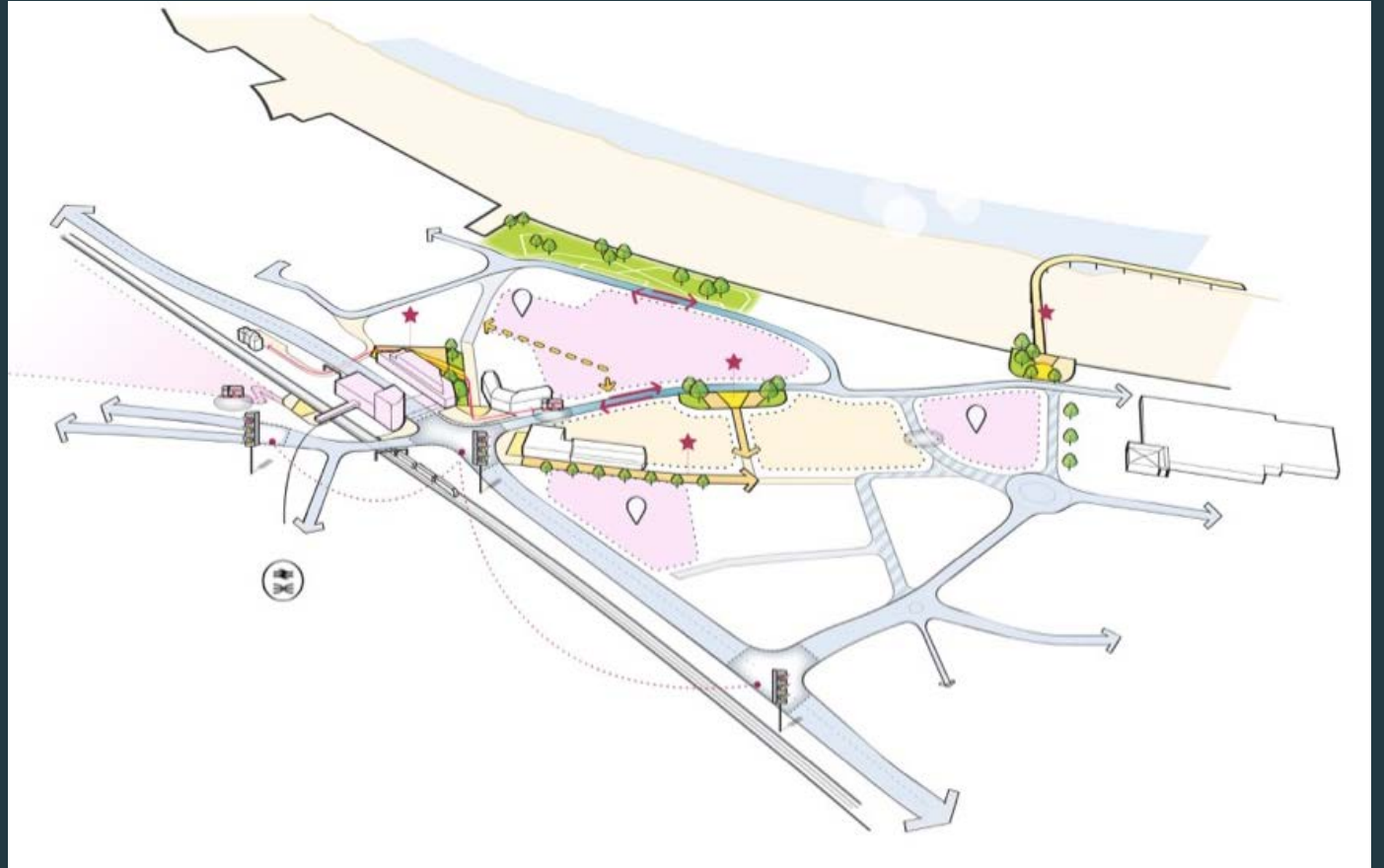
Followed by:

- Workshops with stakeholders
- 1-1 discussion with key stakeholders
- Options appraisal
- Town centre visions

Methodology – How we will undertake this work

Placemaking:

- The Town Centre Study will involve place-making elements such as
 - The preparation of concept plans
 - Opportunity areas and sites
 - Key objectives



AVELEY

Aveley Initial Ideas :

Already talking with key stakeholders, landowners and other agencies as part of the PPA agreements to identify synergies between regeneration opportunities as well as development capacity.

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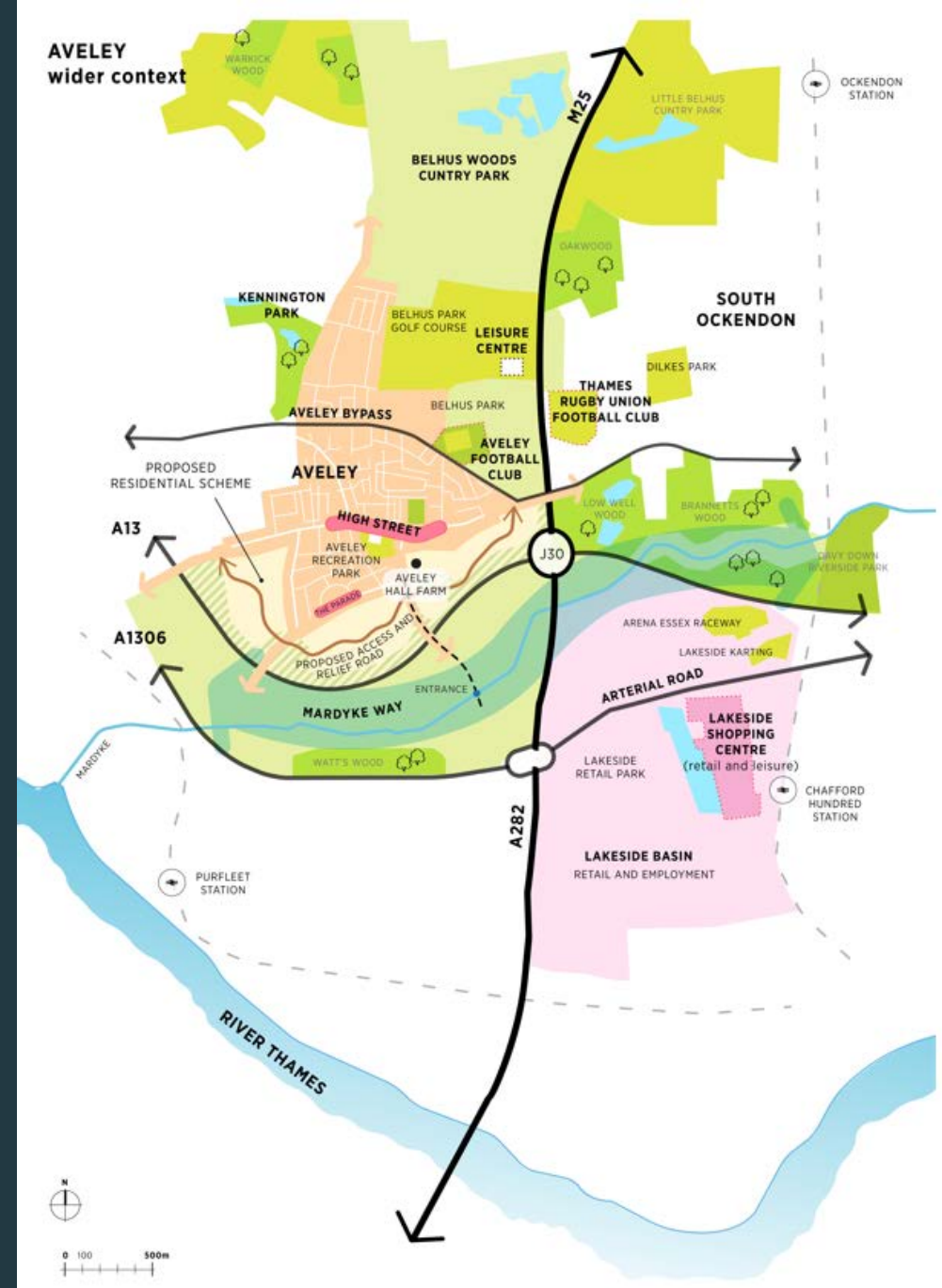
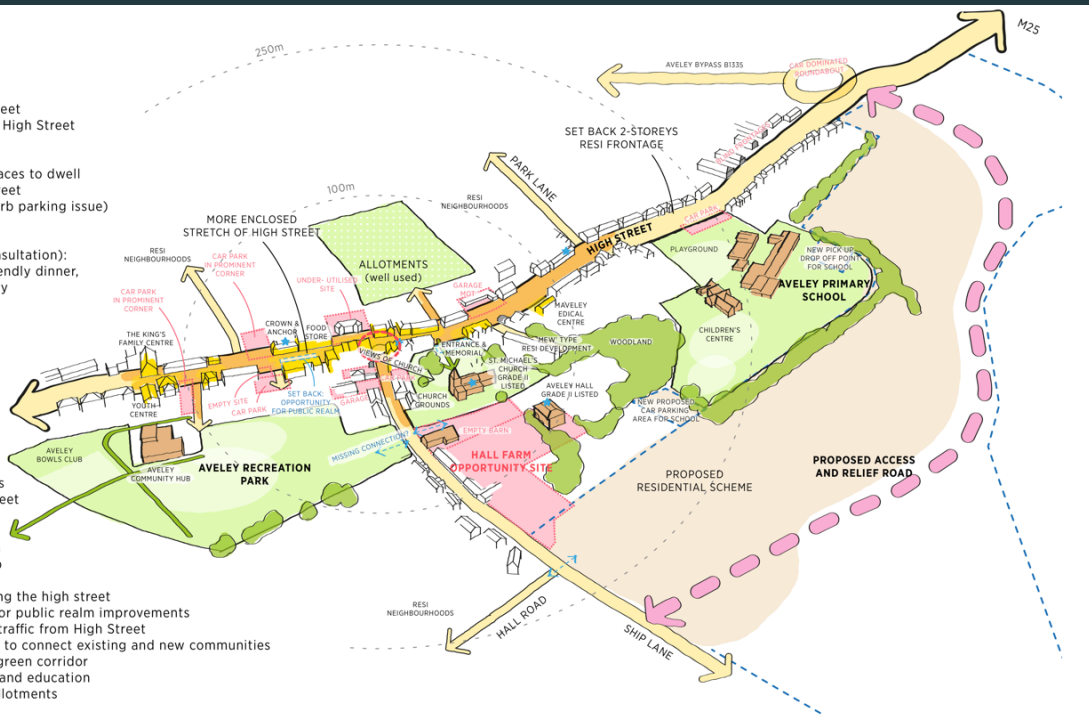
AVELEY TOWN CENTRE initial thoughts

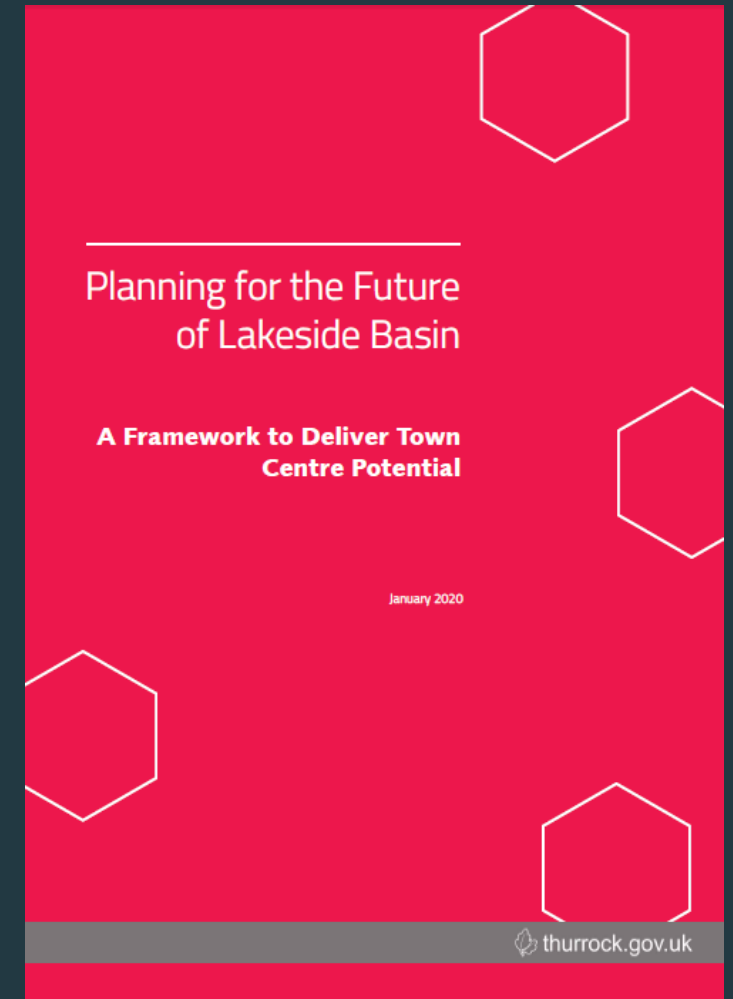
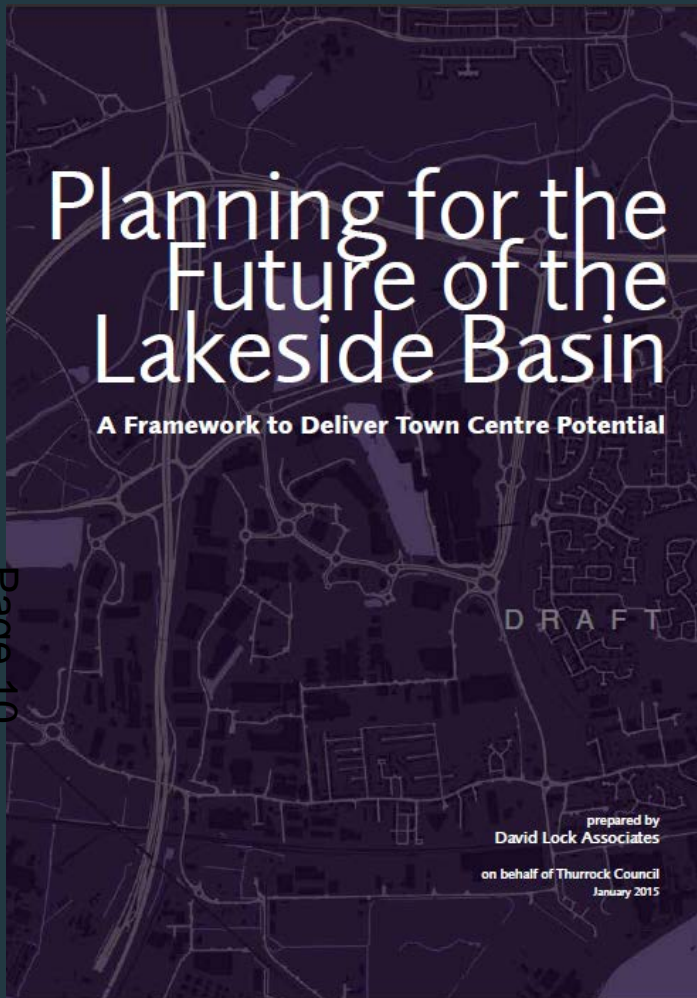
Issues:

- car dominated + HGV on High Street
- roundabout in the central part of High Street
- fragmented active frontages
- lack of greenery
- lack of "bumping spaces" and spaces to dwell
- narrow pavements along High Street
- demand for car parking areas (kerb parking issue)
- retail competition with Lakeside
- lack of cycle lane
- missing services (from public consultation): skate park, youth club, family friendly dinner, police station, new doctor surgery

opportunities:

- long-standing community
- presence of high quality buildings
- enclosed sections of the High Street
- introduce shared spaces, traffic calming measures
- transform roundabout at junction of High Street and Ship Lane into pedestrian friendly junction
- empty or under-utilised sites along the high street
- set-back buildings: opportunity for public realm improvements
- new relief road to remove heavy traffic from High Street
- Hall Farm: major opportunity site to connect existing and new communities
- access to parkland and Mardyke green corridor
- presence of community facilities and education
- opportunities to introduce new allotments





Lakeside Basin : Report prepared in 2015 looked at how the area could be transformed into a more mixed-use Town Centre (updated in 2020). Further work to be undertaken as part of Local Plan to ascertain opportunity for growth and transformation with landowners.

Thank - You

Any Questions?

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