

East Thurrock Masterplan “Issues and Options” Consultation

INTRODUCTION

The Development Corporation commenced public consultation on the East Thurrock Masterplan Issues and Options on 14 January 2008 which finished on 25 February 2008. This included a two week staffed public exhibition at the Stanford-le-Hope and Corringham libraries, including weekend and evening openings.

The “Issues and Options” stage was partly developed through meetings with stakeholders, including Ward Councillors, and an “Action Planning Day”, a workshop aimed at encouraging discussion about the long-term future of the area, in which the Development Corporation and Urban Practitioners were both present.

The exhibition was the first opportunity for the general public to view and comment upon the emerging Masterplan, and will inform the “Preferred Option” stage, on which consultation is provisionally scheduled to commence in Summer 2008.

PUBLICITY

The Royal Mail distributed in excess of 12,000 information booklets, with detachable FREEPOST questionnaires to all registered postcodes, both business and residential, within the Masterplan area. A free translation service was also offered.

The consultation was advertised online (www.eastthurrock.gov.uk), and through the Thurrock Gazette. Posters were displayed throughout the Masterplan area and Ward Councillors and key stakeholders were advised. Information booklets were also left at Council offices.



RESPONSE

The Development Corporation received a total of 4,793 responses and continued to accept and analyse responses after the closing date. 416 electronic responses were received through the dedicated project website (www.eastthurrock.gov.uk) and a petition of 2,841 signatories was received from “Save Corringham Green Belt”, objecting to any development in the Green Belt.

ISSUES ARISING

Health Provision

There is concern that additional housing will place pressure upon existing healthcare facilities and that there will not be any new healthcare facilities. New facilities should be provided prior to new residential development. Respondents were most concerned by macro healthcare issues, i.e. hospitals rather than local facilities and that services will struggle.

Community Provision

Comments regarding the relocation of Gable Hall School vary from firm support that residential development could provide leverage for a new school to strong opposition because the school does not need to be replaced; relocation would deter students walking; phasing redevelopment would distract current students and teachers, and redevelopment is a “bargaining chip” for permitting housing.

Open Space

There is strong support for improved public open space, both formal and informal. Existing open space should be more inclusive, with organised and maintained recreational facilities. Views on

the potential relocation of East Thurrock Football Club are mixed. Respondents welcome new recreational facilities but are concerned regarding possible increased noise, traffic, and anti-social behaviour.

There is considerable opposition to development of Green Belt land, particularly Williamson Farm. An online petition (www.savecorringham.org.uk) had 2,841 signatures at the end of the period of consultation. This petition opposes **any** development on Green Belt land.

Shops

Responses highlight opposition towards additional take-away outlets that are blamed for the decline in cleanliness within both centres. There is widespread support for a broader retail offer to include more local niche shops. There is concern that car parking is insufficient within the centres and that any increase in population would exacerbate these problems. There is support for improved street furniture and a better maintained town centre environment.

Transport

The vast majority of comments indicate anxiety regarding the infrastructure needed to service London Gateway. Respondents want to know how transport improvements are progressing, and how the final scheme will operate, particularly on the Manor Way. There is support for road improvements provided they are delivered prior to development commencing. Additional comments suggest longer operational hours for bus services to remain active during evenings and Bank Holidays. Furthermore, that improvements are made to the rail stations with better drop off and pick up points.

HOUSING

There is a strong preference for development on Brownfield sites. A petition has been received containing 2,841 signatures, campaigning for **no** development on Green Belt land, particularly on Williamson Farm. Where housing is considered appropriate, i.e. Brownfield land, there is a preference for family-style housing rather than flats. Development should respect the existing community and be carefully planned to withstand flooding.

JOBS

The clear message is that jobs within London Gateway should be for local people, and not “outsiders”. There is a widespread belief that new jobs at London Gateway will not service the local community and, therefore, additional houses are not needed. A limited number of respondents welcome the benefits that an increased footfall could have on the Stanford-Le-Hope and Corringham centres. In addition, responses received highlight that new employment opportunities should be promoted with both urban centres.

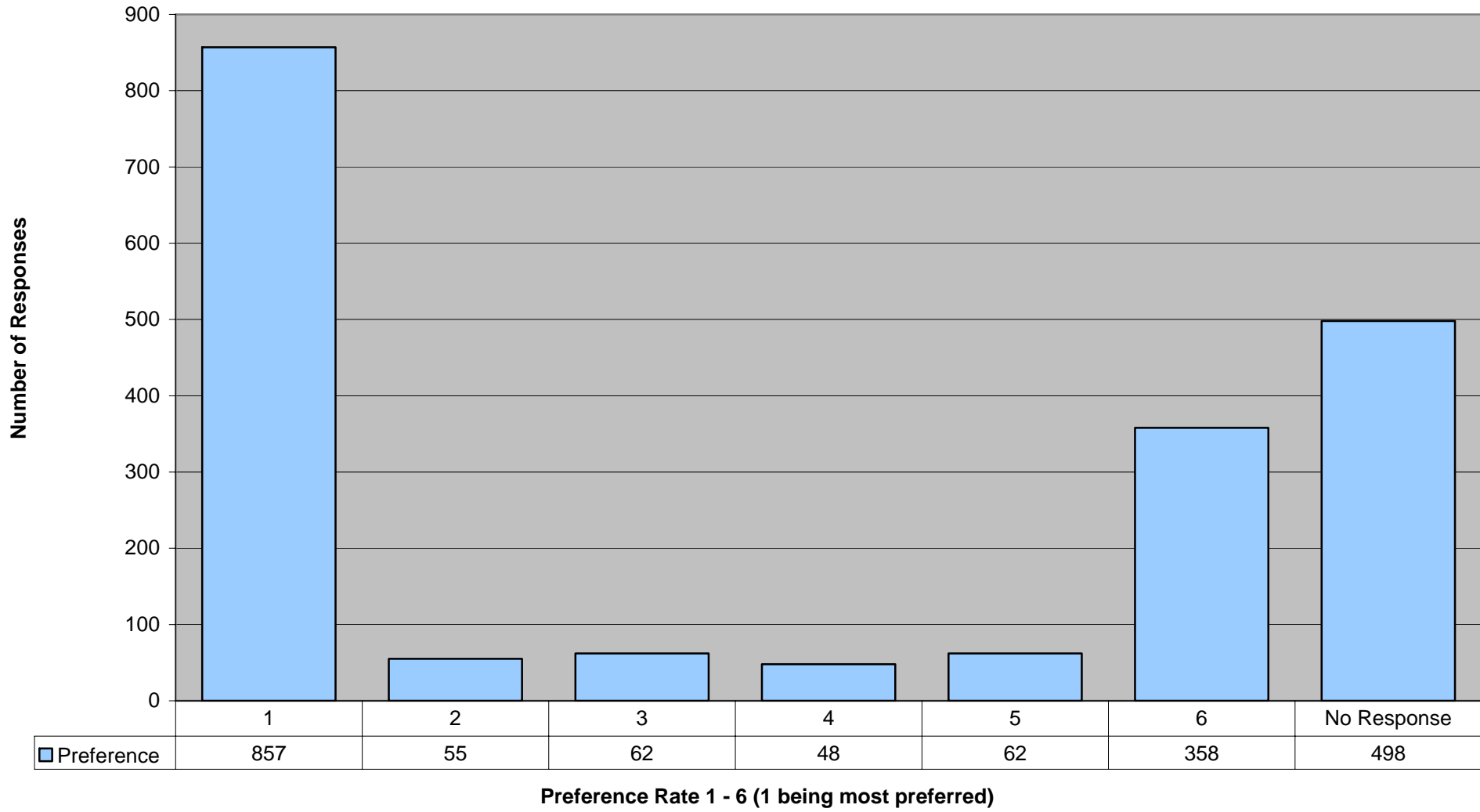
CONCLUSION

The level of response has been high concentrated on a few issues. All questionnaires and additional comments have been analysed and passed to Urban Practitioners, the consultants preparing the Masterplan, for consideration in developing the “Preferred Option”, the final stage for the public consultation.

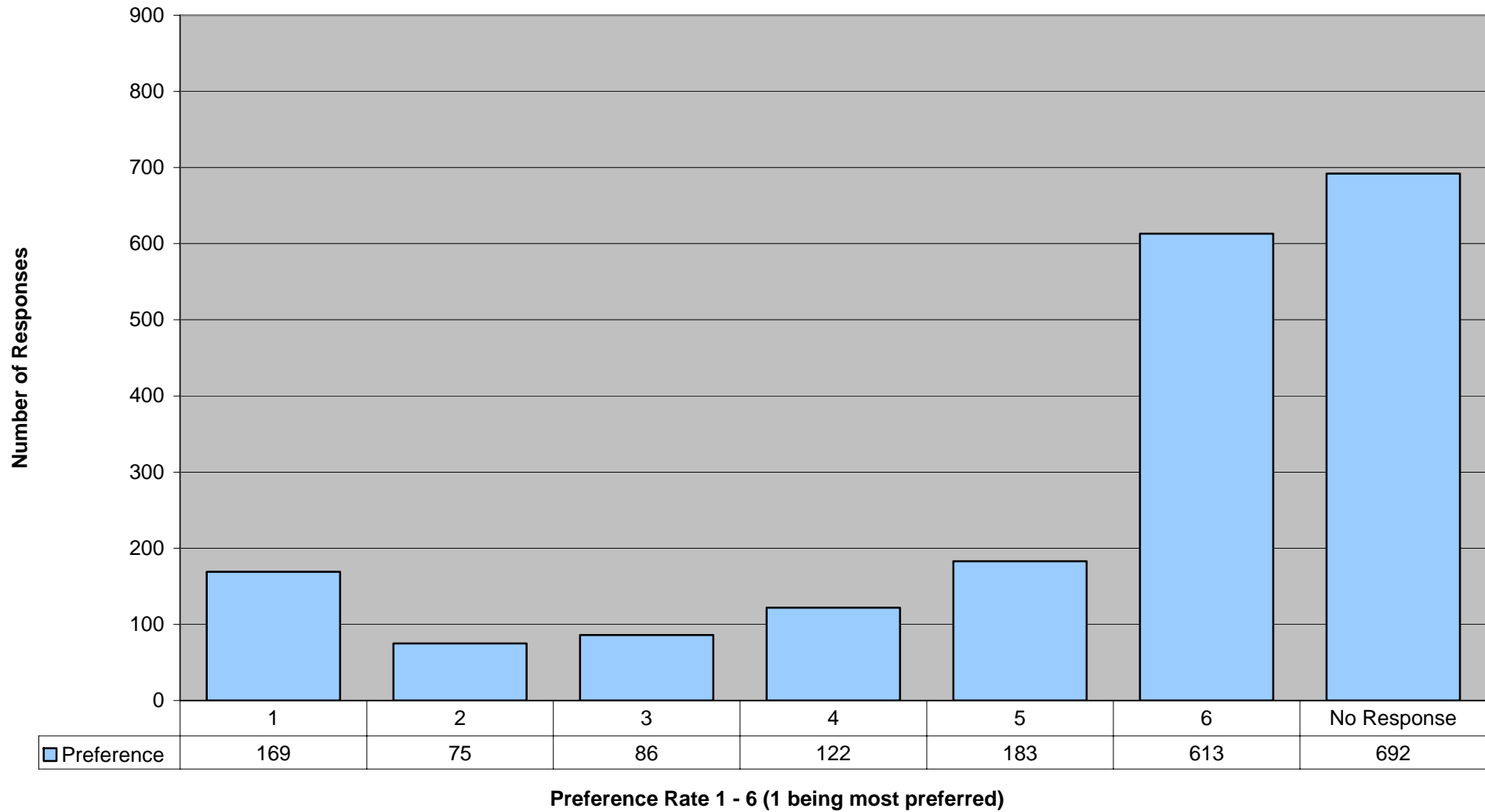
The response indicates considerable opposition to development on Green Belt land, particularly at Williamson Farm. However, opinions relating to any potential redevelopment of Gable Hall School are mixed.

Consultation on the “Preferred Option” of the Masterplan is scheduled for Summer 2008.

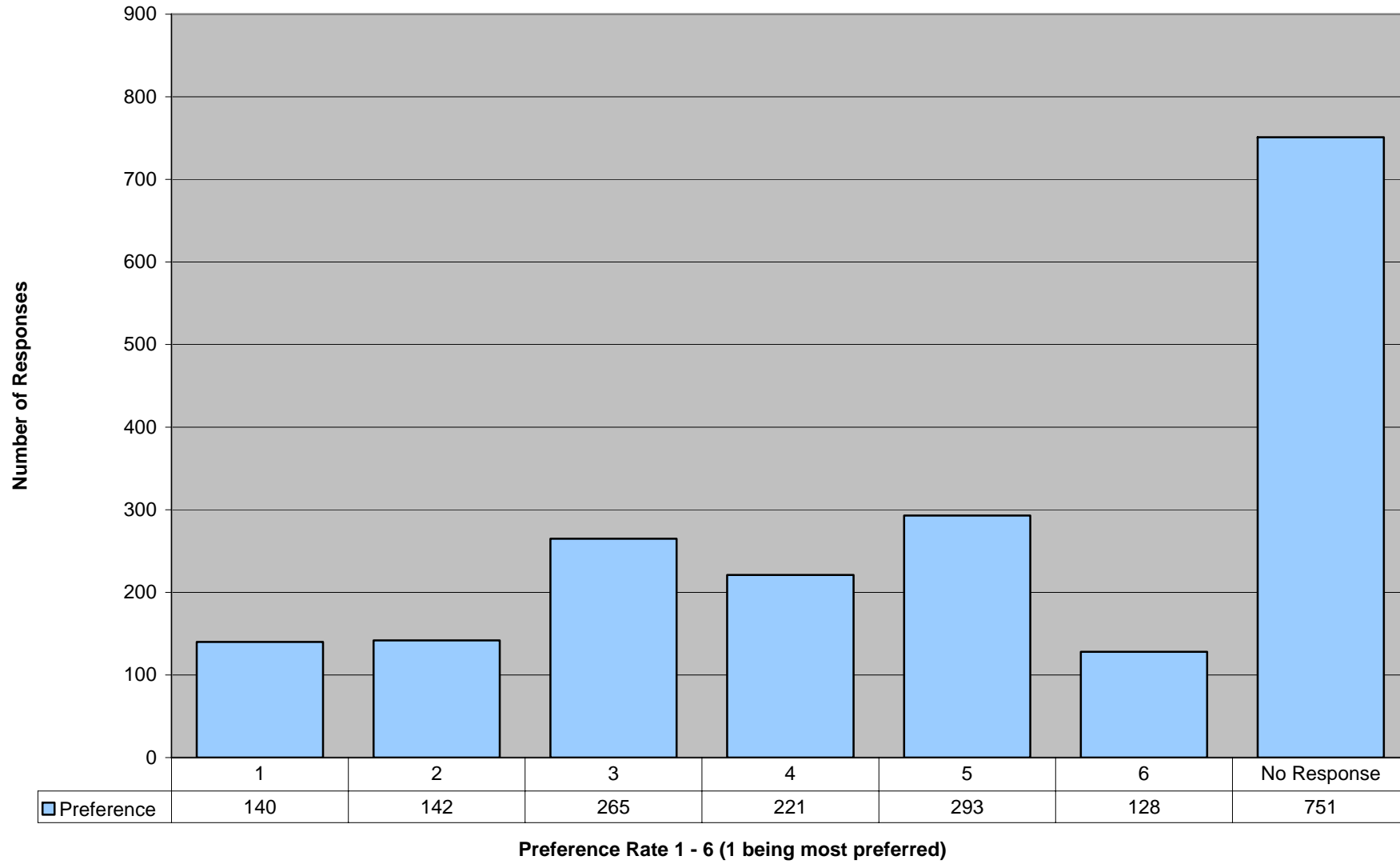
No Further Development



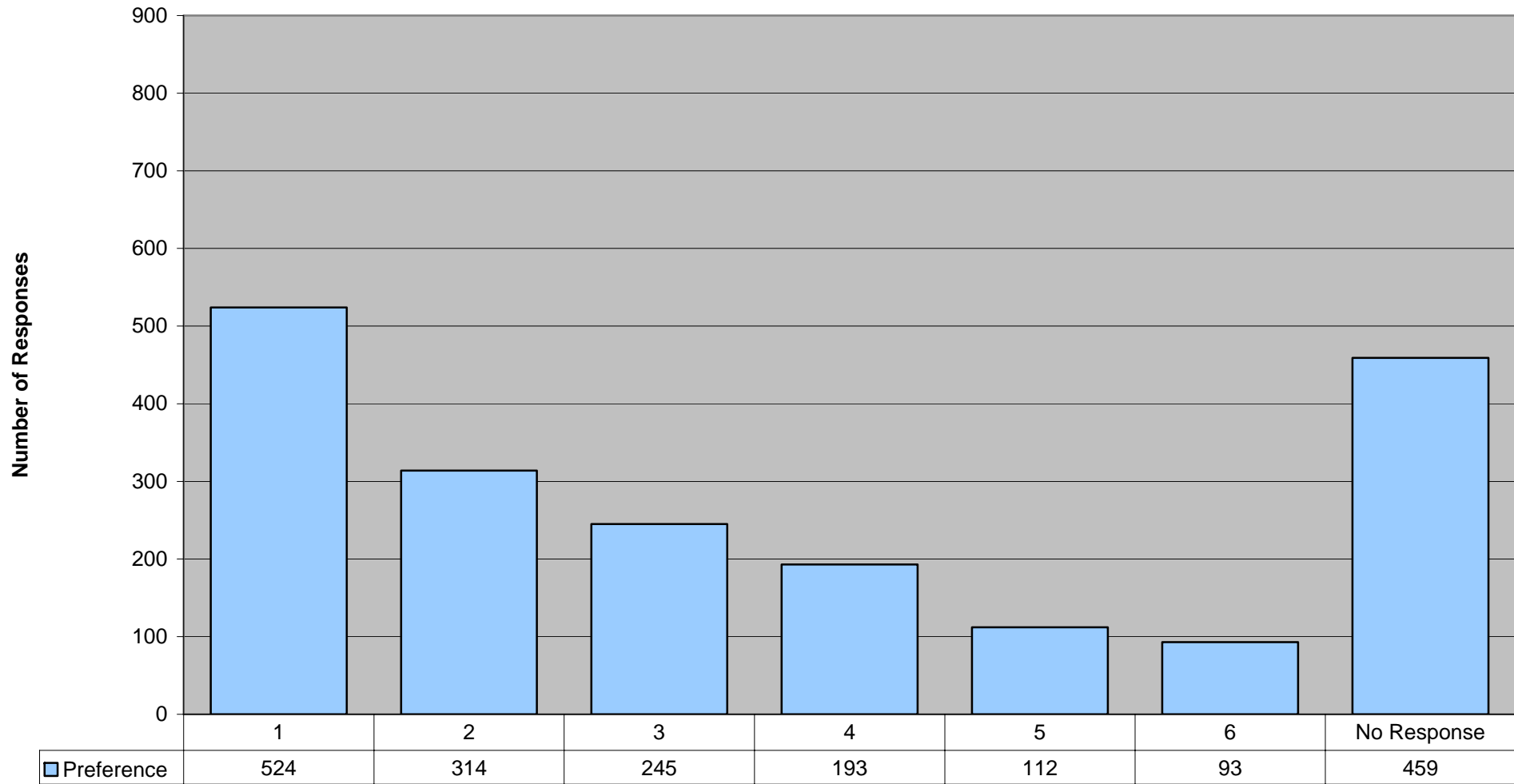
Housing



Skilled Jobs

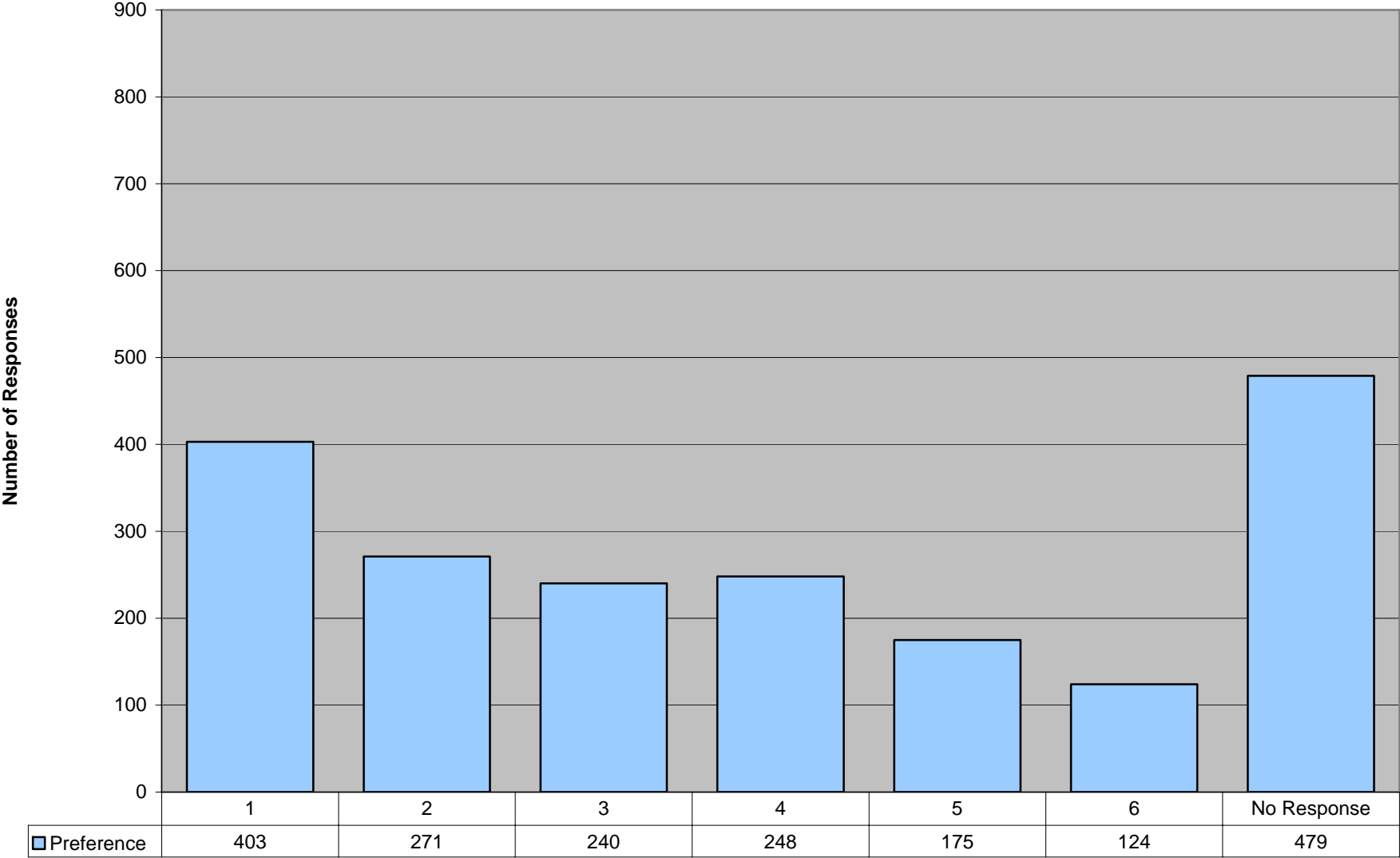


Schools/Health Facilities

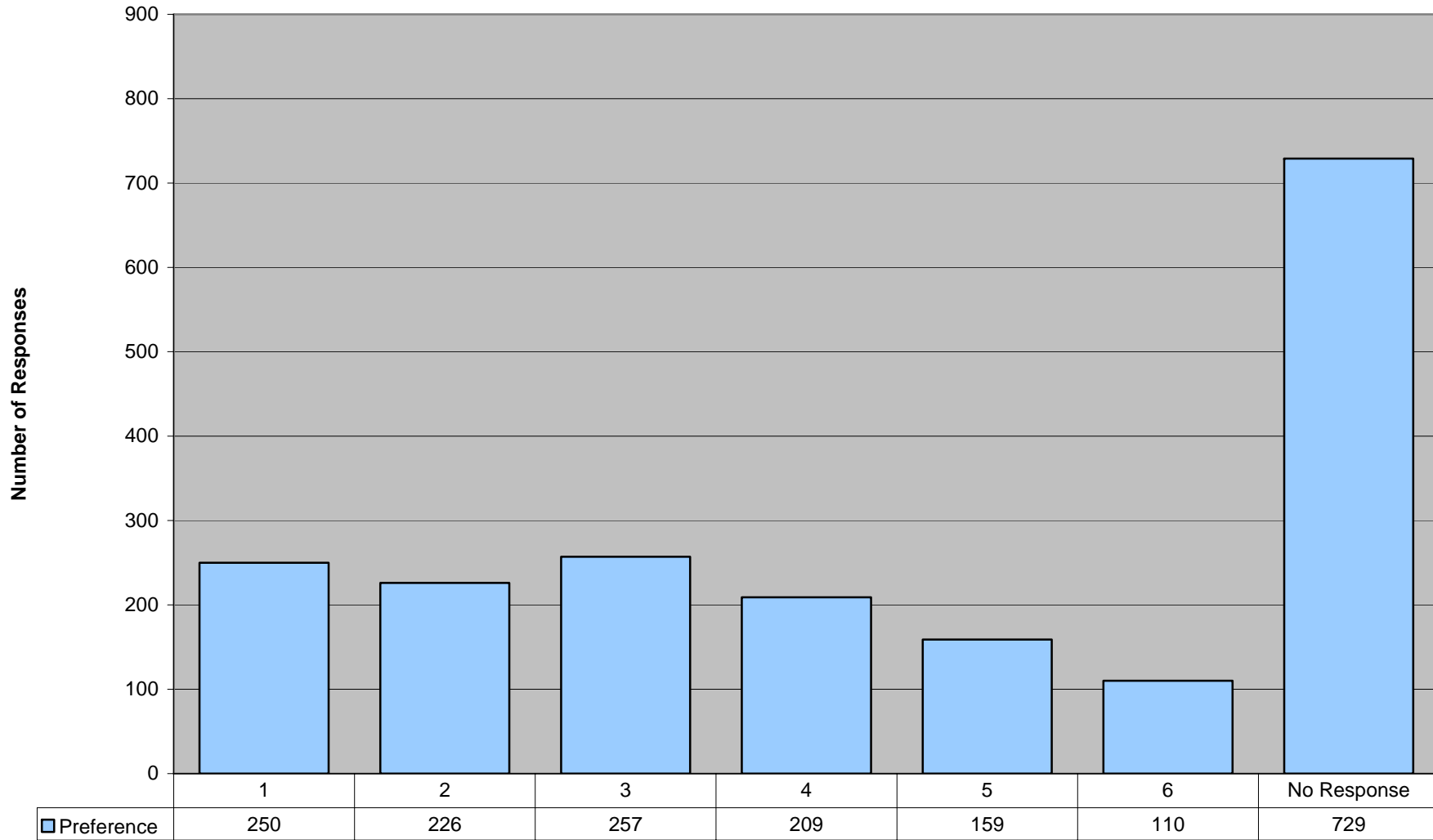


Preference Rate 1 - 6 (1 being most preferred)

Leisure Uses

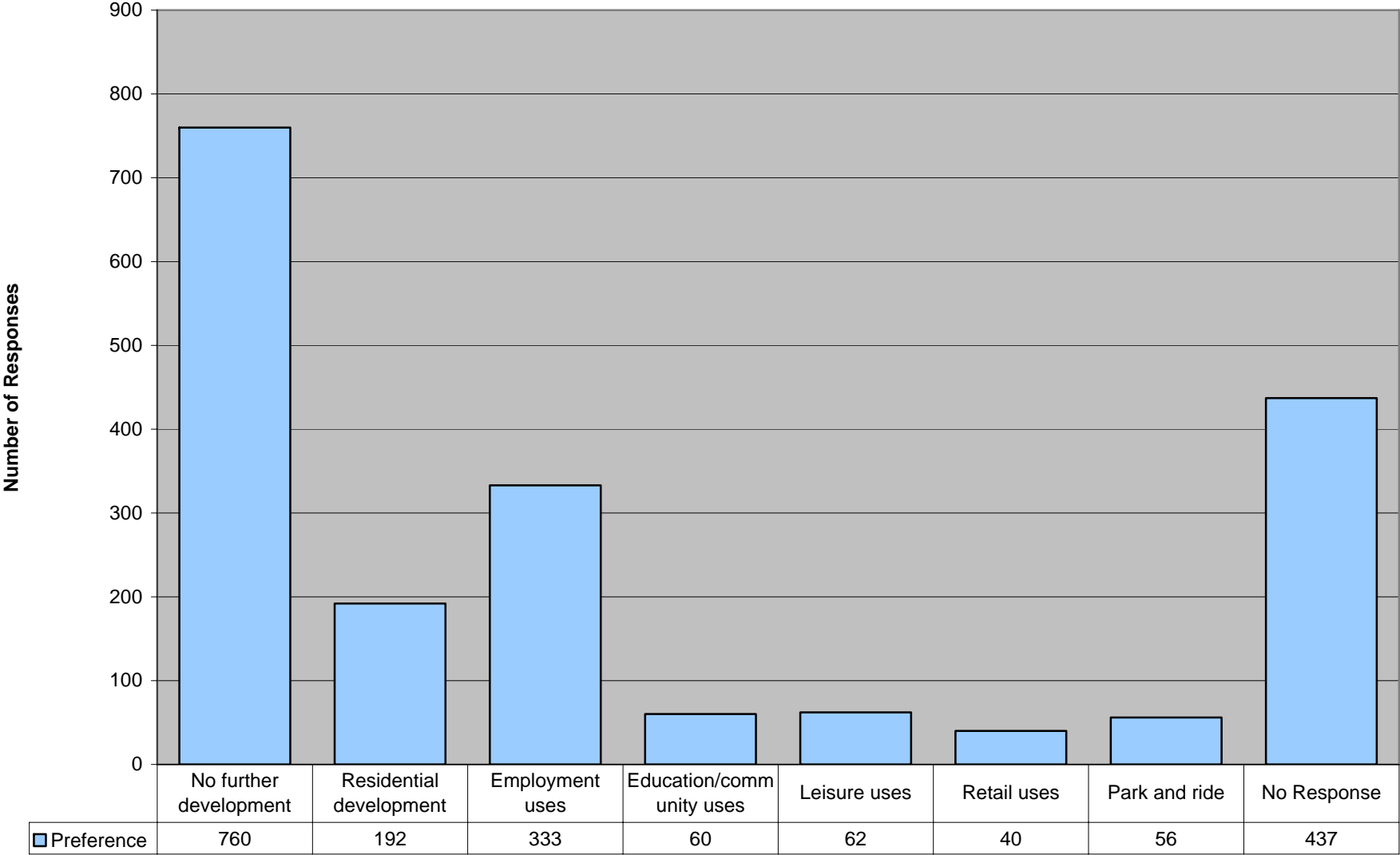


Transport Improvements

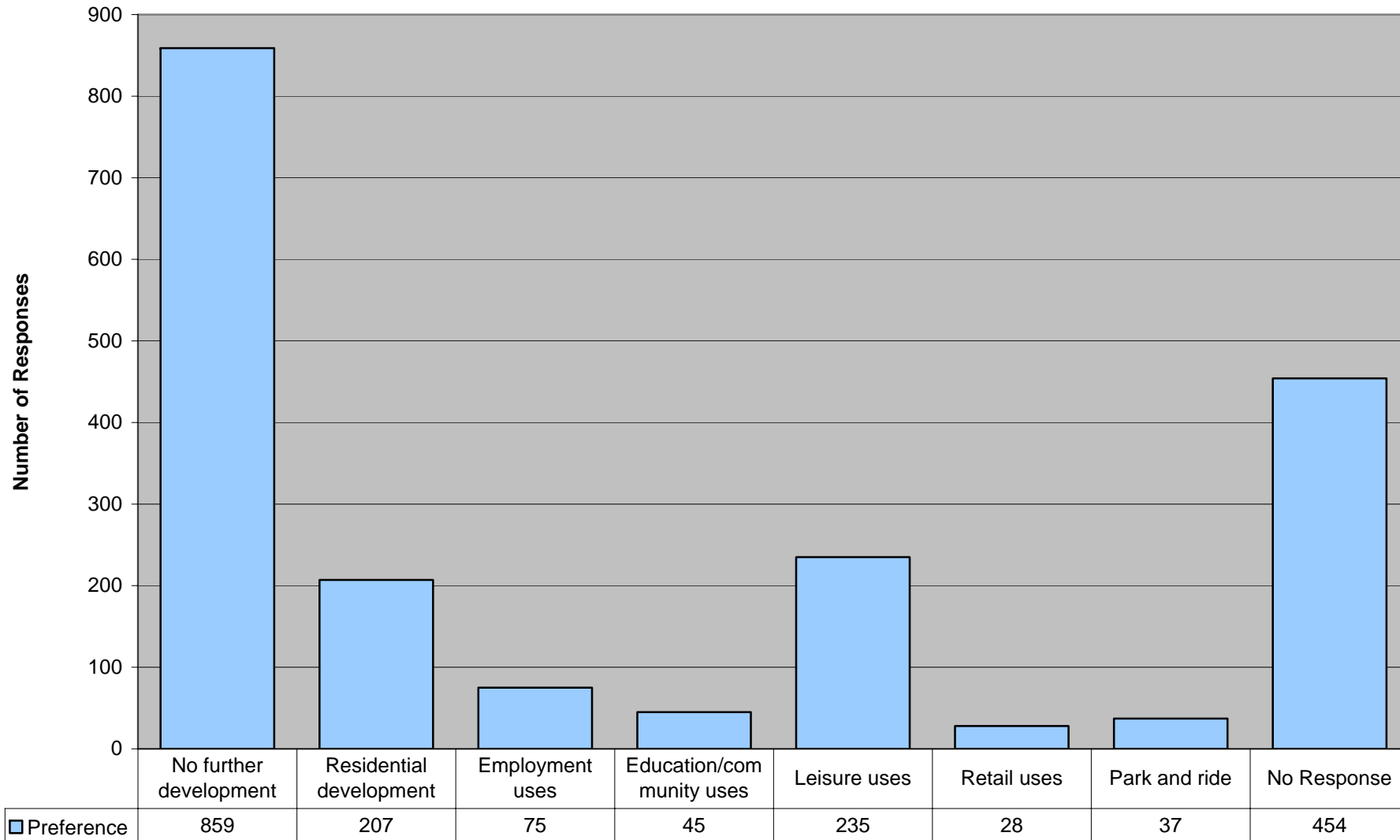


Preference Rate 1 - 6 (1 being most preferred)

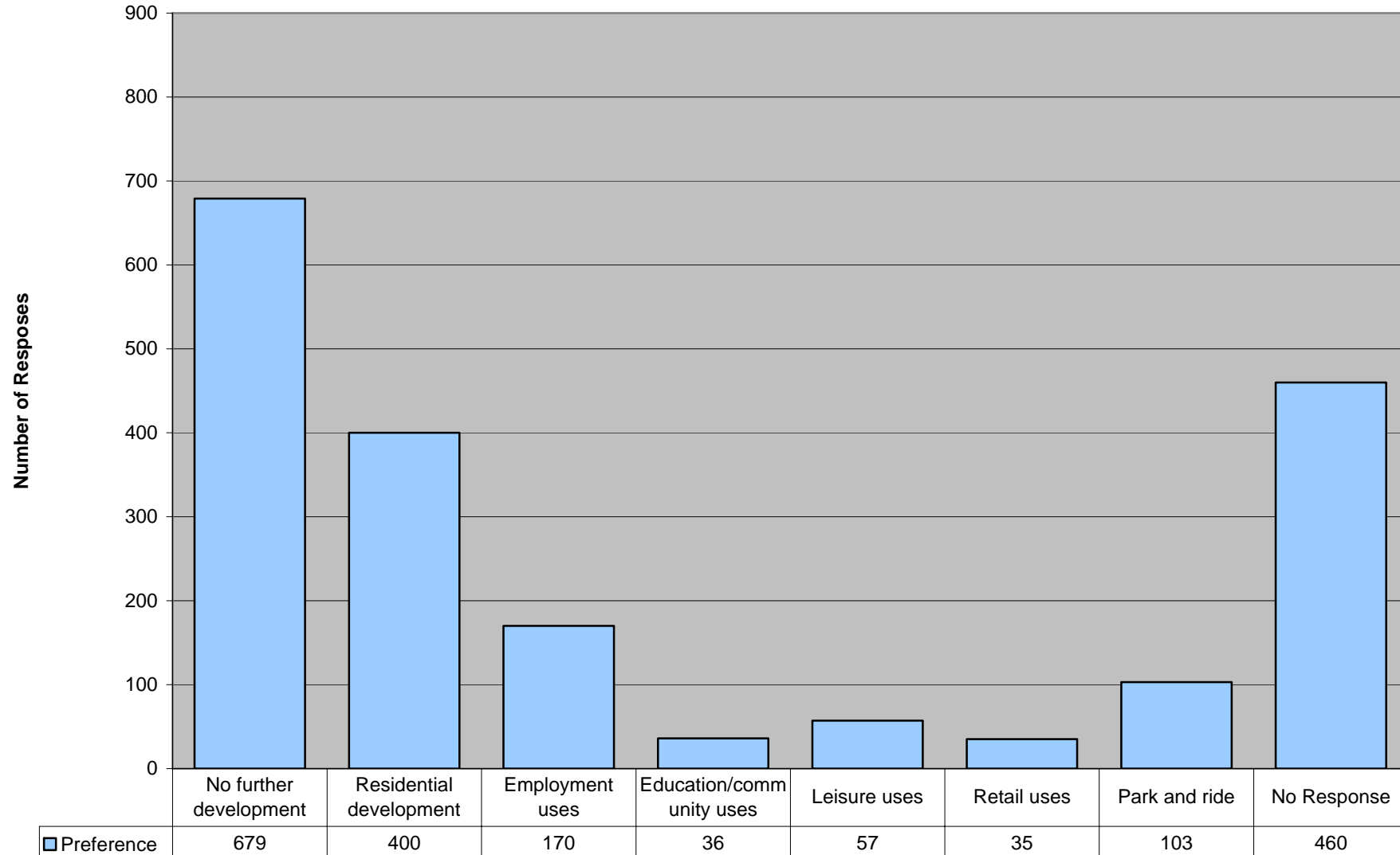
Site 1. Gas Works Site



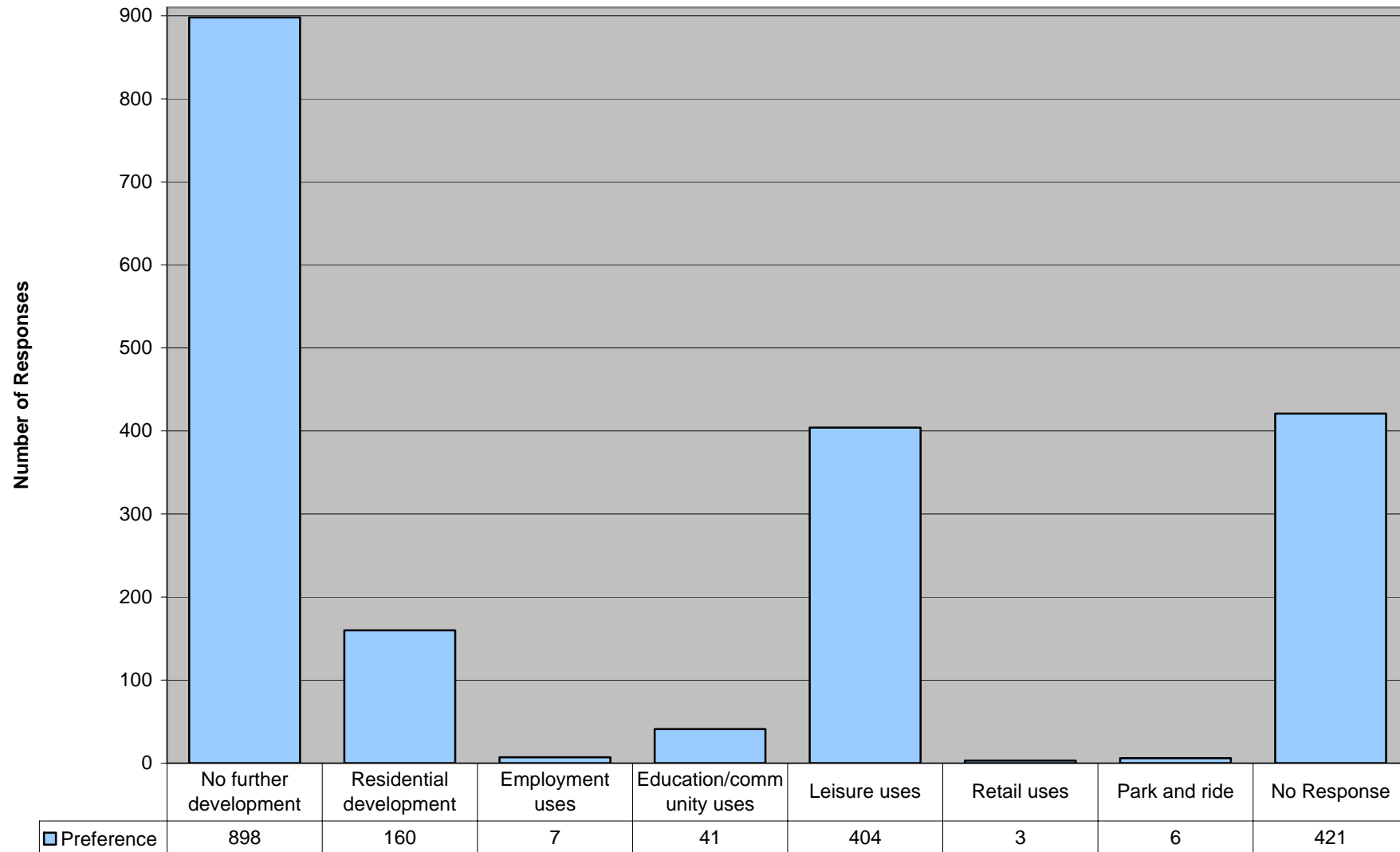
Site 2. Manorway/Railway Land



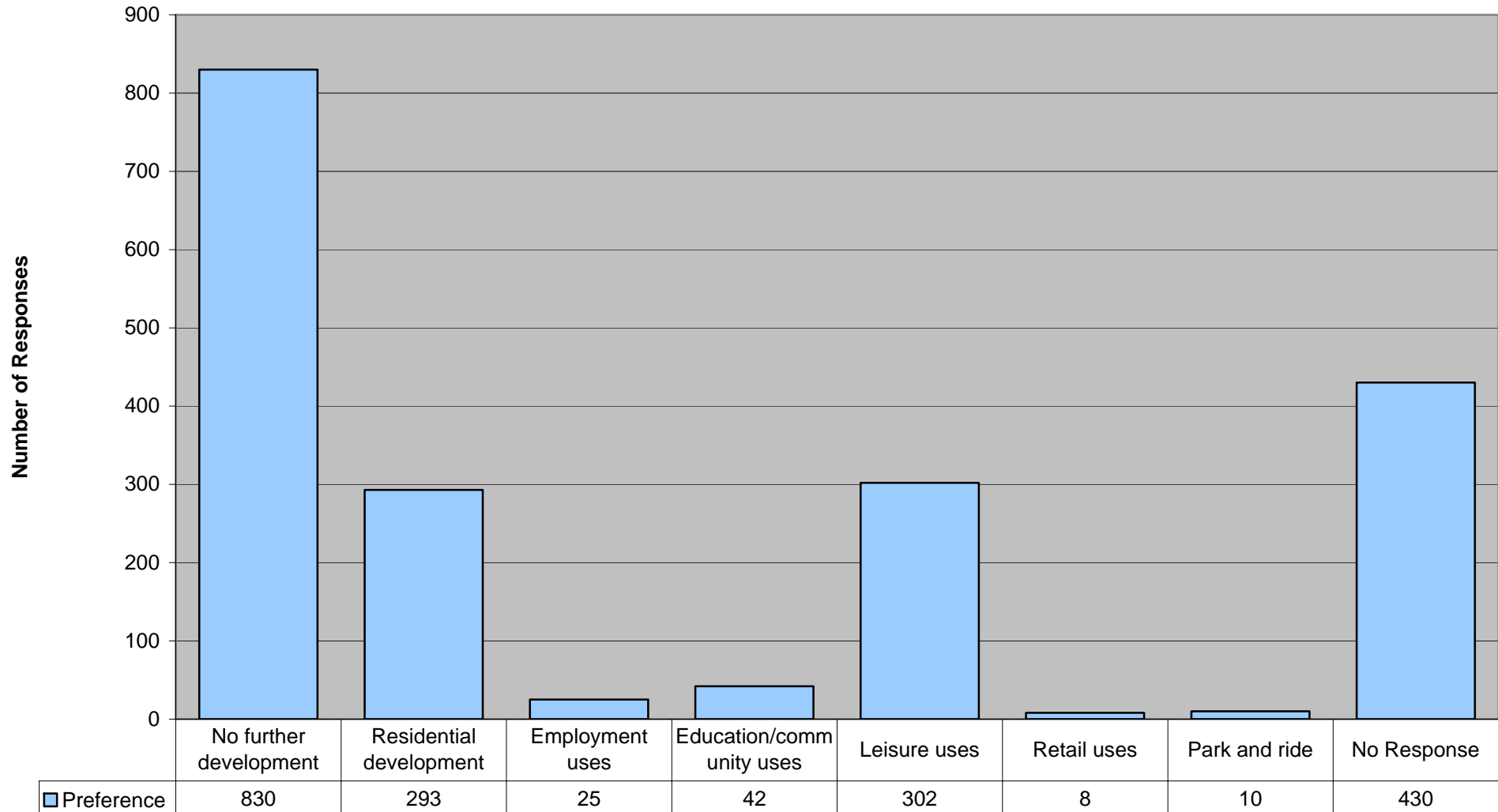
Site 3. Baryta Close



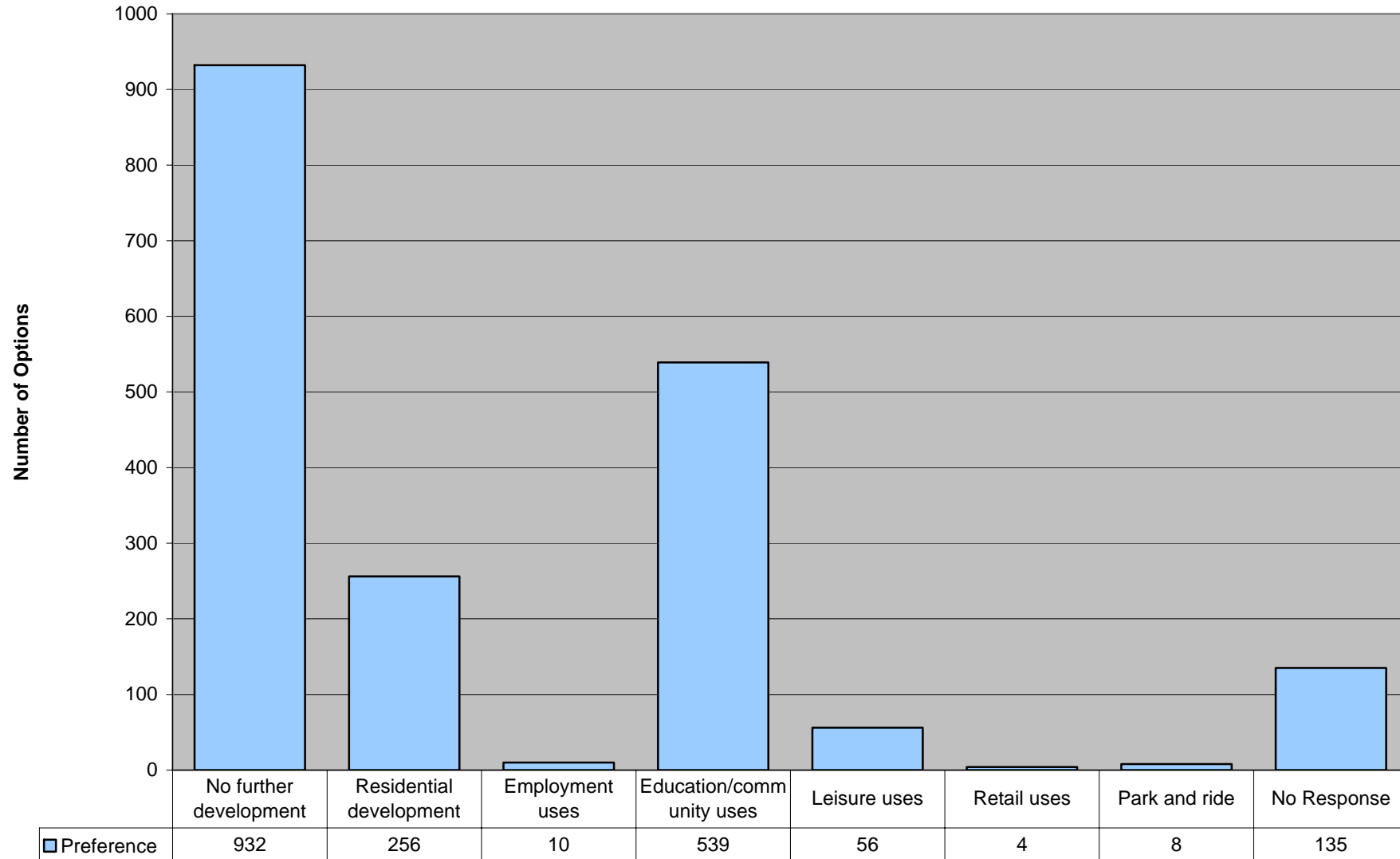
Site 4. Shell Club Playing Fields



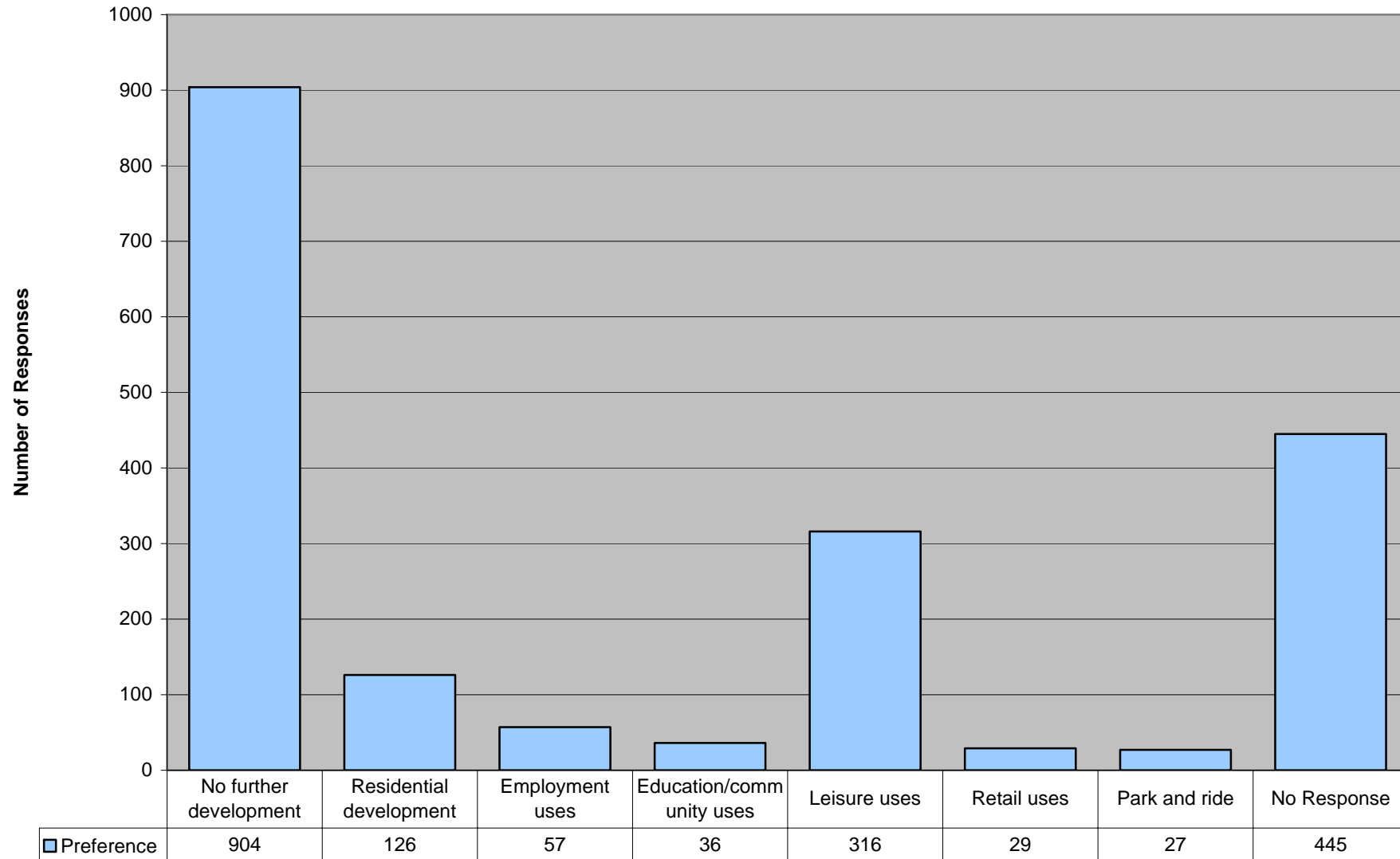
Site 5. East Thurrock Football Club



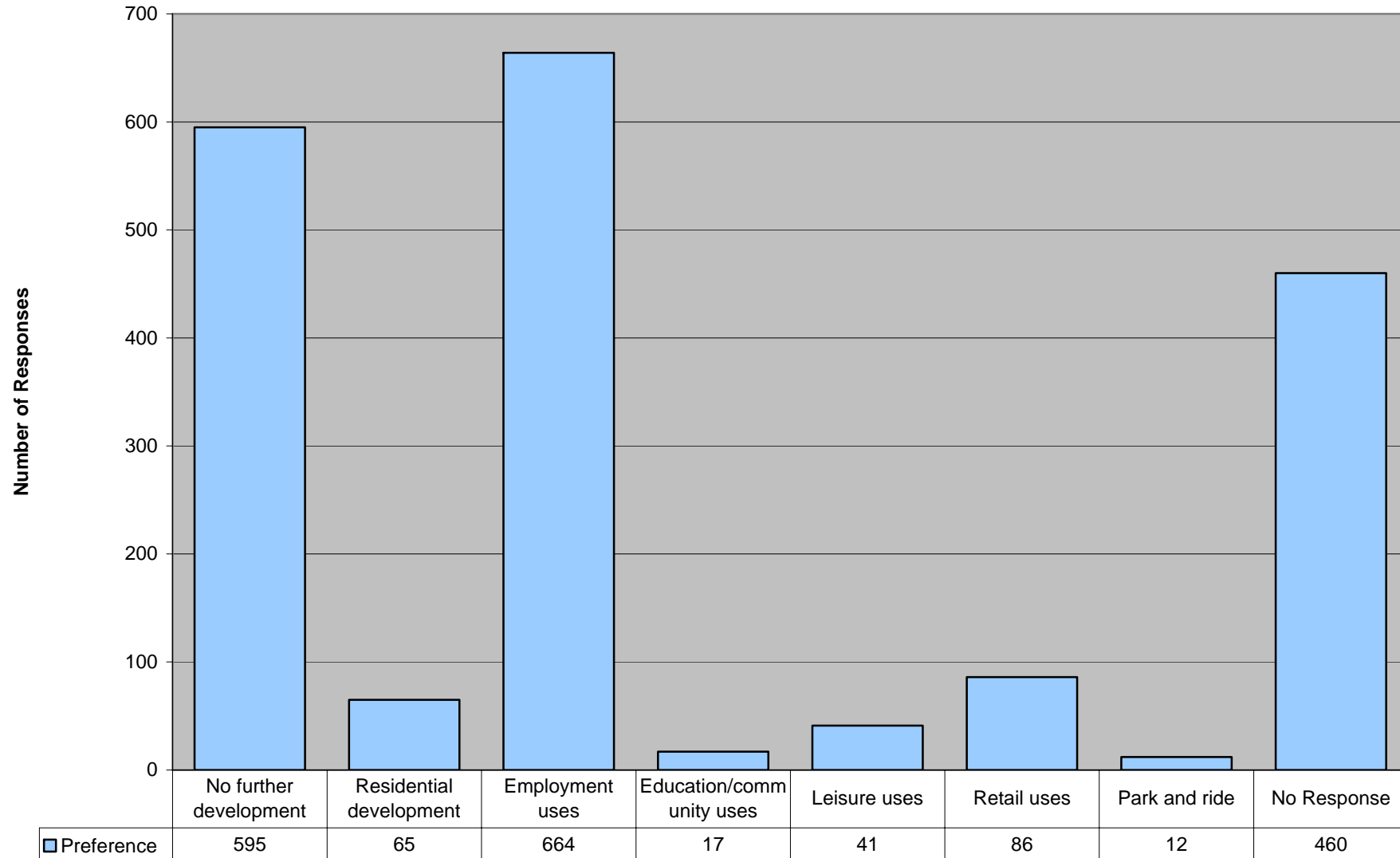
Site 6. Williamson Farm



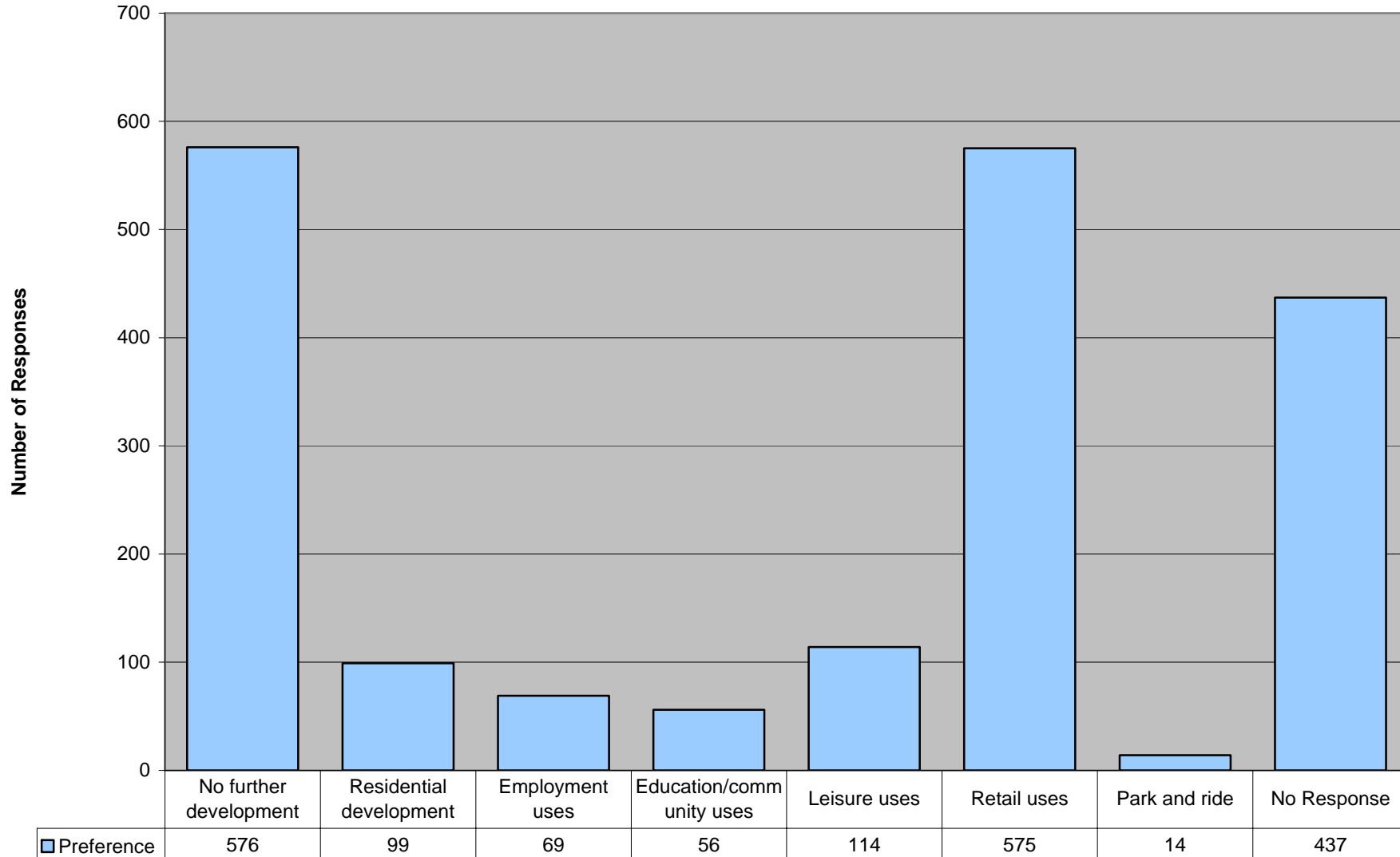
Site 7. Land between Southend Road and A13



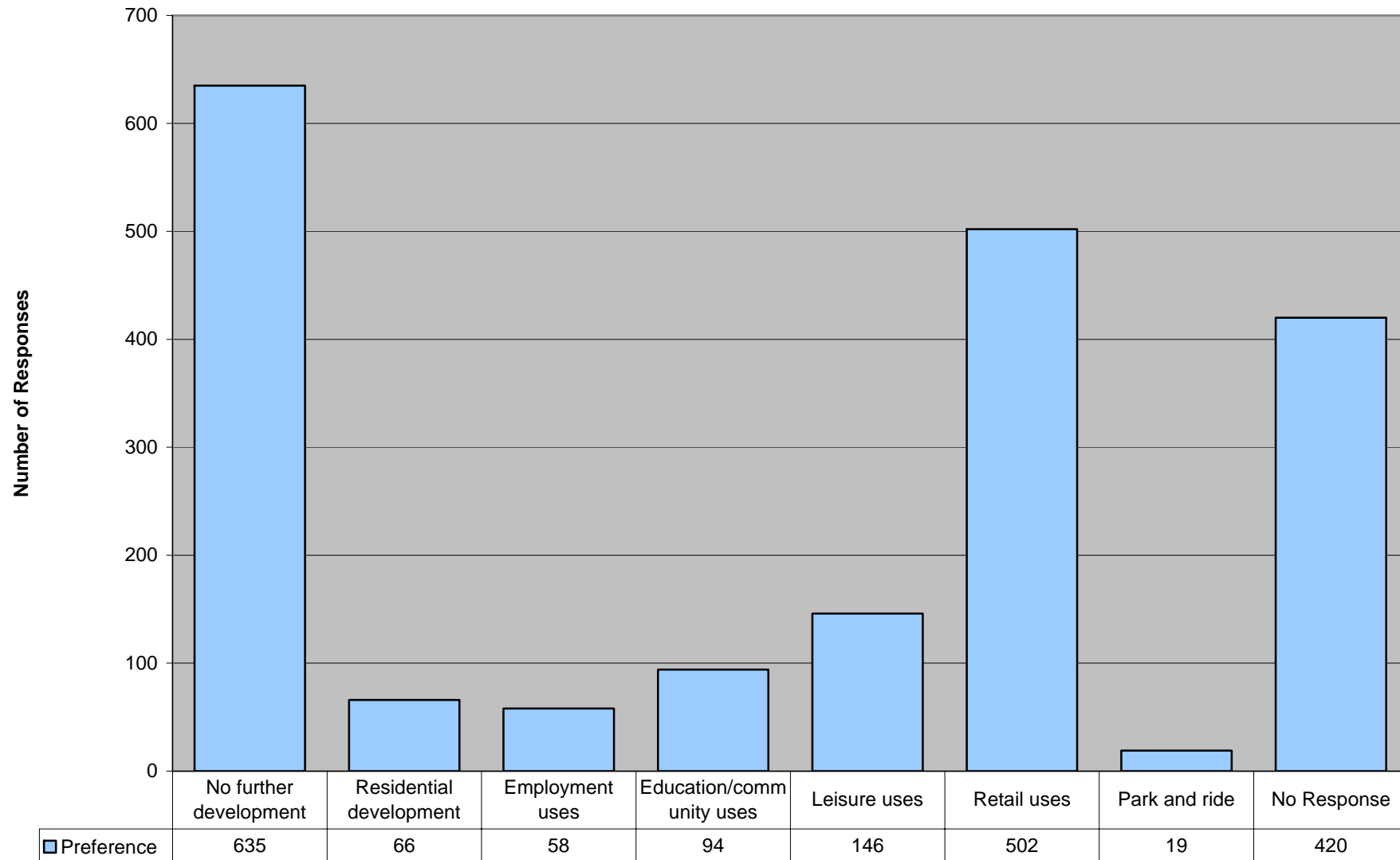
Site 8. Stanhope Industrial Estate



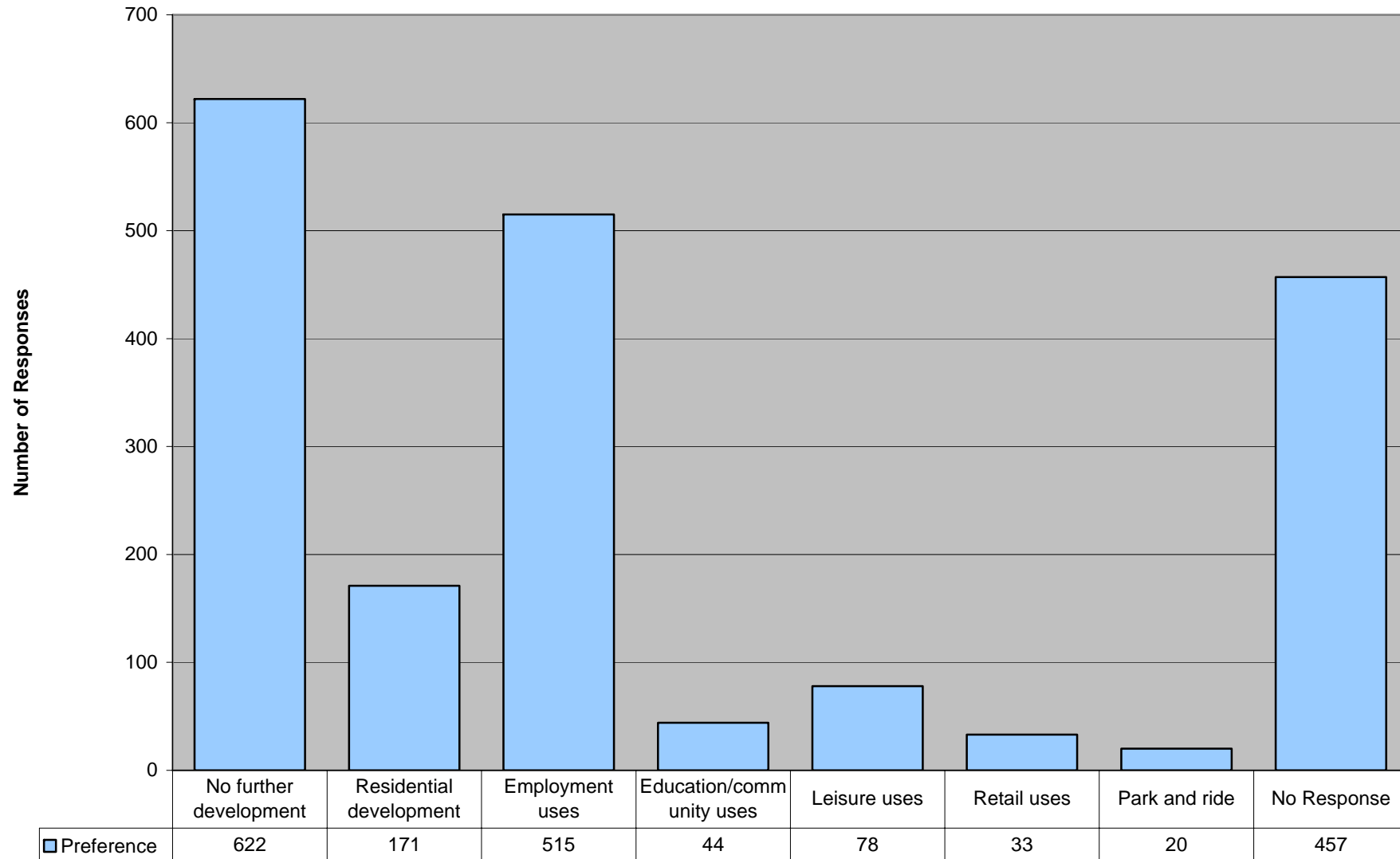
Site 9. Stanford-le-Hope Town Centre



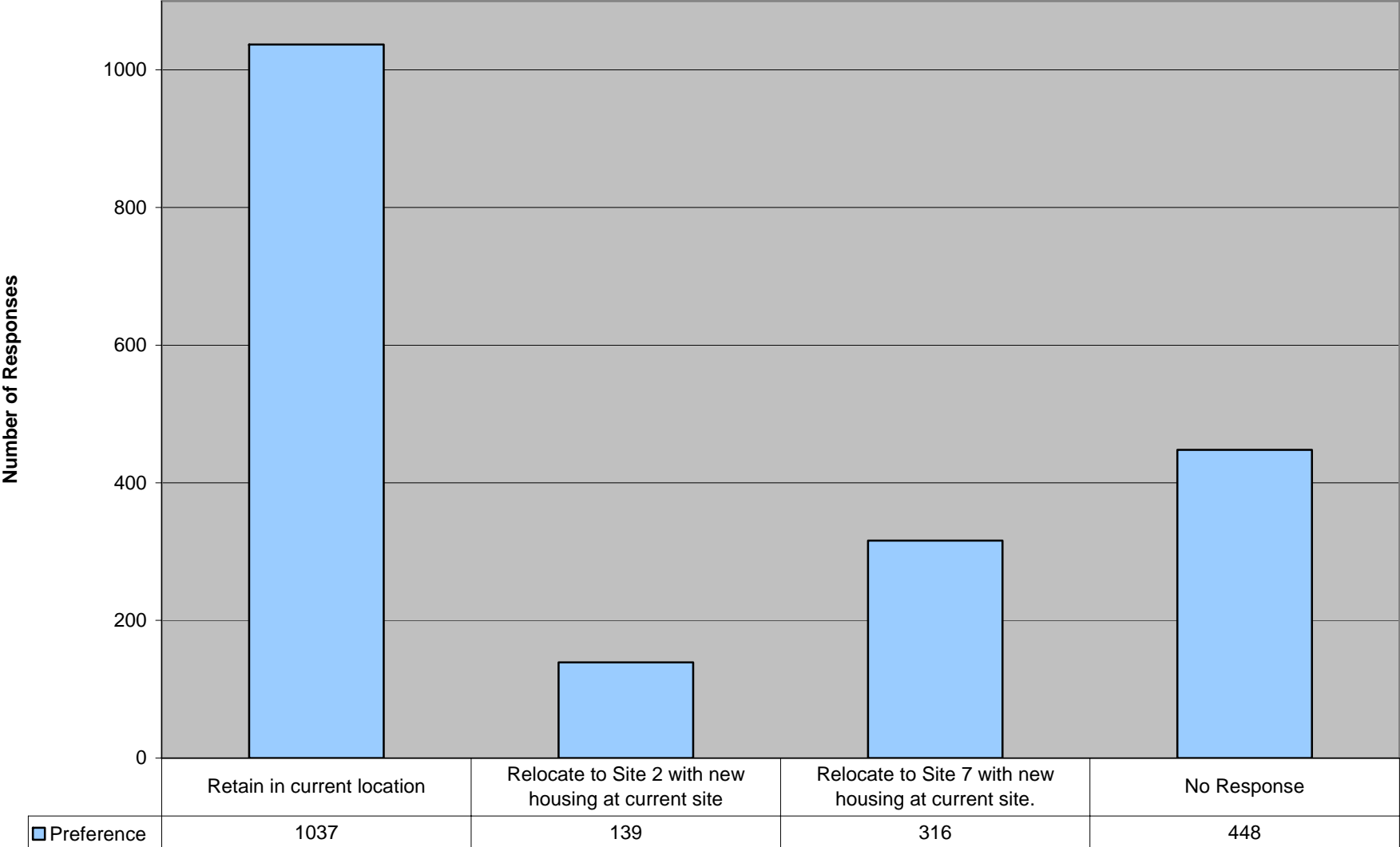
Site 10. Corringham Town Centre



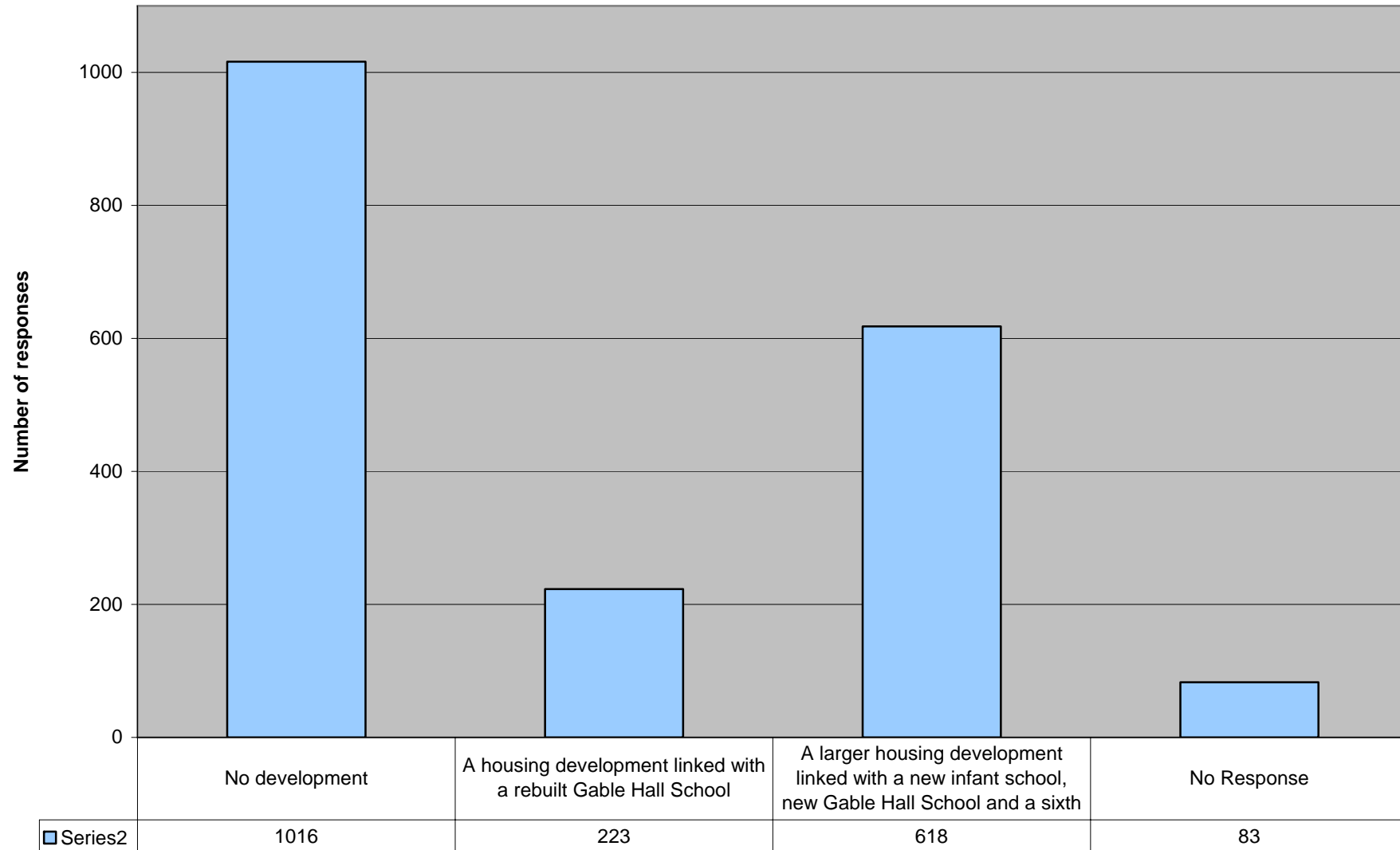
Site 11. Essex and Suffolk Water



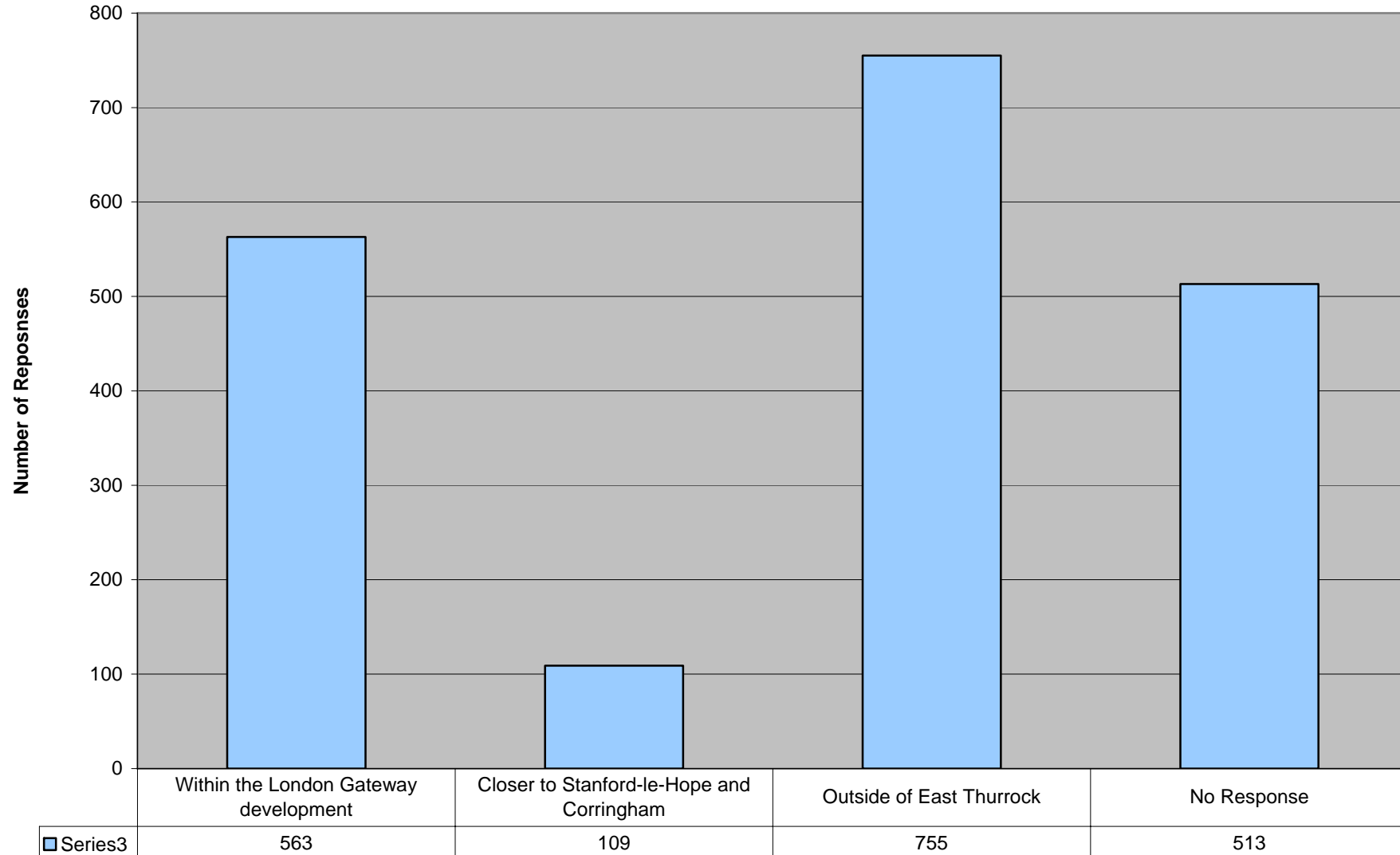
Which of the following options for the East Thurrock Football Club would you prefer?



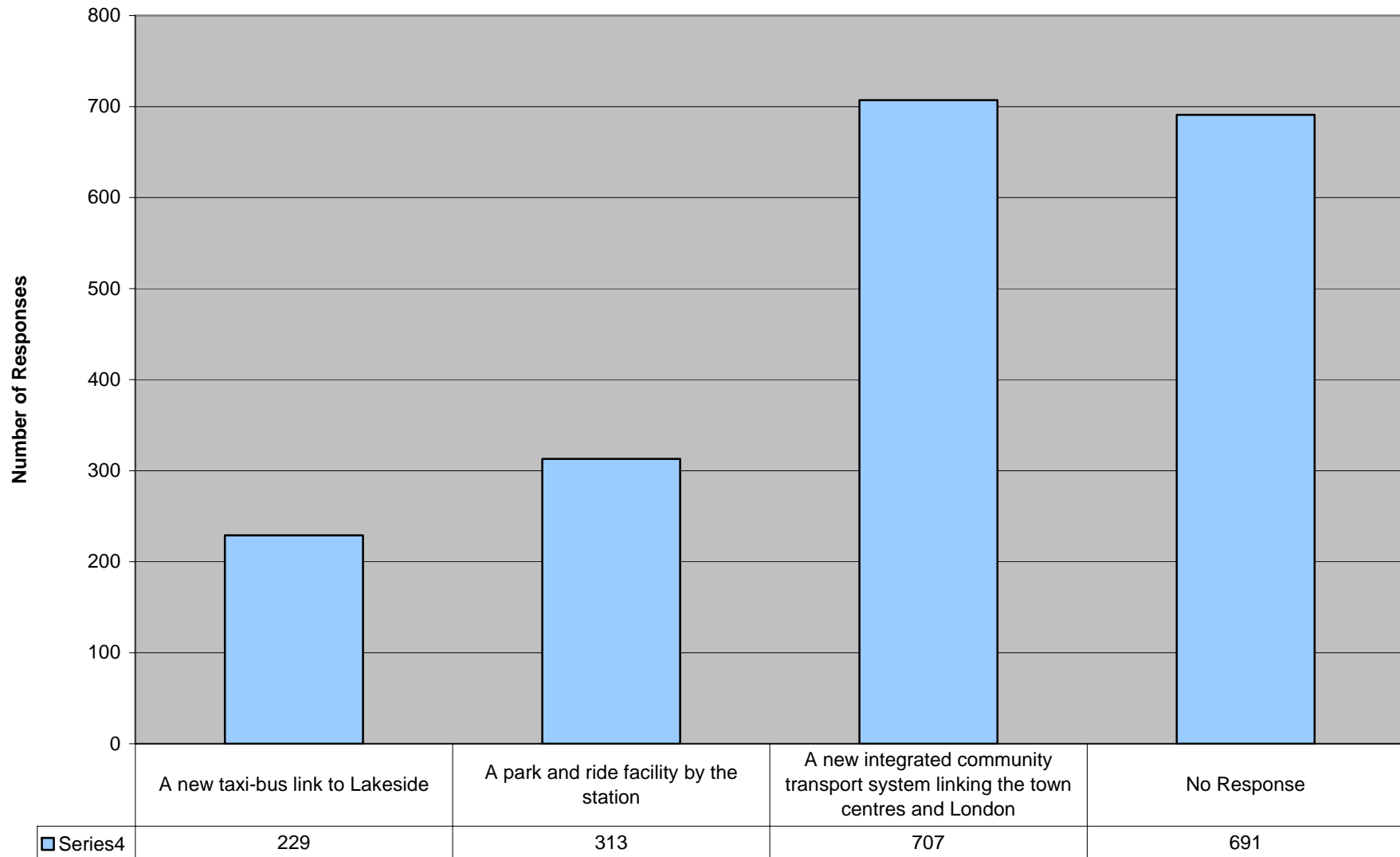
Which of the following options would you prefer for Williamson Farm?



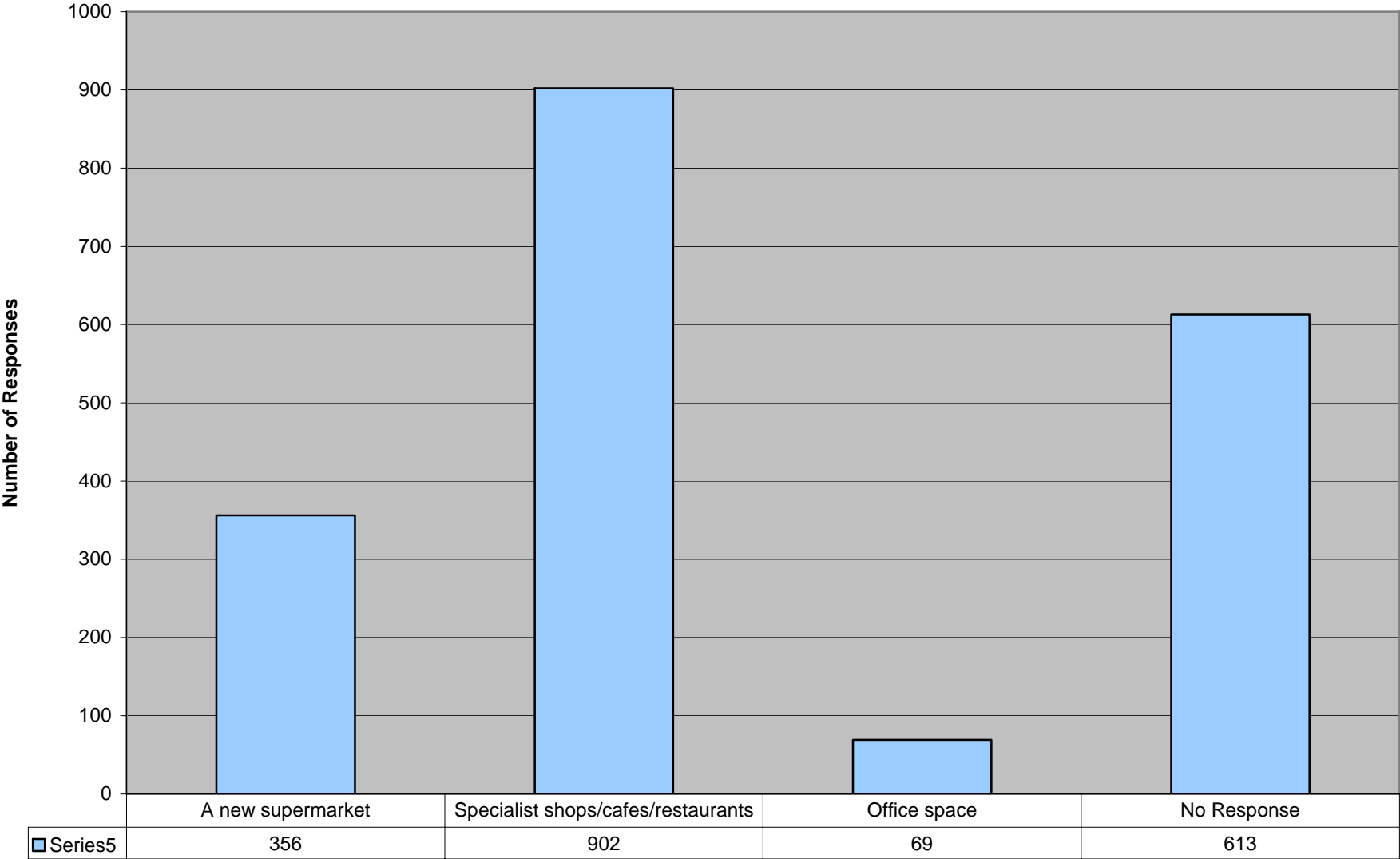
Where do you think the Academy of Logistics and Transport should be located?



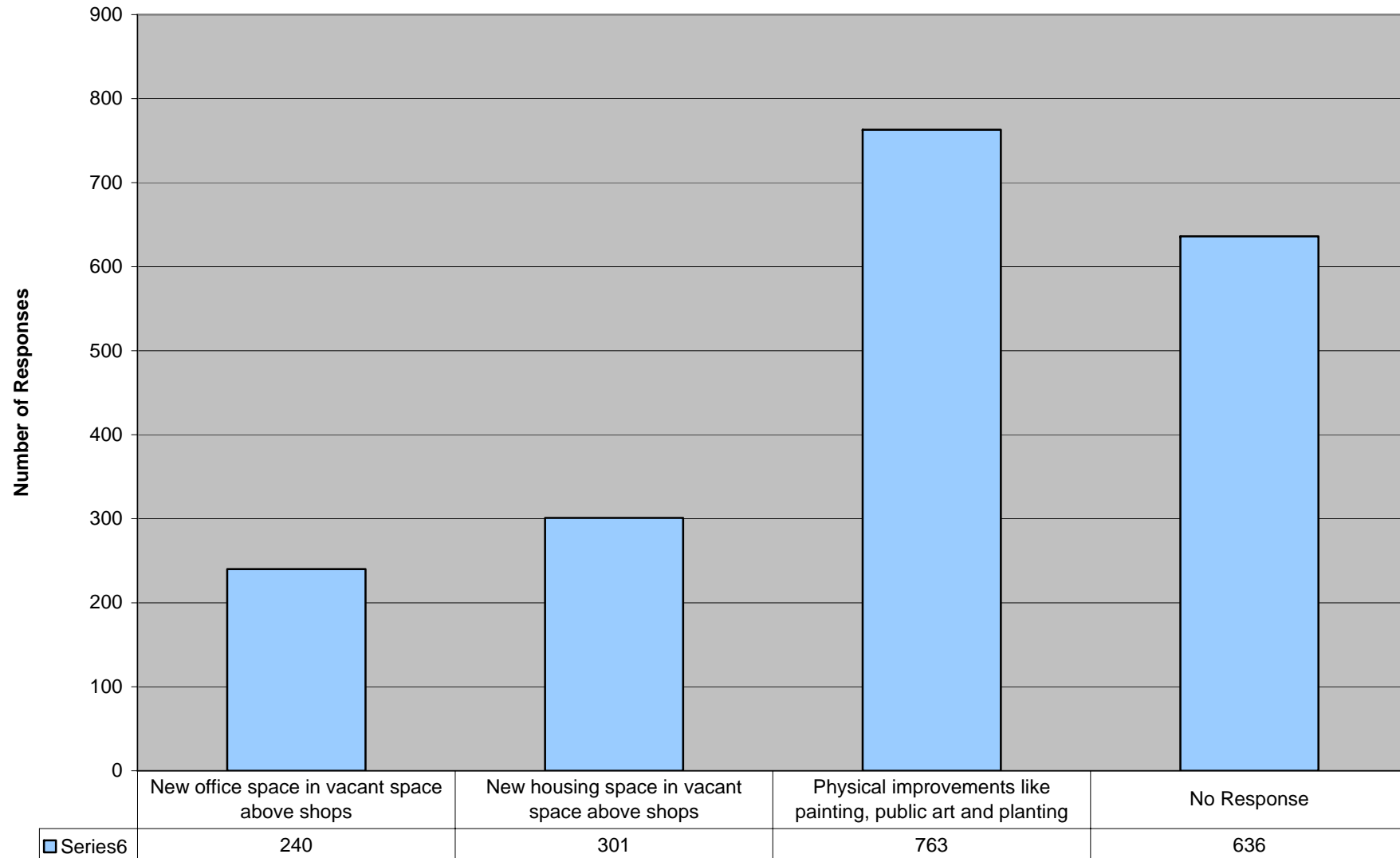
What kind of public transport improvements would you like to see in the area?



What would you prefer to see in Stanford-le-Hope town centre?



What would you prefer to see in Corringham town centre?



Which Masterplan Option do you prefer?

