



**THURROCK THAMES GATEWAY
DEVELOPMENT CORPORATION**

PLANNING COMMITTEE

17 November 2008

Agenda Item 12

**EAST THURROCK MASTERPLAN “PREFERRED OPTION”
REPORT ON PUBLIC CONSULTATION**

1. INTRODUCTION

- 1.1. The East Thurrock Masterplan covers the areas of Stanford-le-Hope, Corringham and Fobbing. The Masterplan is being produced by Urban Practitioners and will provide a framework for development up to 2021.
- 1.2. In September 2008, the Development Corporation began a 6-week period of public consultation, inviting comments from residents, businesses and key stakeholders by 3rd November 2008. This included a 2-week staffed exhibition, which visited Stanford-le-Hope and Corringham. This is the second period of public consultation. The previous round took place from 14th January until 25th February 2008 on “Issues and Options”.
- 1.3. Approximately, 1,114 questionnaires have been received, collated, examined and summarised. More detailed responses have been received from stakeholders, and are still being assessed. This report extracts the key points.
- 1.4. In order to engage fully with residents and businesses the Development Corporation provided:
 - 12,058 information booklets, with detachable FREEPOST questionnaires posted to all registered addresses within the Masterplan boundary.
 - A 2-week exhibition with staff from both the Development Corporation and Urban Practitioners in attendance, open weekdays, evenings and weekends.
 - A ½ page colour advertisement consecutively placed in the Thurrock Gazette.
 - Posters in key areas of congregation, including schools, doctor surgeries and local shops.
 - A dedicated project website (www.eastthurrock.org.uk), with downloadable literature and the facility to complete questionnaires online.
 - An advance preview meeting of the Masterplan for Ward Councillors.

- Notification letters of the Masterplan exhibition and invitation to comment sent to stakeholders, including all statutory stakeholders.
- Day-to-day enquires taken after closure of the exhibition dealt with by telephone and email.
- A free translation service for non-English speaking residents.

2. REPRESENTATIONS RECEIVED

Thurrock Council (Representation verbatim)

- 2.1. Thurrock Council have provided the Development Corporation with its Cabinet Report, however, this reflects officer opinion and has not been approved by Cabinet. The Council have instructed the Development Corporation that further representations will be expected on the **13th November 2008** detailing the resolution of Thurrock Council. In the interim, they have recommended that Cabinet:
 - Supports the general principle guiding the proposed Master Plan but expresses reservations concerning elements of specific proposals put forward.
 - Raises concern that some of the specific proposals are not in conformity with the Council's emerging Local Development Framework including the Preferred Options Core Strategy.
 - Raises concern that several of the site specific proposals are not in conformity with the published Preferred Option Core Strategy and Site Allocations DPD.
- 2.2. In general terms the overall approach and themes in the Master Plan are reasonable and support the Council's objectives as set out in emerging LDF documents and other Council strategies. However there are some concerns regarding certain site specific proposals and lack of robust evidence for some identified schemes.
- 2.3. Any future Council support for the proposals in the Master Plan should therefore be subject to the requirement for further consideration when the Master Plan progresses beyond the current stage and more information concerning substance and implementation is available. The Council should seek to attempt further alignment between the Master Plan and the Council's own LDF documents including relevant evidence base information.
- 2.4. The Master Plan proposes manufacturing at the Former Gasworks site. The Preferred Options Site Specific Allocations Development Plan Document designates this site as a Reasonable Alternative for housing development. Employment was not deemed an appropriate use for this site within the Preferred Options Site Specific Allocations Development Plan Document and in particular impact on residential amenity and access onto the local road network.
- 2.5. The Master Plan proposes new light industry at the Essex and Suffolk Water site, whilst the Preferred Options Sites Specific Allocations Development Plan Document designates the land as a Major Developed Site in the Green Belt (MRA5) or mixed use site. The Council therefore would support employment development on this site. However, the site is also recognised for its Local Wildlife importance, therefore the Council strongly recommends that any future development on this site adopts a biodiversity-led approach.

- 2.6. The Master Plan highlights a site for the Logistics and Transport Academy. The Council highlights in the Preferred Options Core Strategy policy CSSP2 – Sustainable Employment Growth that a Business and Logistics Park should be located within London Gateway. It is therefore concluded that the Council supports the allocation of this site and logistics academy highlighted in the Development Strategy map.
- 2.7. The Council supports the inclusion of the London Gateway Port within the Master Plan, as the development of the port seeks to enhance existing and future employment opportunities. Furthermore the Port contributes highly to the regional indicative employment targets outlined in the East of England Plan.
- 2.8. The Council supports retention of the Stanhope Industrial Estate for employment purposes and principle of new road access to support development.
- 2.9. The Master Plan proposes new shops and a mid-sized foodstore within Stanford-Le-Hope Town Centre. Thurrock's Preferred Options Core Strategy outlines in policy CSTP8 – Retail and Town Centres Network that within Stanford-Le-Hope additional retail space of a small scale and a potential supermarket would be appropriate. It is therefore concluded that the Council supports the Master Plan proposals for retail provision within Stanford-Le-Hope town centre.
- 2.10. The Master Plan seeks to enhance the health provision within Thurrock by facilitating the delivery of the following new sites:
 - Extended Hassengate Health Care Centre;
 - New Health Care Facility at the Sorrels within Corringham. The Council has at this stage not identified any further health facility sites within East Thurrock. However, the Council will liaise with the Primary Care Trust and TTGDC with regard to the delivery of future health care provision within East Thurrock and throughout the Borough.
- 2.11. The Master Plan indicates the development of a new sixth form college. The Council's emerging Schools Strategy takes account of the current proposal from Gable Hall School to develop a collaborative School Sixth Form with Hassenbrook and St.Clere's Schools and the Council is awaiting capital plans from the schools to deliver the necessary building works. The Borough is already well served by a high quality Sixth Form College at Palmer's and does not therefore support the development of another one in East Thurrock.
- 2.12. The Council supports the proposed provision of a 5-aside football pitch and playground at the Manorway site as the Sports and Recreational Strategy (2008) highlights a need to increase provision within Stanford, Corringham and East Thurrock.
- 2.13. The Council recommends that the Master Plan include reference to Gable Hall School. The Council's Preferred Options Core Strategy (policy CSTP14 – Education and Learning) and Site Specific Allocations Development Plan Document propose to re-build Gable Hall School on site ED9 near Southend Road, whilst the Master Plan proposes housing and sixth form college on this site.
- 2.14. The Council welcomes the emphasis in the Master Plan on creating walking and cycling links. Apart from this the Master Plan does not propose anything new in transport terms that

are not already committed. However the Council would be keen to see detailed evidence that transport impacts arising from the proposed developments in the Master Plan can be sustained by the existing transport network.

- 2.15. There are a number of detailed transportation issues identified relating, for example, to cycle links and infrastructure provision. These will be forwarded to TTGDC under separate cover.
- 2.16. This plan has much to recommend it in terms of open space and no objection is raised to the thrust of the plan. However there are a few areas where opportunities may have been missed:
 - 1) A new access road is running to the development from Sorrel's roundabout running parallel to Rainbow Lane. This would give opportunity to turn Rainbow Lane into a more attractive bridleway/cycleway.
 - 2) The proposed crossing of the railway to give an east end access to Stanhope Estate has some environmental cost. The road and subsequent traffic, would affect the bird rich saltings of Earls Hope. It would also make access from Rainbow Lane to the riverside path more difficult.

3. HOUSING

Barratt Eastern Counties

- 3.1. Barratt Eastern Counties have submitted representations on the East Thurrock Masterplan, however, their proposed development site is within the South East Thurrock Masterplan boundary. Barratt's consider that the Masterplan boundaries have been poorly drawn and, therefore, have provided representations on the East Thurrock Masterplan. Barratt's seek an amendment to the boundary to incorporate the St. Clere's Hall site, which is approximately 40 hectares. The majority of the existing site is currently a golf course and is designated as Greenbelt in the Local Plan (1997). The development of this site is considered to benefit the area as it would provide additional housing, green space and associated infrastructure. Representations suggest that the site could accommodate 360 new dwellings, if constructed at a density of 30 per a hectare, although no clear density is provided. The site is considered as being capable of providing publicly open accessible space, which is currently under-provided within Stanford-le-Hope and Corringham. The site is located within close proximity of Stanford-le-Hope railway station and is in a single ownership. Barratt's do not consider that any of the proposed residential sites in the East Thurrock Masterplan "Preferred Option" should be retained mainly because they are unable to contribute to countryside recreation and have flooding constraints.

C&S Associates

- 3.2. Icen Projects have submitted representations on behalf of C&S Associates, who are the freehold owners of the Manorway site in Stanford-le-Hope. This site is promoted for 200 new homes in the "Preferred Option", with 5-aside football pitches, noise mitigation along the Manorway, new and accessible open space, a creek path and improvements to the junction at A1014 and the Sorrels roundabout. C&S Associates request that 200 units should be treated as an indicative rather than a definitive. A planning application is

expected in early 2009. C&S Associates also consider that the Masterplan objectives which promote Code for Sustainable Homes (level 4) should not be obligatory.

- 3.3. C&S recognise the need and benefits of introducing open space to the Manorway site as it will help to provide an attractive setting for the planned houses, and deliver a form and type of accommodation required within East Thurrock and the Borough as a whole. C&S query whether a 5 A-side pitch is an ideal use in direct proximity of residential properties, and also whether it is realistic to expect Thurrock Council to maintain the facility. C&S do not object to the proposed access to the town centre, railway station and proposed new employment site on the Gas Works Field.
- 3.4. Design Group 3 Architects have been appointed by Living Villages Holdings Limited who acts for a key stakeholder within East Thurrock Football Club in connection with a proposed residential development on their existing site. Representations received advise that East Thurrock Football Club are willing to enter into a temporary Ground Share with either Hornchurch Football Club or Thurrock Football Club until planning permission is obtained on an acceptable site for relocation, should their existing site be given planning permission for residential. East Thurrock Football club have been conducting negotiations with Thurrock Council concerning a possible relocation site at a proposed new Leisure Centre development and, if successful, could be a permanent ground share with Grays Football Club and East Thurrock Football Club. Living Villages Holdings Limited wish to ensure that full consideration is given by the Development Corporation to the proposed redevelopment of the East Thurrock Football Club site by Living Villages Holdings Ltd. They seek to provide a balanced community of sustainable eco-friendly, low carbon housing built to the high standards. The proposal would form a development of approximately 150 varying sized units, including affordable housing with due regard given to its proximity to the adjacent Conservation Area and major trees retained. Living Villages Holdings Limited considers that the development of this land would improve the outlook from the church and Conservation Area and would provide housing needed in connection with the redevelopment of London Gateway. The site is well located in relation to all facilities and is approximately 1km walking distance from the town centre, with local shopping much closer. Several schools, a health centre, a doctors' surgery and a leisure centre are also within easy walking distance. The site is well served by public transport with bus stops within a few minutes' walk and frequent services to many local centres. Mainline rail services are available at Stanford-le-Hope which is approximately 2.8km from the site.

Colonnade Land LLP

- 3.5. Icen Projects have submitted representations on behalf of Colonnade Land LLP (Colonnade), that are promoting a residential development at Williamson Farm, Corringham. This site was included in the "Issues and Options" stage, but was subsequently removed for the "Preferred Option". Colonnade consider that the site should be included in response to the forthcoming London Gateway port and the Government's growth agenda in the Thames Gateway. Colonnade argue that the proposed small-scale development at Williamson Farm will not deliver a new education facility and, therefore, previous options should be reconsidered. Colonnade consider that proposals affecting Gable Hall School are non-viable as a) the land is owned as operated by Gable Hall School as opposed to Thurrock Council, b) the land identified for relocated sports facilities is not under ownership of Gable Hall School nor is the proposed sixth form college, and c) it is

considered that the proposed sports facilities measure approximately 2.4 hectares, whereas the existing provision is 3 hectares. Colonnade criticise the proposed number of new homes at adjacent to Gable Hall School as inadequate with insufficient parking, no provision for public open space and uninspiring. Colonnade also criticise the wider concepts of the Master Plan, as not recognising the large scale development at London Gateway and not making sufficient provision for a 15-year housing supply, or future requirements. Colonnade seek the following amendments:

- Allocation of land abutting Southend Road/ Lampits Hill, incorporating Ausonia Nursery, for the development of circa 300 family houses, together with associated open space and landscaping;
- Removal of sixth form college on land to the north of Southend Road;
- Identification of land to the south of the railway line, and to the west of Lampits Hill as the preferred site for the relocation and expansion of Gable Hall School (buildings);
- Identification of land to the south of the railway line, and to the east of Lampits Hill as the preferred site for the relocation and expansion of Gable Hall School (playing fields), and
- Removal of residential development on land to the rear of Gable Hall School.

Colonnade Projects Limited

- 3.6. Icen Projects have submitted representations on behalf of Colonnade Projects Limited, (Colonnade) who have a controlling interest in land at King Street, Stanford-le-Hope. The East Thurrock Masterplan “Preferred Option” makes provision for a mid-sized food store with flats above, a new public square and parking to be reprovided in a two-storey car park. Colonnade does not object to the proposed land uses, but has concerns regarding deliverability. It should be recognised that the land is multiple ownerships; that Thurrock Council are a key landowner and, therefore, must assist if regeneration proposals are to be forthcoming and that Colonnade consider that the Railway Tavern should be included. Colonnade stress that proposals need to be viable and, therefore, sufficient space will be required for both the food store and parking to be an attractive location.

Mersea Homes

- 3.7. Mersea Homes Limited is the majority land owners of Stanhope Industrial Estate, which they wish to develop for a mixed use scheme. Representations submitted suggest that such a proposal would provide a well-designed mixed use development in a high quality setting, with opportunities to establish usable open space, new job creation and a well-frequented site, which would assist in reducing crime within the area. They consider that the proposed link-road is unlikely to be viable due to the costs associated with crossing the railway line.

Questionnaire Feedback

- 3.8. Questionnaire data confirms that 51% of respondents either “strongly support” or “support” proposals to build 65 houses on the former Gasworks Brownfield site and 29% “oppose” or “strongly oppose” the development. There was mixed support for 200 new homes on Manorway, with 32% indicating “strong support” or “support”, 17% expressing “no opinion” or no response and 51% “opposing” or “strongly opposing”. There was close support/opposition for 130 new homes at Baryta Close, with 38% “strongly support” or “support”, 23.5% “no opinion” or no response and 38.5% “oppose” or “strongly oppose”. There was strong opposition to 170 new homes on Gable Hall School playing fields, with

16.5% offering “strong support” or “support”, 10.5% “no opinion” or no response and 73% “oppose” or “strongly oppose”.

4. EMPLOYMENT

Drew Simmons Patterns Limited and Stanford Components Limited

- 4.1. Drew Simmons Patterns Limited and Stanford Components Limited are the freehold owners of Baryta Close, which is allocated for a) new offices, social club and new homes, b) light industry employment area, c) improved pedestrian access, including a Creek Walk, d) provision of green space and flood alleviation measures and e) new accessible and maintained open space. They support the principle of the Preferred Option, but want clarification of the reference to new offices and a social club. It is assumed that the Masterplan has identified the potential to redevelop the existing office building and social club that fronts onto London Road. This is not something that Drew Simmons Patterns Limited and Stanford Components Limited can influence as the properties fall outside of their land holding. They appreciate that the Masterplan seeks to mitigate the perceived risk of flooding at Gas Works Field, however, they have secured an option to acquire land to the west of Stanford Bypass for flood storage purposes, which would fully compensate for the development of Gas Works Field for employment. They are concerned that in attempting to address the perceived flood risk on site, this has resulted in land being identified as accessible and maintained open space. There are two issues to be noted: firstly, they query the value of locating accessible and maintained open space adjacent to an employment development where, in contrast with the adjoining Manorway site that is proposed for residential development, open space on the Gas Works Field site would have little intrinsic value, and secondly, the development of Gas Works Field for employment purposes needs to achieve a sufficient critical mass to justify associated infrastructure and highway improvements.

DP World, London Gateway

- 4.2. DPP have provided representations on behalf of DP World, the developers of the London Gateway Port. DP World requests that the final Masterplan be consistent with the previously approved planning permission (THU/02/00084/OUT). DP World is preparing a planning application for alternative access arrangements, which will involve construction of a separate port and park access. This application is anticipated to be submitted in January 2009. DP World also states that the proposed access road into Stanhope Industrial Park, would require their agreement as owners of the forthcoming access road. They query the viability of this access arrangement as it would require a new bridge over the existing railway line.

East of England Development Agency

- 4.3. The Thames Gateway South Essex sub region is recognised in the Regional Economic Strategy (RES) as a national priority for regeneration and growth. As a designated Growth Area the importance of providing sufficient high quality homes matched with business premises is highlighted as a particular challenge as failure to do so could undermine the success of not only the Growth Area but the region as a whole. EEDA welcomes the overall approach set out in the Masterplan. The proposition appears to provide a balance between new housing and employment provision directly in line with the ambitions of the RES. The

proposal to ensure that the reinforced role for the urban centre of Stanford-le-Hope is complemented by similar improvements in both transport infrastructure and environmental enhancements is in line with the spatial economy statements in the RES around the importance of 'place' to the regional economy.

- 4.4. It is unclear how the Masterplan will deliver its stated aims for the key location of London Gateway Port. In presentational terms the Masterplan is very general and the Development Strategy plan provides a much clearer view of the proposals. EEDA suggests that the conceptual diagram be improved and better presented to provide consistency with the Development Strategy Plan. The Masterplan does not indicate timing or phasing of the development as set out. This would seem to be a key issue, given the scale of the interventions envisaged and the plan needs to consider deliverability in the light of PPS12.
- 4.5. The London Gateway is a national logistics and enterprise hub/cluster. EEDA supports the improvement of the Stanhope Industrial Estate and new light industry at Essex and Suffolk Water Site as contributing to the aspirations of the RES. However, EEDA requests further detail on the nature of the commercial opportunities that are to be created and the scale in the context of both the RES ambitions and the RSS targets. EEDA supports the need to provide high quality manufacturing jobs within this Masterplan. EEDA recognises that the redevelopment at the gasworks provides such an opportunity although this would necessitate the site's removal from the green belt. EEDA would wish to ensure that such provision is based on an employment land review.
- 4.6. The principles set out in relation to access and movement in the plan are broadly supported in providing effective connectivity to the London Gateway Port. In particular, EEDA welcomes the reference to the upgrade of Junction 30 of the M25 which will have significant beneficial impacts. However, there will be a need to carefully consider the design solution to the upgrade of the Manorway as it passes through Stanford-le-Hope to ensure that it will not compromise the objectives of creating an attractive and vibrant centre.
- 4.7. The town centre improvements proposed for Stanford-Le-Hope, in terms of the new retail offer, new public open and green space would seem to be a positive step forward. The creation of attractive and vibrant places relates not only to town centres but also to the approach taken to new development across the board. The delivery of significant numbers of new homes in the area needs to be carefully planned and designed to ensure the highest standards of design quality. If the stated aims for new high quality jobs are to be met then the quality of the employment space needs to be correspondingly high.
- 4.8. The Masterplan will require reconsideration of green belt boundaries at Williamson Farm, Manorway and Gasworks sites. This should be based on a sound evidence base in the form of an appropriate employment land review and of the Strategic Housing Land Availability work currently being undertaken by Thurrock Council which will be used to inform the submission draft of the Local Development Framework. EEDA welcomes the support provided in the Masterplan for the Green grid Strategy.
- 4.9. The attention to community infrastructure in the Masterplan is a key strength and will have direct benefits in terms of the aspirations of the RES particularly the issues of relatively low skills and qualification attainment and the low proportion of people employed in knowledge intensive business activity in this part of the Thames Gateway. The proposals for the

Questionnaire Feedback

- 4.10. Received questionnaires were very supportive of additional jobs, however, assurances were required that new appointments would consider the local population first. There is concern that if jobs are predominantly supplied by a non-local workforce then the local infrastructure will not be able to cope with a commuting labour force.

5. HIGHWAYS AND INFRASTRUCTURE

The Highways Agency

- 5.1. The HA is supportive in principle of the priorities identified following the first round of consultation. The HA considers it vital that adequate sustainable transport initiatives are identified and implemented prior to the completion of new development. This will support an expected increase in travel demand in East Thurrock. The EA is pleased to see that the need for additional utilities, such as community facilities, has been given priority at the preferred option stage. Additional utilities are required to support an expected increase in housing and employment type uses. Balancing development types will help to create a sustainable urban areas where the need to travel is reduced. This is line with the objectives of National Planning Policy Guidance PPG13: Transport.
- 5.2. The HA note that both the proposed light industrial development at the Essex & Suffolk Water site and the Stanhope Industrial Estate are located outside the area of planned public transport improvements identified in the Masterplan document. In view of this, the HA remains concerned that that the sustainable transport initiatives identified by the Masterplan may be insufficient to support development at these sites.
- 5.3. The HA are pleased that improvements options for bus and rail services have been taken forward to the preferred option stage. However, although improvements to bus and rail services will help to support longer-distance commuting trips as well as some local travel, concern remains that the measures identified may be insufficient to ensure that development proposals outside Stanford-le-Hope will have nil detriment impact on the Strategic Road Network, as required by national guidance set out in paragraph 37 of DfT Circular 02/2007. The HA note that the planned improvements to bus services outlined within the Masterplan will not provide additional capacity to the bus network. Therefore, the HA recommends that the South Essex Rapid Transit (SERT) be included within the Masterplan proposals.
- 5.4. The Highways Agency are pleased that plans to integrate the London Gateway port have been considered within the Masterplan, we remain concerned that the new rail freight terminal at London Gateway identified within the Thurrock Core Strategy (CS) and Specific Site Allocation (SSA) Preferred Options documents is not included within the Masterplan document. This raises doubts as to the deliverability of this option.
- 5.5. The HA support proposals to revitalise Stanford-Le-Hope centre, particularly the efforts to improve the public realm and enhance bus and train services in the town centre.

- 5.6. The HA are pleased that the integration of Shell Haven and the local town centres has been considered within the Preferred Option Masterplan. However, scope remains to improve pedestrian and cycle links between London Gateway Port and the town centre. The HA may seek expansions and enhancements to these improvements at the planning application stage for individual developments outlined within the Masterplan as they come forward.

Sustrans

- 5.7. Sustrans have requested that the East Thurrock Masterplan incorporates work recently undertaken that explores options for the Thames Estuary Path. This is both a Parklands priority and Greengrid strategy and, therefore, needs greater recognition. Sustrans wish the final Masterplan to incorporate the long-term National Cycle Network.

Questionnaire Feedback

- 5.8. There was strong support for infrastructure improvements within the Masterplan area. The possible effects that the new port would have on local roads, the A13 and M25, was the main concern. Many consider that whilst momentum is starting to build at the port, that there has been no clear amendments to the highways infrastructure. There is also concern that increased road traffic will worsen air quality conditions, leading to increased noise and reduced safety. There are some concerns of what will be done in the event of an emergency at the port. Many residents consider that the local road system is at capacity and are, therefore, circumspect about implications of future development, mainly at the port and Williamson Farm.
- 5.9. 65% either “strongly supported” or “supported” a rebuilt Sorrel’s roundabout with increased capacity and landscape improvements. There was strong support for an improved cycle link from Wharf Road to the River Thames. 76% either “strongly supported” or “supported” proposals compared with 11% “opposed” to “strongly opposed”.

6. SOCIAL INFRASTRUCTURE (E.G. EDUCATION AND HEALTH CARE)

Gable Hill School

- 6.1. Gable Hill School report that both staff and students have spent a long-time working alongside Colonnade Land LLP and support their proposals (as outlined in the “Issues and Options” stage for approximately 1,200 new homes). Gable Hill School consider these proposals as being the only viable opportunity for the redevelopment of the school and associated facilities. The headmaster states that the school has an outstanding academic record, however, he is concerned that this cannot continue without necessary maintenance and refurbishment. In addition to postal representations a YouTube posting was placed on the internet of an interview with the headmaster.
<http://uk.youtube.com/watch?v=MQYQB9h75CU&feature=related>.

Sport England

- 6.2. Sport England welcomes the attention paid to sport and active recreation in the Masterplan area. Rates of active participation in sport are low in Thurrock, therefore, sports facilities are welcomed in the locality. The provision of a 5-a-side pitch on the Manorway site is important

given the shortage of such pitches across the borough. Sport England requests that any relocation of the sports pitches at Gable Hall be provided in their entirety and be made available prior to any development taking place on Gable Hall School. Sport England must be consulted on any application affecting sports pitches.

- 6.3. Sport England request that the final Masterplan gives regard to their guidance on creating physical environments that encourage physical activity. Similarly, Sport England wish any development to contribute towards a healthy and sustainable community through the use of planning contributions. Financial contributions on planning applications should be sought in line with the Sport England Kitbag for Contributions.

South West Essex Primary Health Care Trust

- 6.4. No representations received.

Questionnaire Feedback

- 6.5. There was widespread support for an extended Hassengate Healthcare Centre, with 72% providing “strong support” or “support”, approximately 10% either “opposed” or “strongly opposed” proposals to extend this medical facility. There was similar support for a new healthcare facility near the Sorrels in Corringham. Questionnaire results show that 72% either “strongly support” or “support” new proposals. Many residents want a new hospital in the area, as the current facilities are considered overly strained. There was also concern that new health care facilities would led to the closure of existing practices.
- 6.6. There was mixed opinion for a new sixth-form college at Gable Hall School. 55% either “strongly support” or “support” proposals, 15% either expressed no opinion or did not provide a response, whilst 29% “opposed” or “strongly opposed” proposals to provide a new sixth form school.
- 6.7. There were very few comments about sporting facilities in the area, those received indicated a concern at the loss of any playing fields within the Masterplan area, particularly at Gable Hall School.

7. ENVIRONMENT

Natural England

- 7.1. The protection and enhancement of the natural environment is alluded to in a rather indirect manner, for example, references made under “Enhance and integrate the landscape” (flood alleviation to areas at risk; & improved and maintained open spaces). In relation to TTGDC’s aspiration to create a sustainable community in East Thurrock, Natural England advocates that the Thurrock Greengrid Strategy be given a higher profile within the Masterplan so that there are clear links with delivery of the adopted Greengrid Strategy.

Environment Agency (EA)

- 7.2. The Masterplan should acknowledge in the key issues the aspiration to deliver the principles of the Eco Region through the development of East Thurrock. This concept is central to the Thames Gateway and must be addressed in a comprehensive manner, rather than through the occasional piecemeal reference in the text. The EA welcome the acknowledgement that the greengrid has been used to protect and enhance the landscape,

however, the Eco Region concept is much wider reaching than a landscape issue. The EA also note the reference to flood alleviation and drainage, and to sustainable construction standards but this should be communicated in a much more effective and comprehensive manner if the aspirations for the Thames Gateway Eco Region are to be realised through development.

- 7.3. If the Manorway, former Gas fields and Bartya Close are to be developed then they must pass the Sequential and Exceptions Tests identified in PPS25, where the overriding regeneration needs are deemed to outweigh the flood risks. It is essential that in allocating sites the Development Corporation fully consider and demonstrate these sites to meet the tests. In addition to these sites the former Gas Fields site (site V) also lies within an area at risk of fluvial flooding. A flood risk assessment would need to be carried out to identify whether there are areas of the site suitable for manufacturing use.
- 7.4. The EA recognise that it will not be possible to fully mitigate the additional water consumption from development in the borough. However, measures to increase water use efficiency should be required with all new development. The EA request a commitment to level 5 and 6 of the Code for Sustainable Homes and BREEAM 'excellent' where feasible, particularly on Greenfield sites.
- 7.5. The EA consider that most of the proposals (I, W, O, N, Y & Z) run close to the Thames Estuary and Marshes (Ramsar, SPA & European Marine Site) & Mucking Flats and Marshes (SSSI) designated sites. Therefore, an assessment must be carried out to determine the potential environmental impacts on these designated sites.
- 7.6. The EA consider that new road link proposals run through land that falls within the defended Tidal Floodplain, therefore, a flood risk assessment would be necessary. Similarly, Stanhope Industrial Estate appears to be surrounded on 3 sides by the tidal flood plain and bounded by the railway line to the north. Therefore, access issues may need to be considered in the event of a breach for this site as part of a site specific FRA. The EA expect foul drainage from the site to pass to the public foul sewer because a discharge from a small sewage treatment plant in this locality could have an adverse effect on the nearby ecological compensation area.

8. DESIGN

CABE

- 8.1. CABE intend to submit representations in the week commencing 10th November 2008. These will be reported to Committee, if received.

9. HERITAGE

English Heritage

- 9.1. No representations.

10. CONCLUSION

- 10.1. The consultation responses have been forwarded to the consultants for consideration and the Preferred Option will be considered by the Development Corporation's Board in early 2009, where it is expected that the final Masterplan will be approved.
- 10.2. This report may not include all representations as some are still expected shortly. These representations will also be considered.
- 10.3. The Planning Committee is requested to **NOTE** the contents of this report.

Questionnaire

EAST THURROCK MASTER PLAN - PREFERRED OPTION QUESTIONNAIRE

Your comments will guide the development of the Master Plan. Please fill out the questionnaire below and **return by Monday 3 November 2008**. The key proposals of the Preferred Option are shown below and are labelled on the large map in the brochure's centre spread. Please fill out the questionnaire below by ticking one box for each option, indicating whether or not you agree with the proposals. Please tick 'no opinion/don't know' if you are not sure about any of the proposals. Please bear in mind that many of the proposals require housing development for their funding. **Do you agree with the proposals set out under the headings below?**

	Strongly support	Support	No opinion/ don't know	Oppose	Strongly oppose
Health Provision					
A Extended Hassengate healthcare centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B New healthcare facility at The Sorrells, Corringham	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Provision					
C New sixth form college near Gable Hall school	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D 5 A-side football pitch and playground at Manorway site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open Space					
E Creek path through Baryta Close and Manorway sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F New open space and flood alleviation at Gasworks site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G Relocated playing fields at Gable Hall School	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H Landscaping improvements to the Sorrells roundabout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I Improved Wharf Road cycle link to the River Thames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stanford-le-Hope town centre improvements					
J1 New shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J2 New mid-sized foodstore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J3 New green links and public square	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transport					
K Improvements to junction A1014/The Sorrells and A13/A1014	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L Bus layby and expanded parking at Stanford-le-Hope rail station and extended platforms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M Noise mitigation improvements on the Manorway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N New road link to London Gateway port	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
O New road link to Stanhope Industrial Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
P Improved local bus system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homes					
Q 65 homes on former Gasworks brownfield site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
R 200 homes on Manorway site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S 130 homes at Baryta Close	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
T 170 homes on Gable Hall School playing fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
U 100 homes in Stanford-le-Hope town centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jobs					
V High-quality manufacturing jobs at the former Gasworks site (including re-provision of jobs from Baryta Close)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
W Improved Stanhope Industrial Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
X New light industry at Essex and Suffolk Water site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Y Academy of Logistics and Transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please fill in the information below for our survey analysis. Personal information will not be shared.

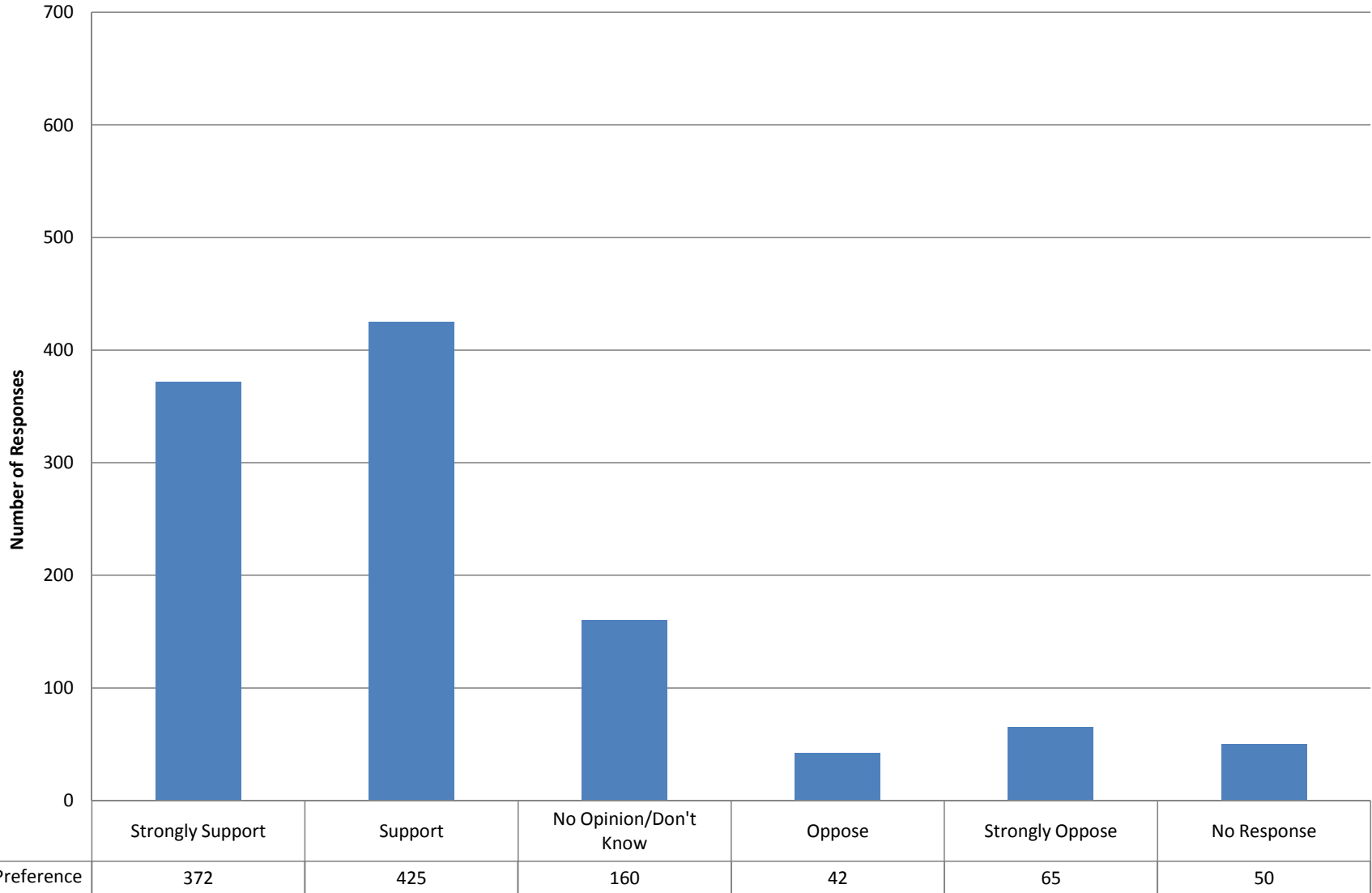
Name: _____ Address: _____ Post code: _____

Email: _____ Age: 17-25 26-44 45-65 above 65

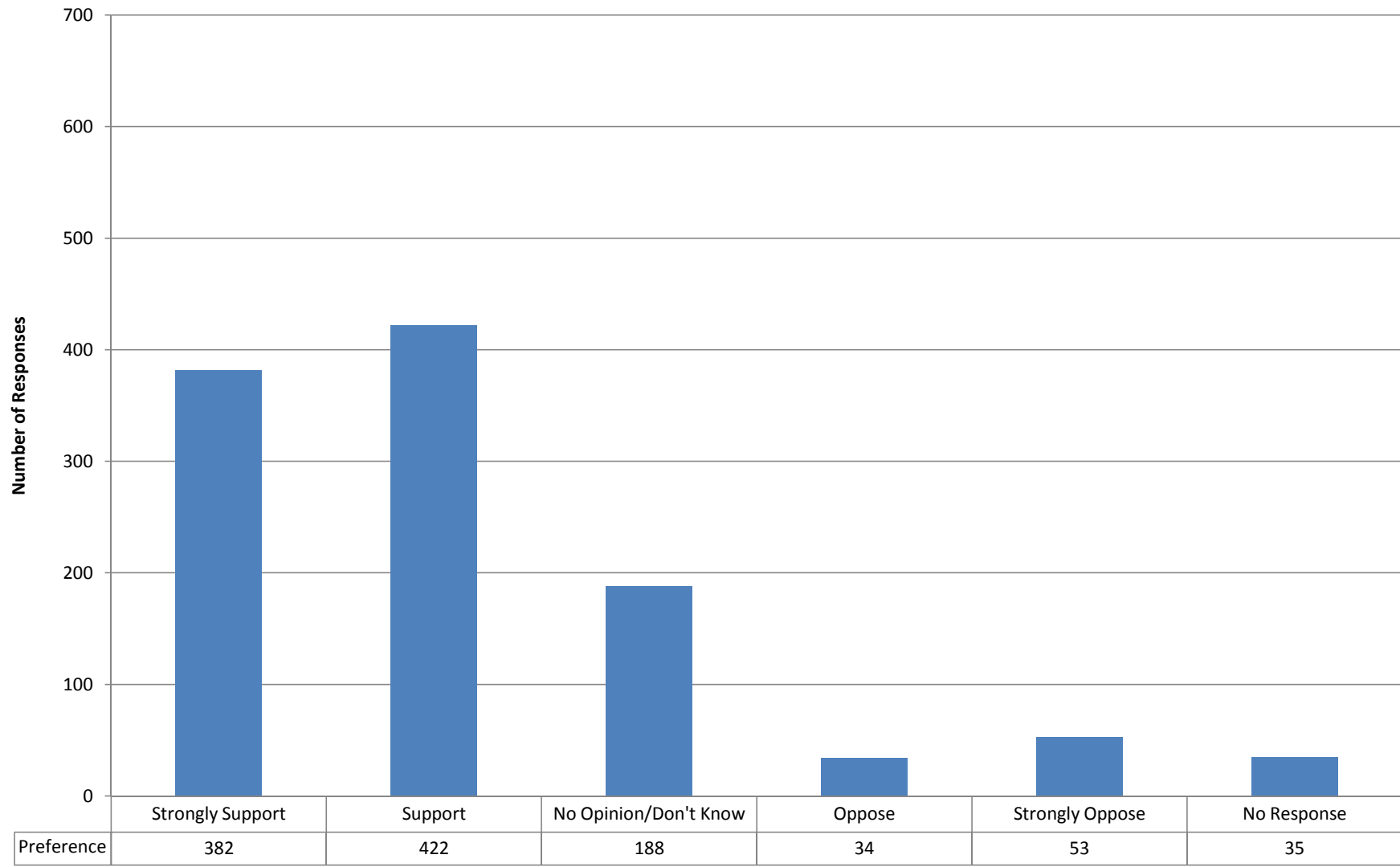
DETACH

MOISTEN ALONG DARK EDGE

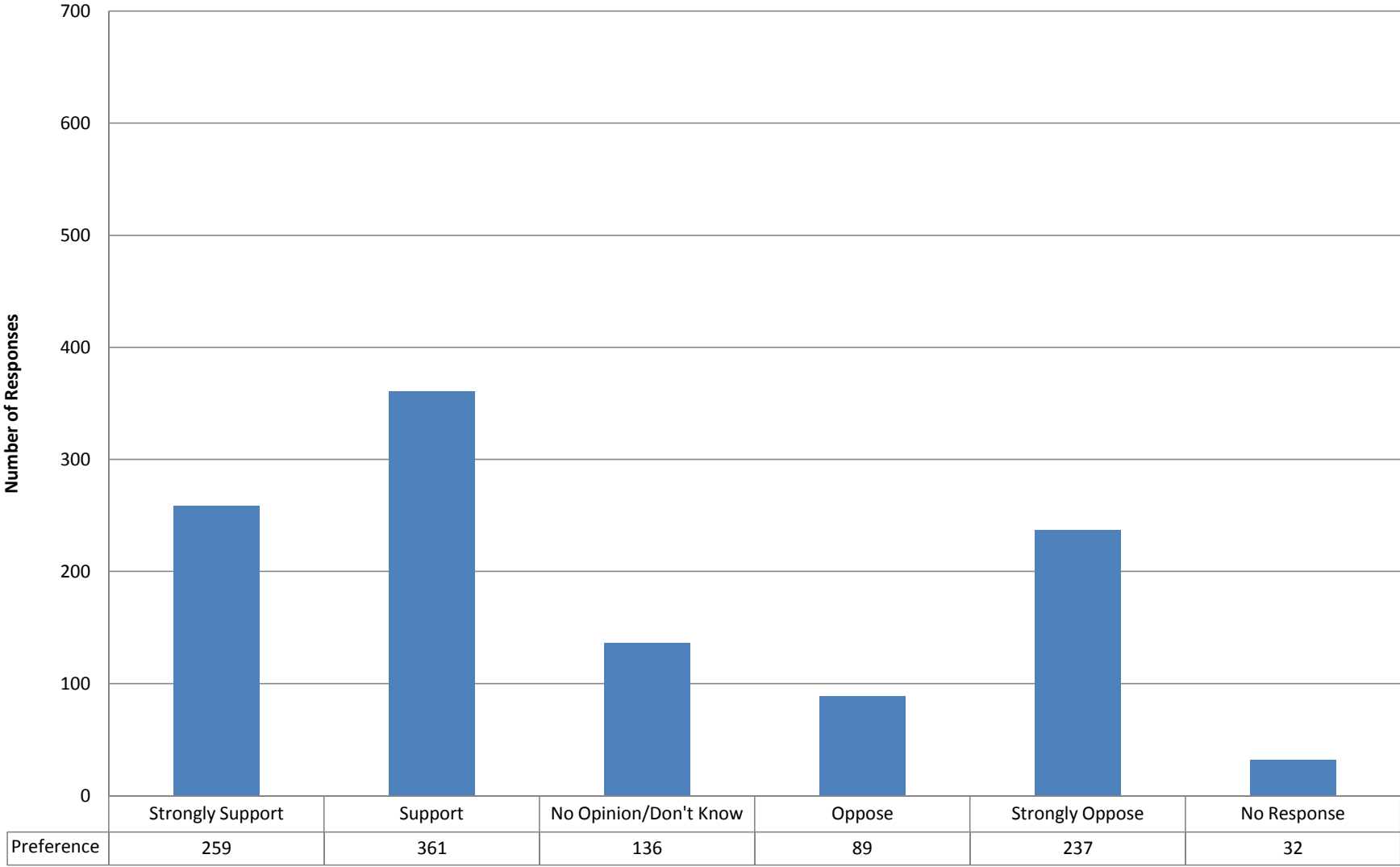
A. Extended Hassengate healthcare centre



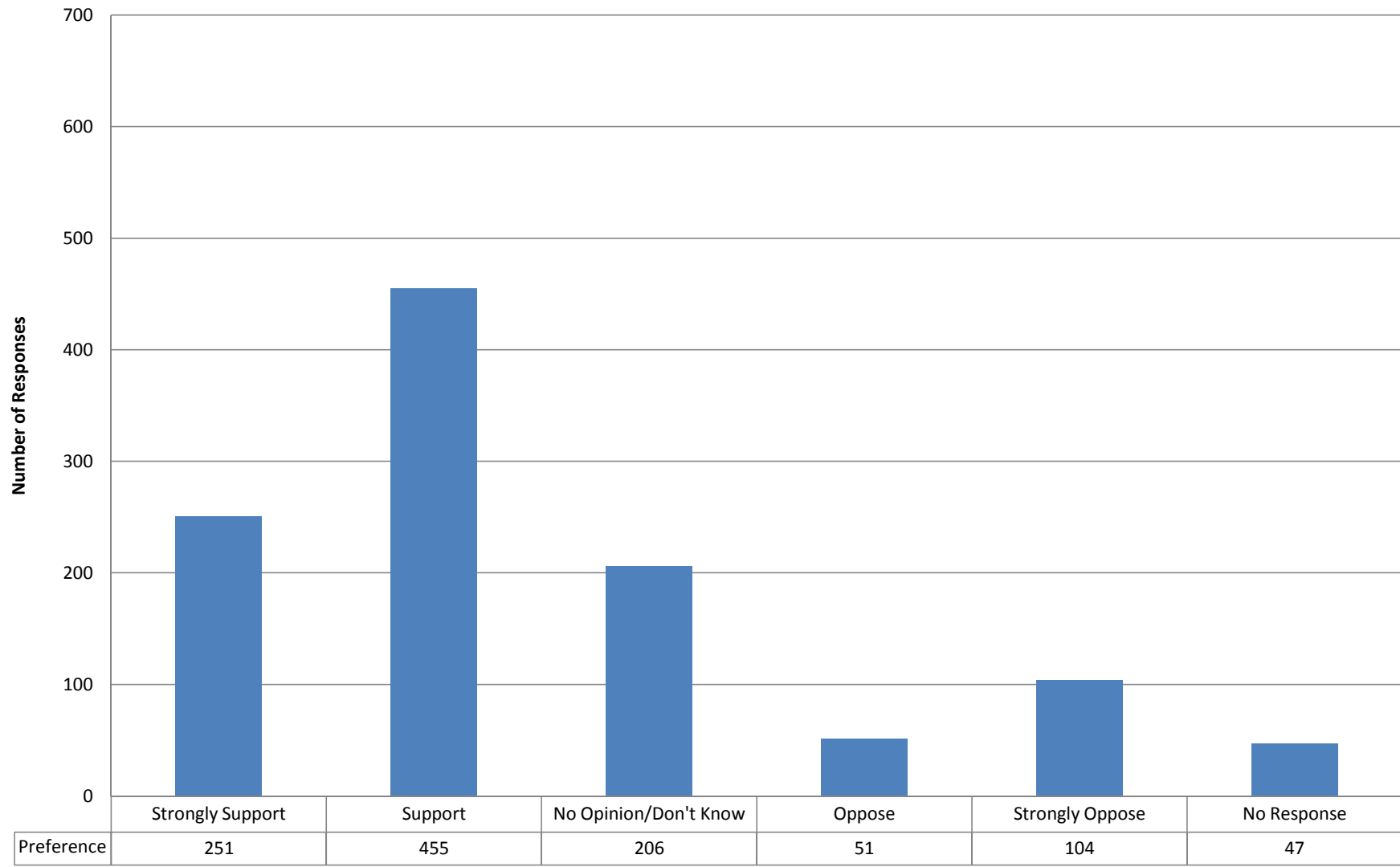
B. New Healthcare facility at The Sorrells, Corringham



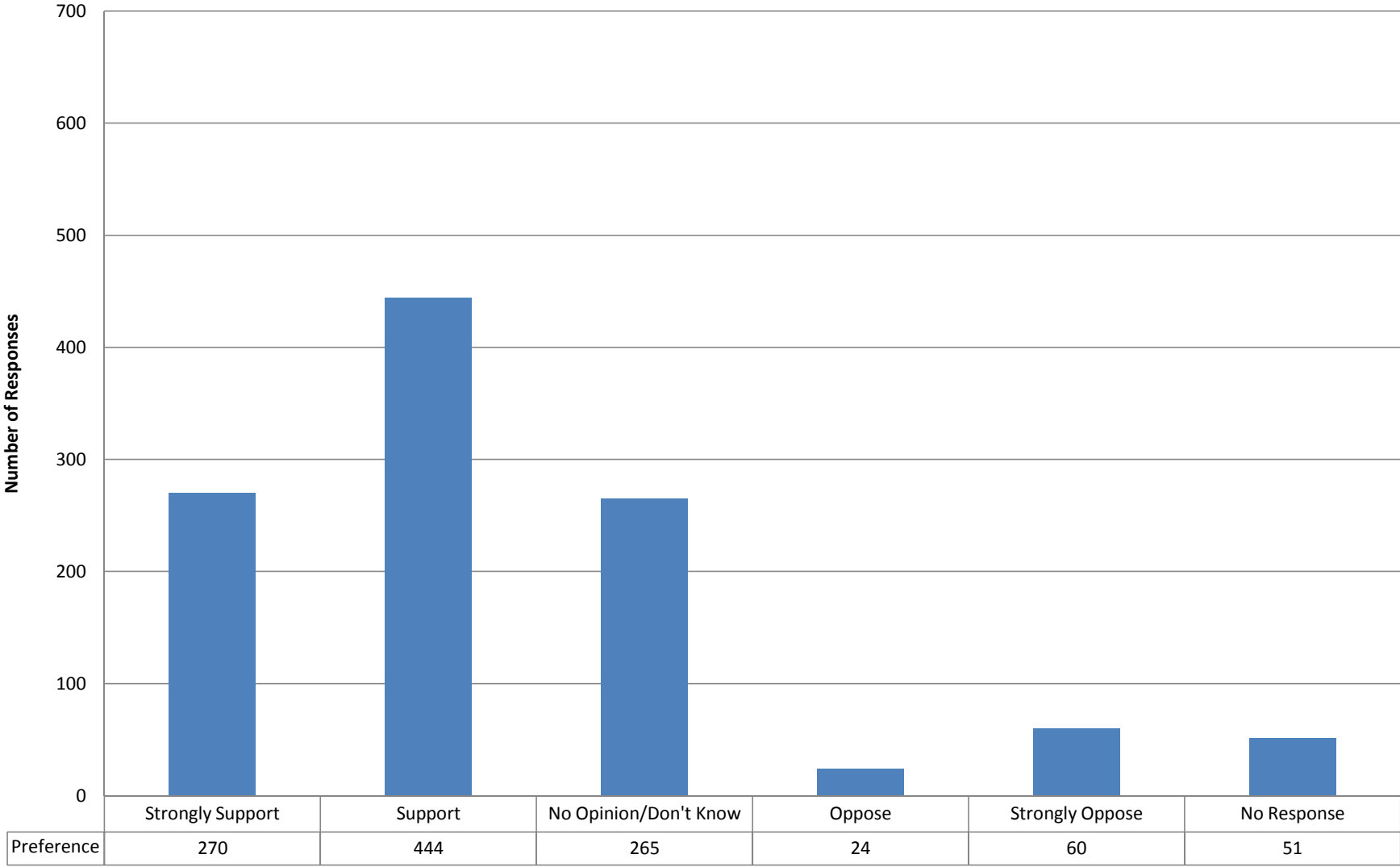
C. New sixth form college near Gable Hall school



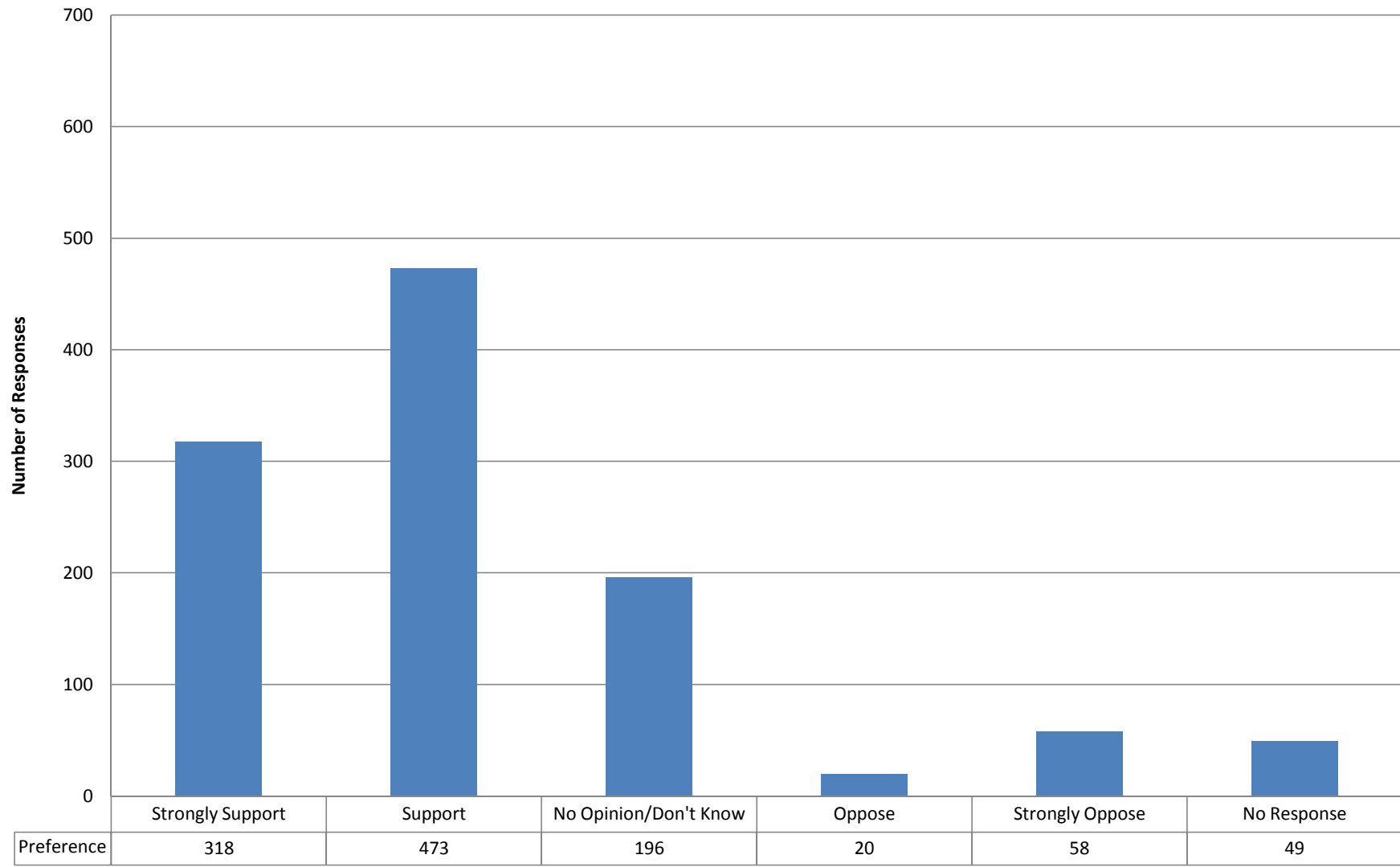
D. 5 a-side football pitch and playground at Manorway site



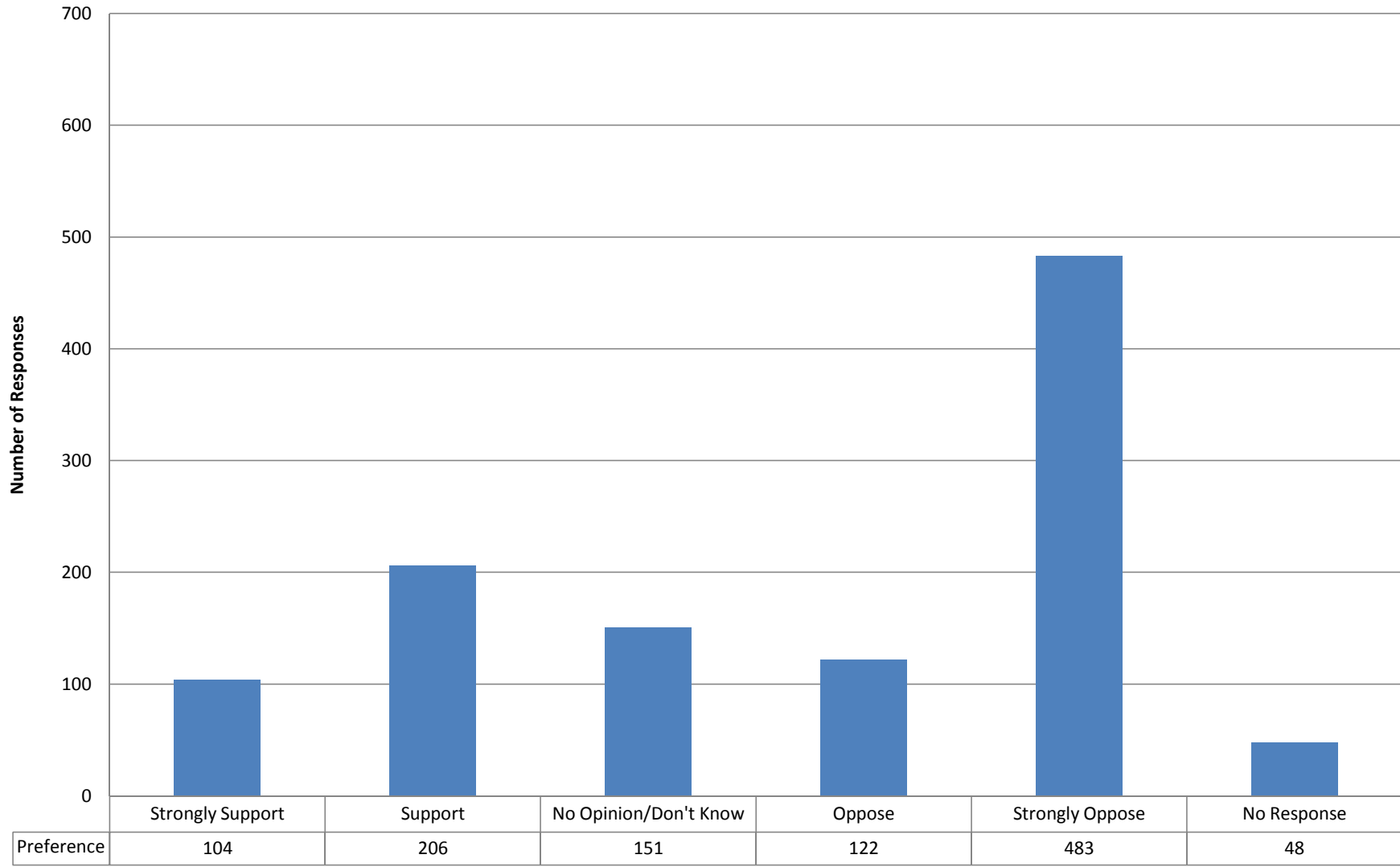
E. Creek path through Baryta Close and Manorway sites



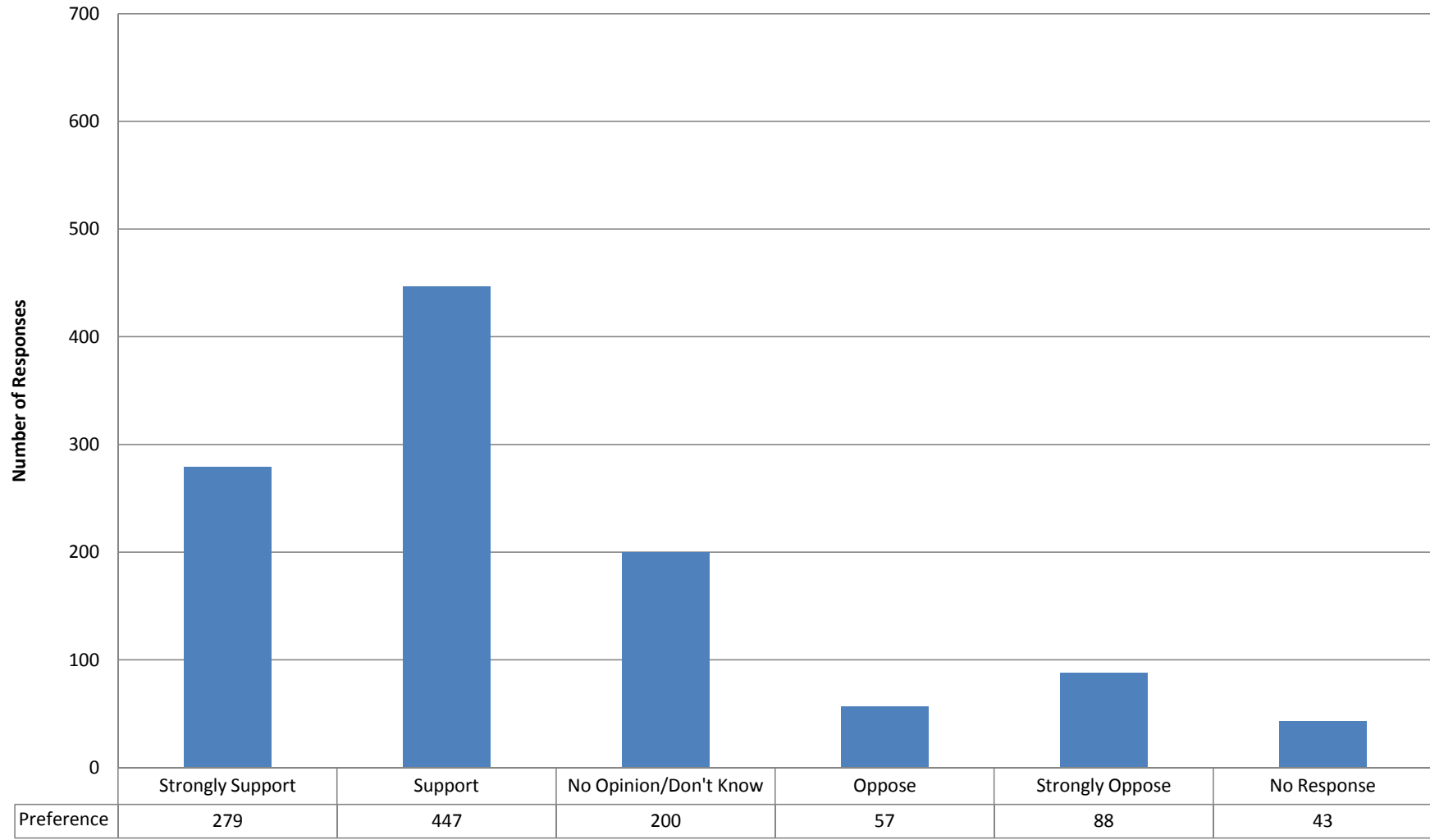
F. New open space and flood alleviation at Gasworks site



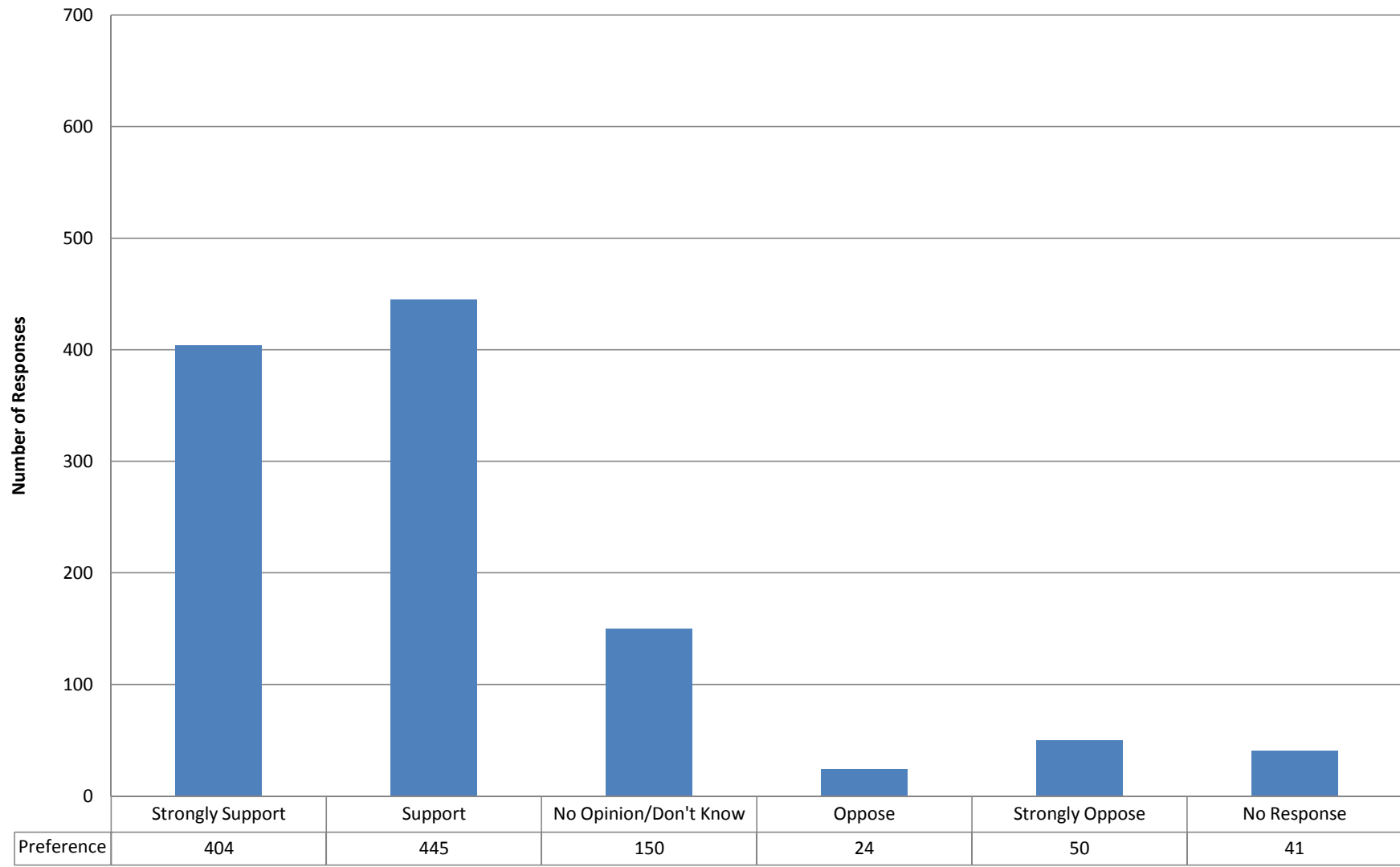
G. Relocated playing fields at Gable Hall School



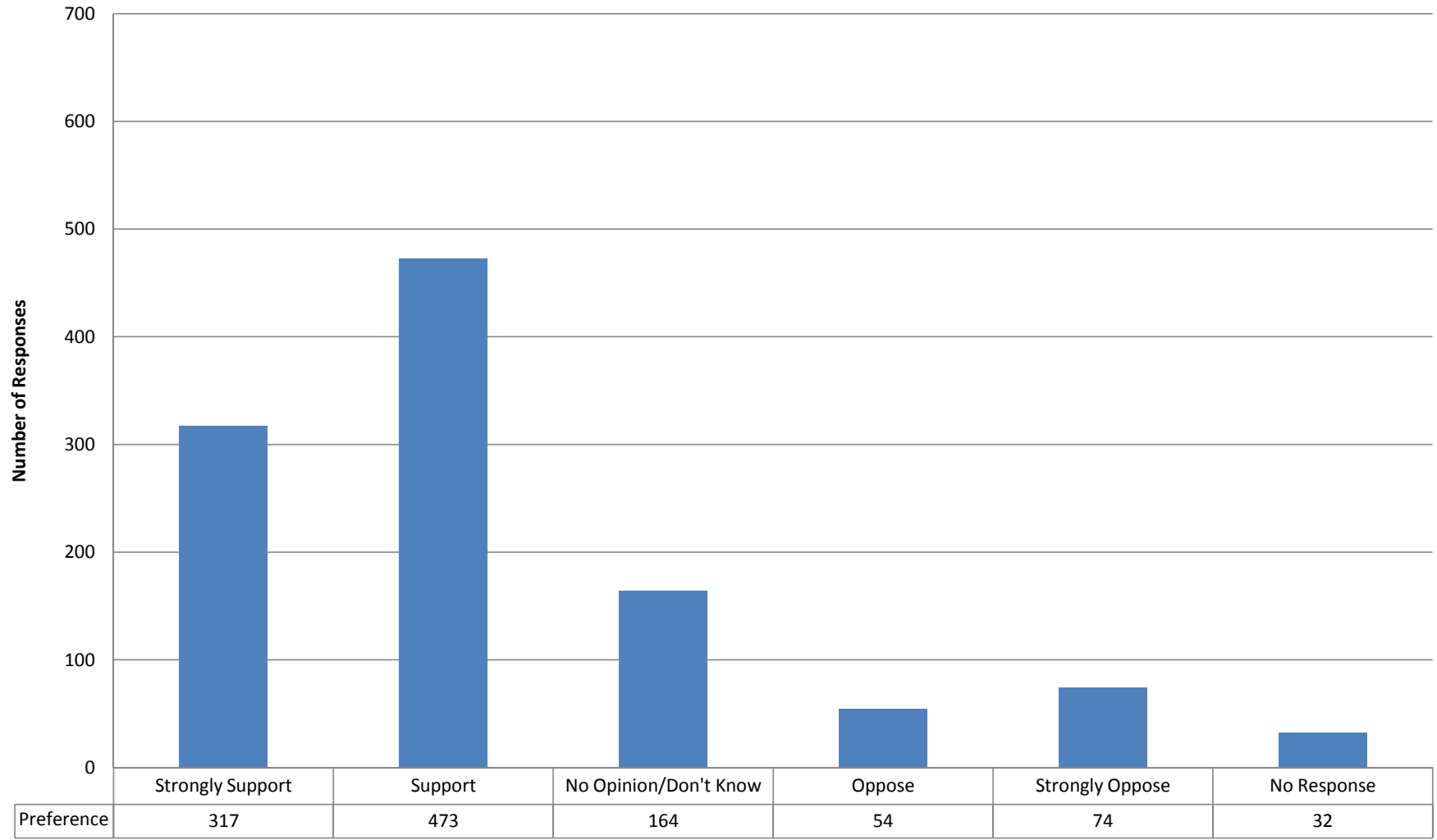
H. Rebuilt Sorrells roudabout with increased capacity and landscape improvements



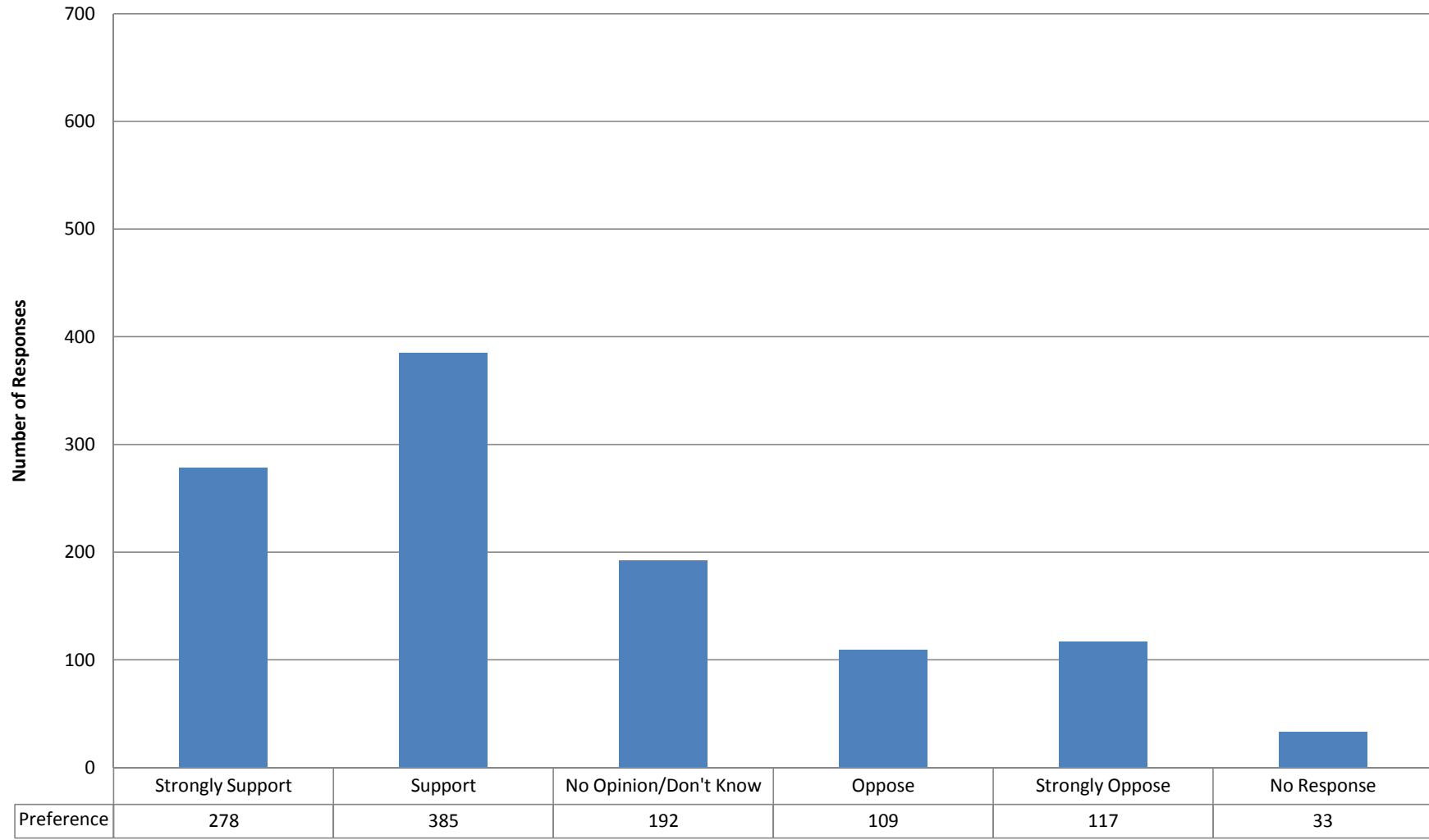
I. Improved Wharf Road Cycle link to the River Thames



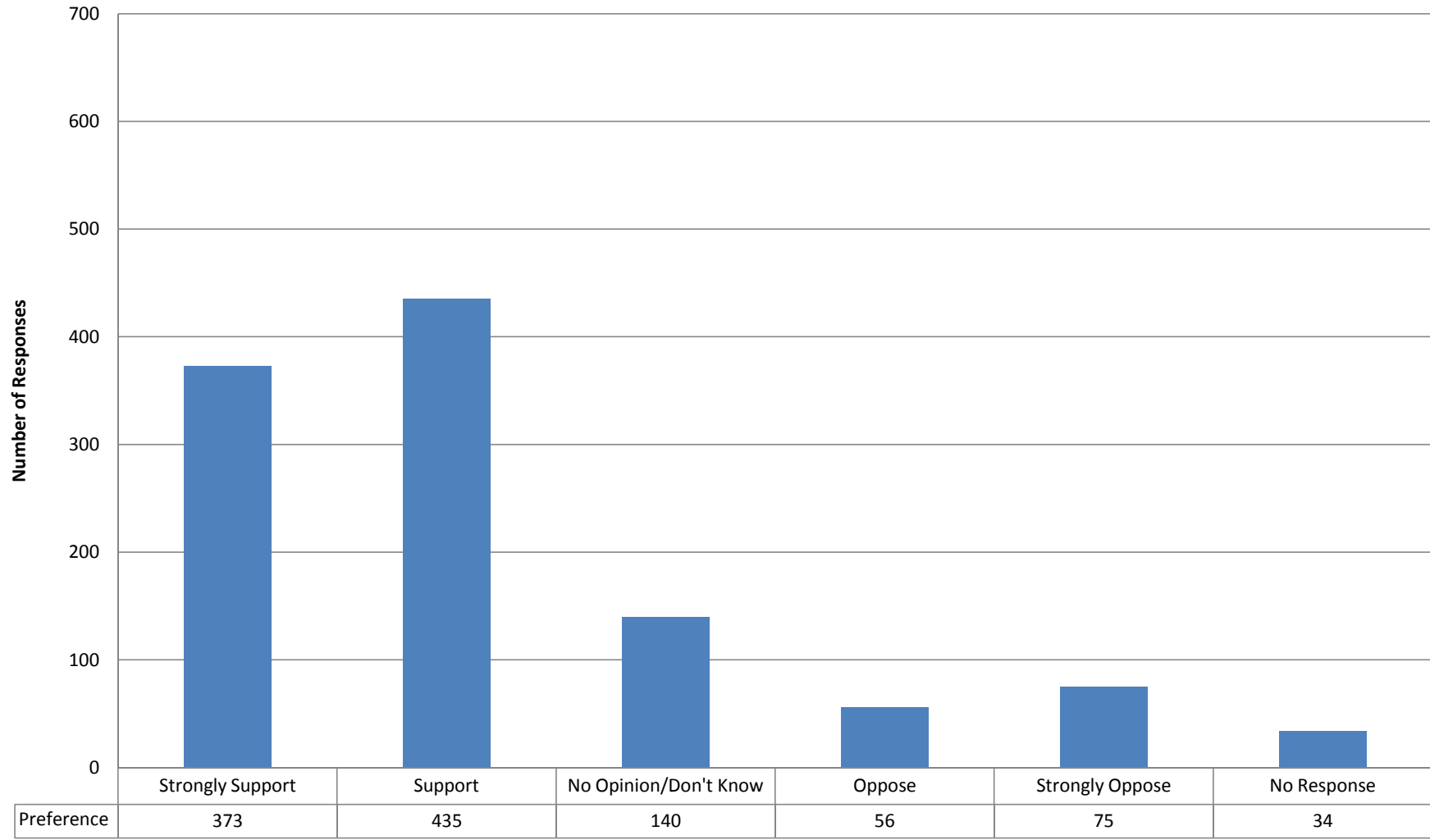
Stanford-le-Hope town centre improvements J1. New shops



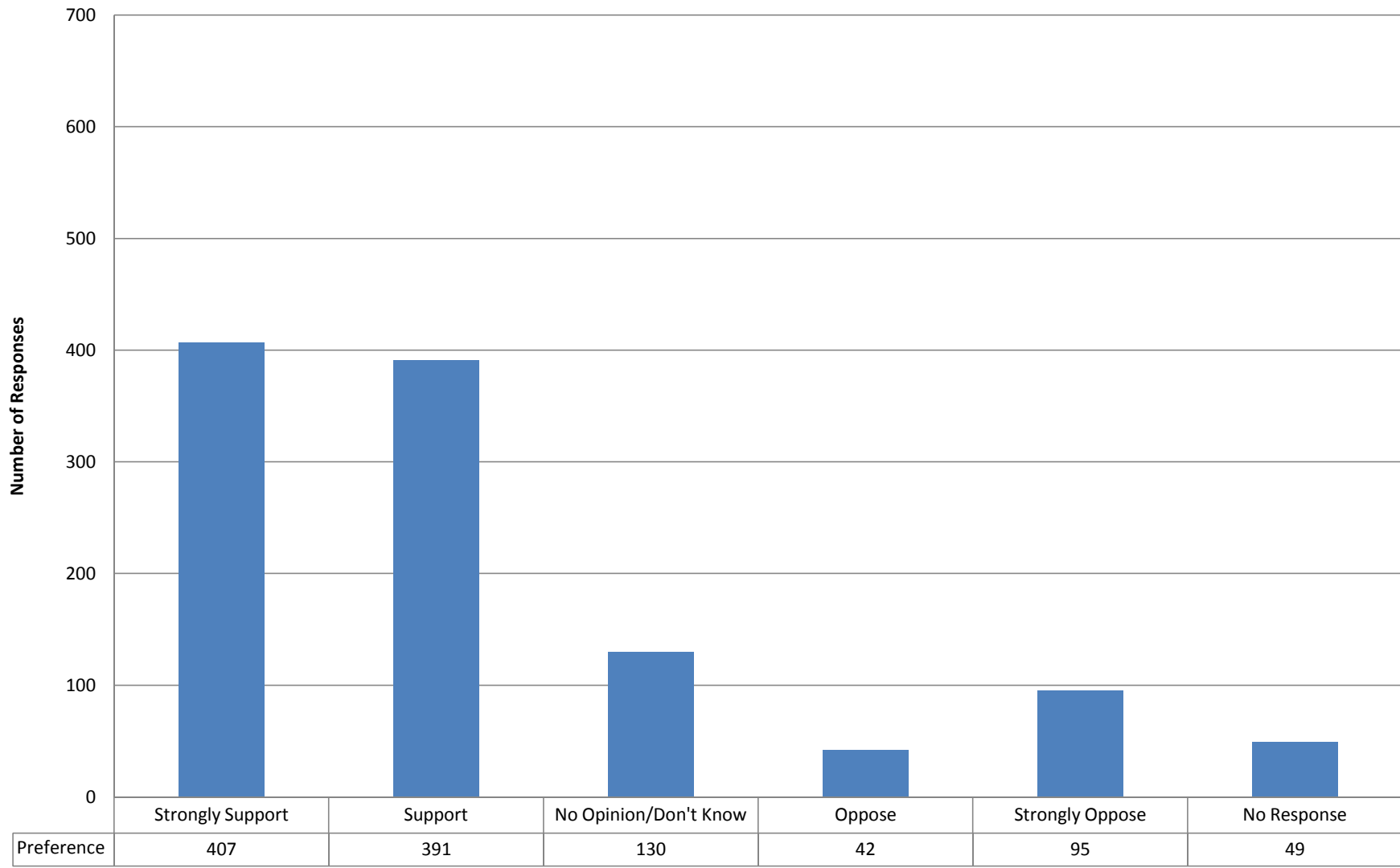
Stanford-le-Hope town centre improvements J2. New mid-sized foodstore



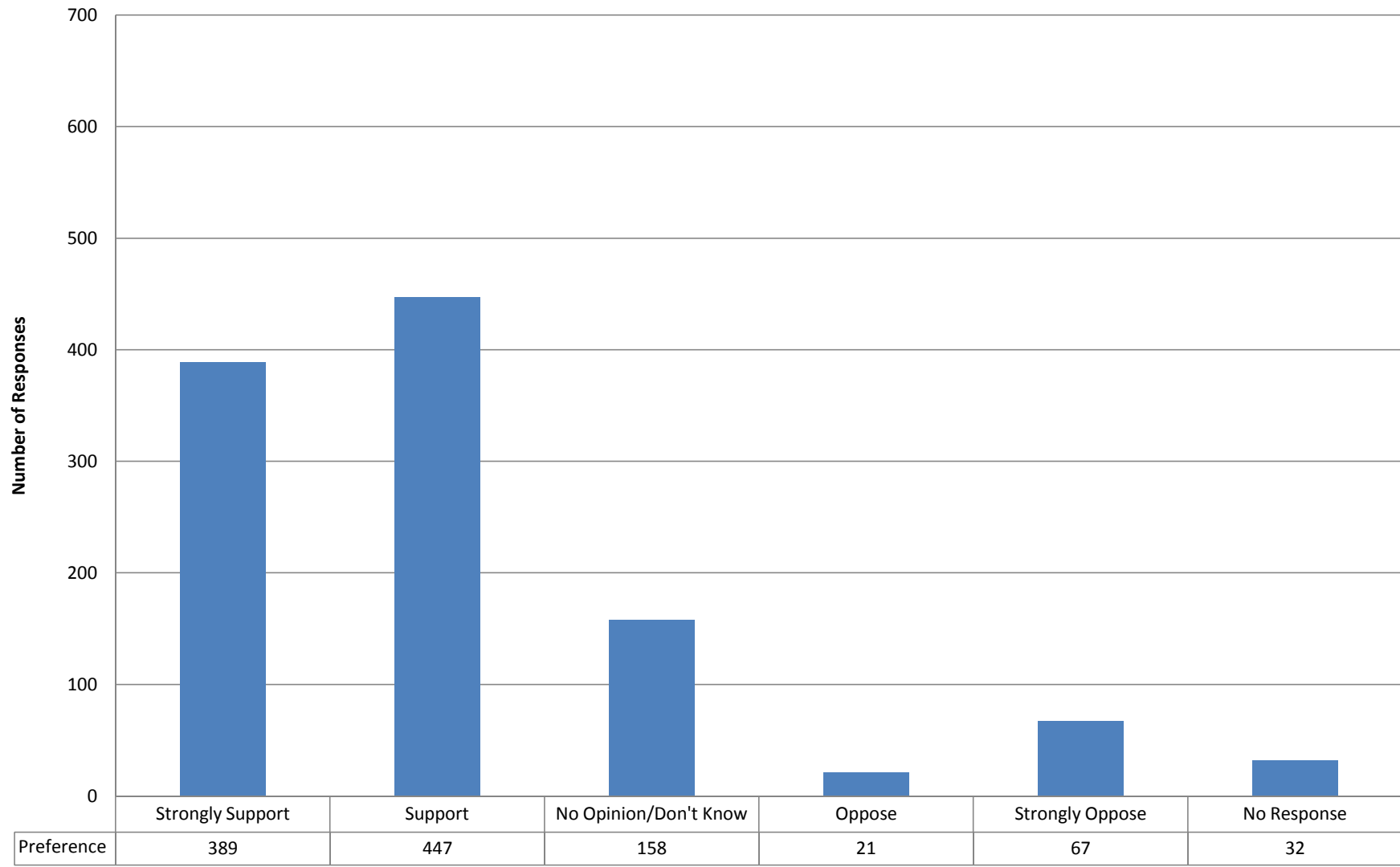
Stanford-le-Hope town centre improvements J3. New green links and public square



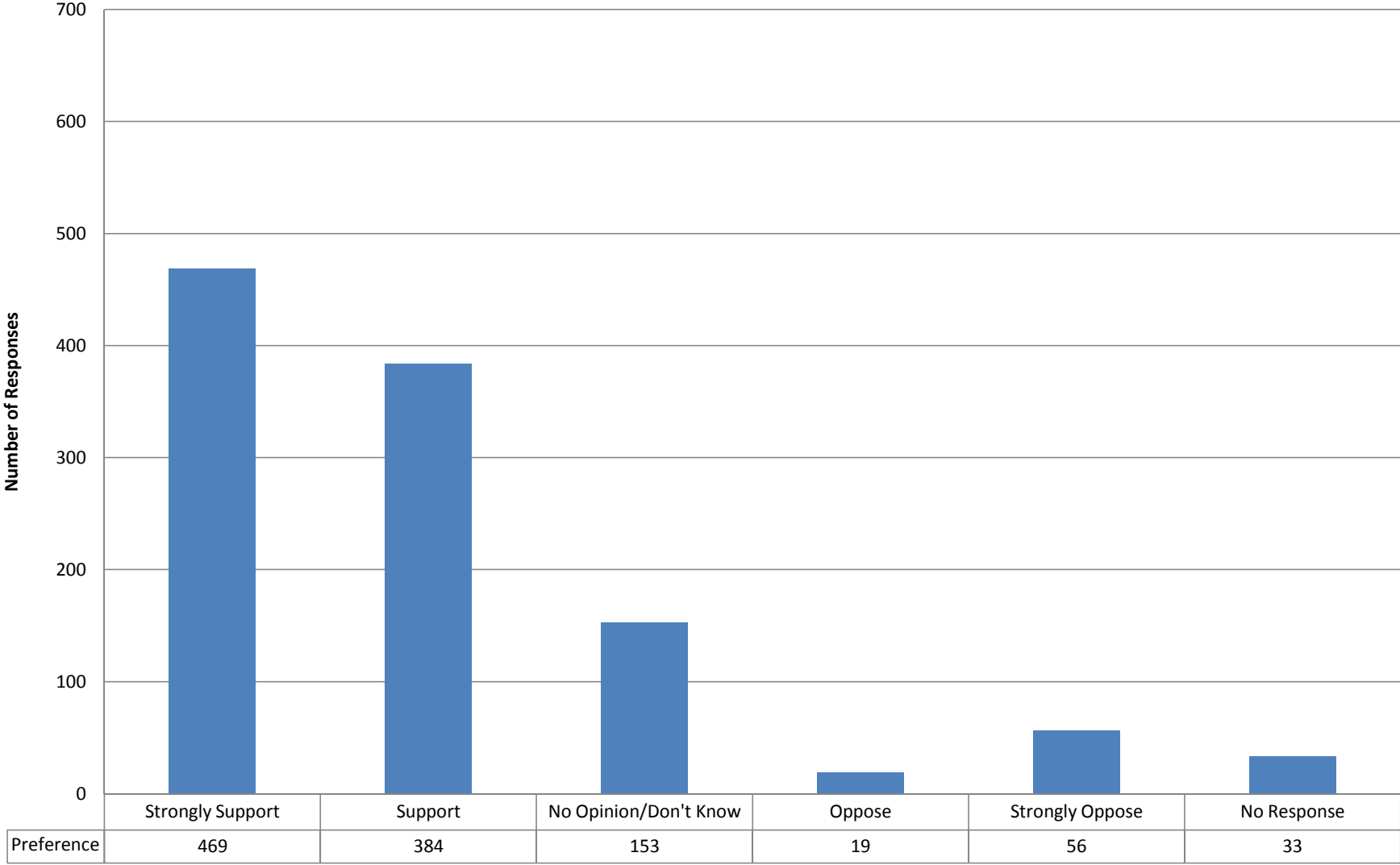
K. Improvements to junction A1014/The Sorrells and A13/A1014



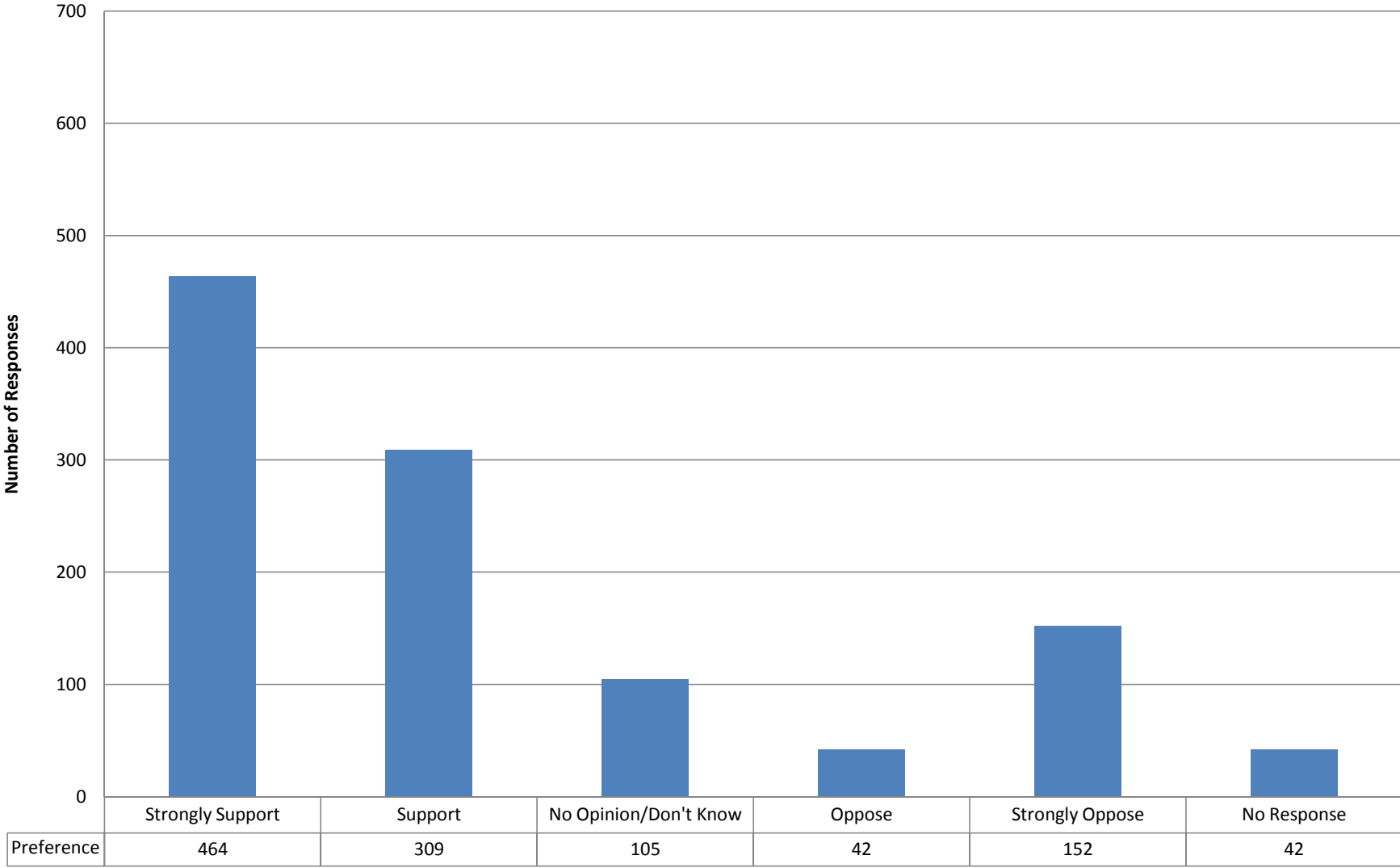
L. Bus layby and expanded parking at Stanford-le-Hope



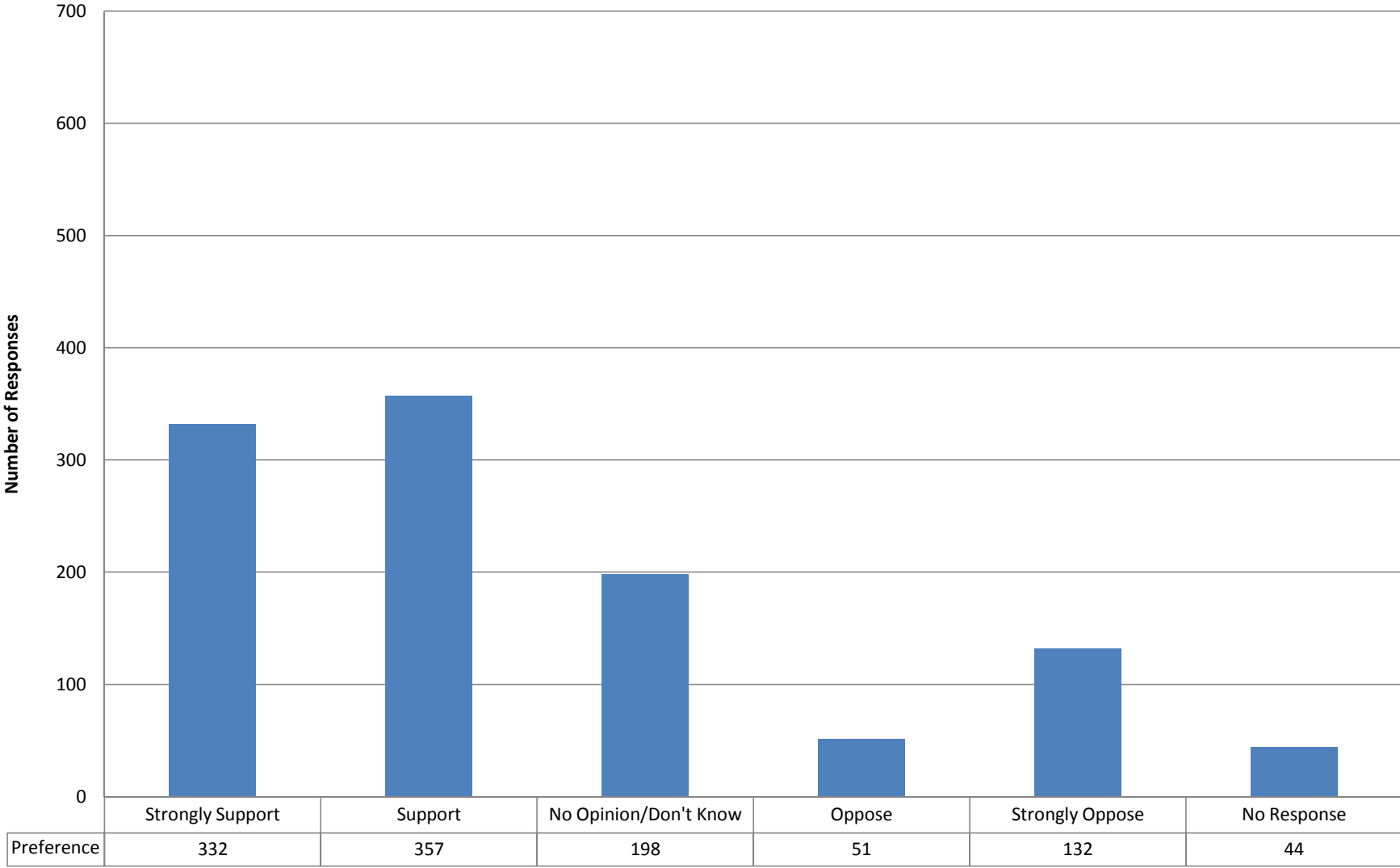
M. Noise mitigation improvements on the Manorway



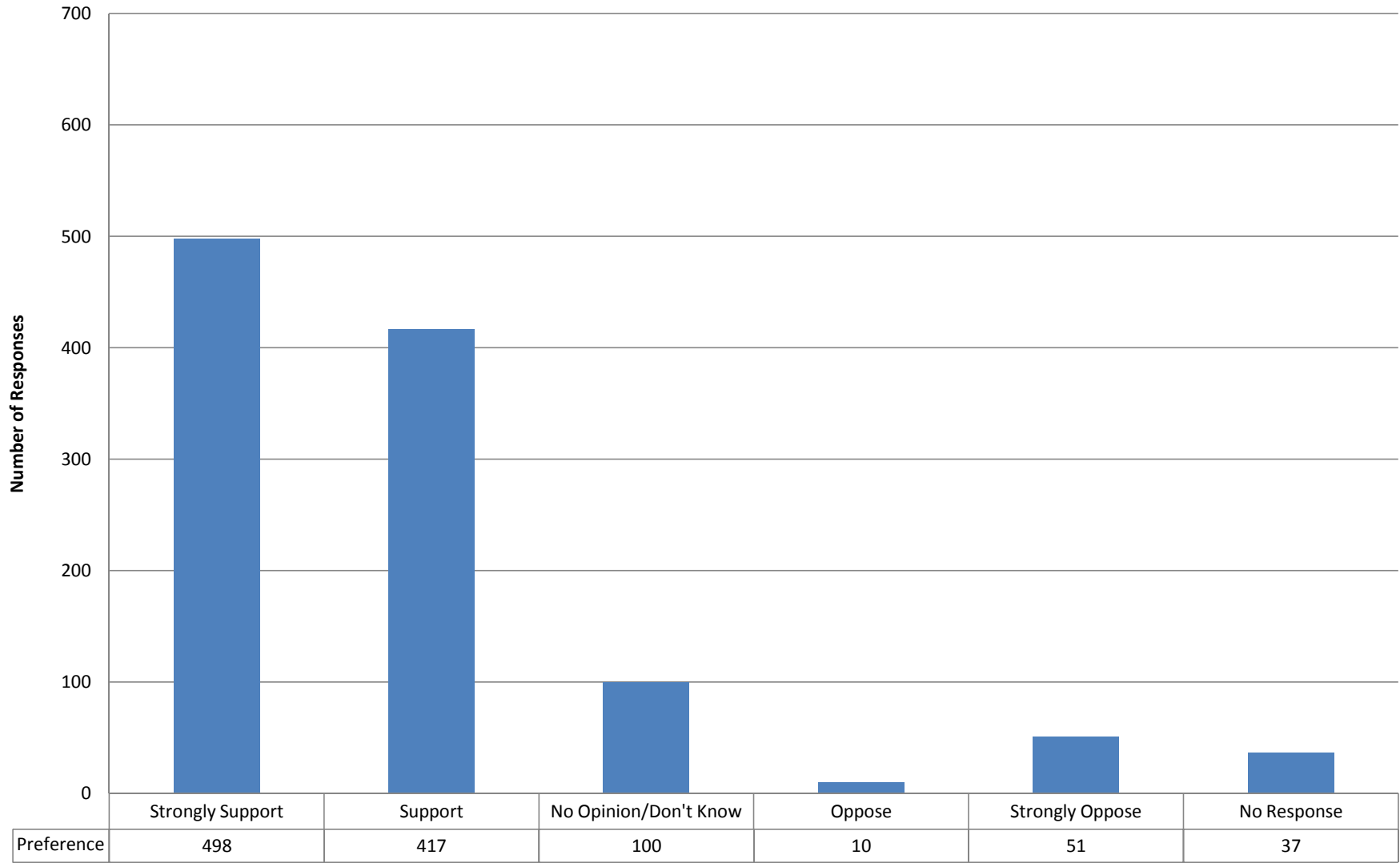
N. New road link to London Gateway port



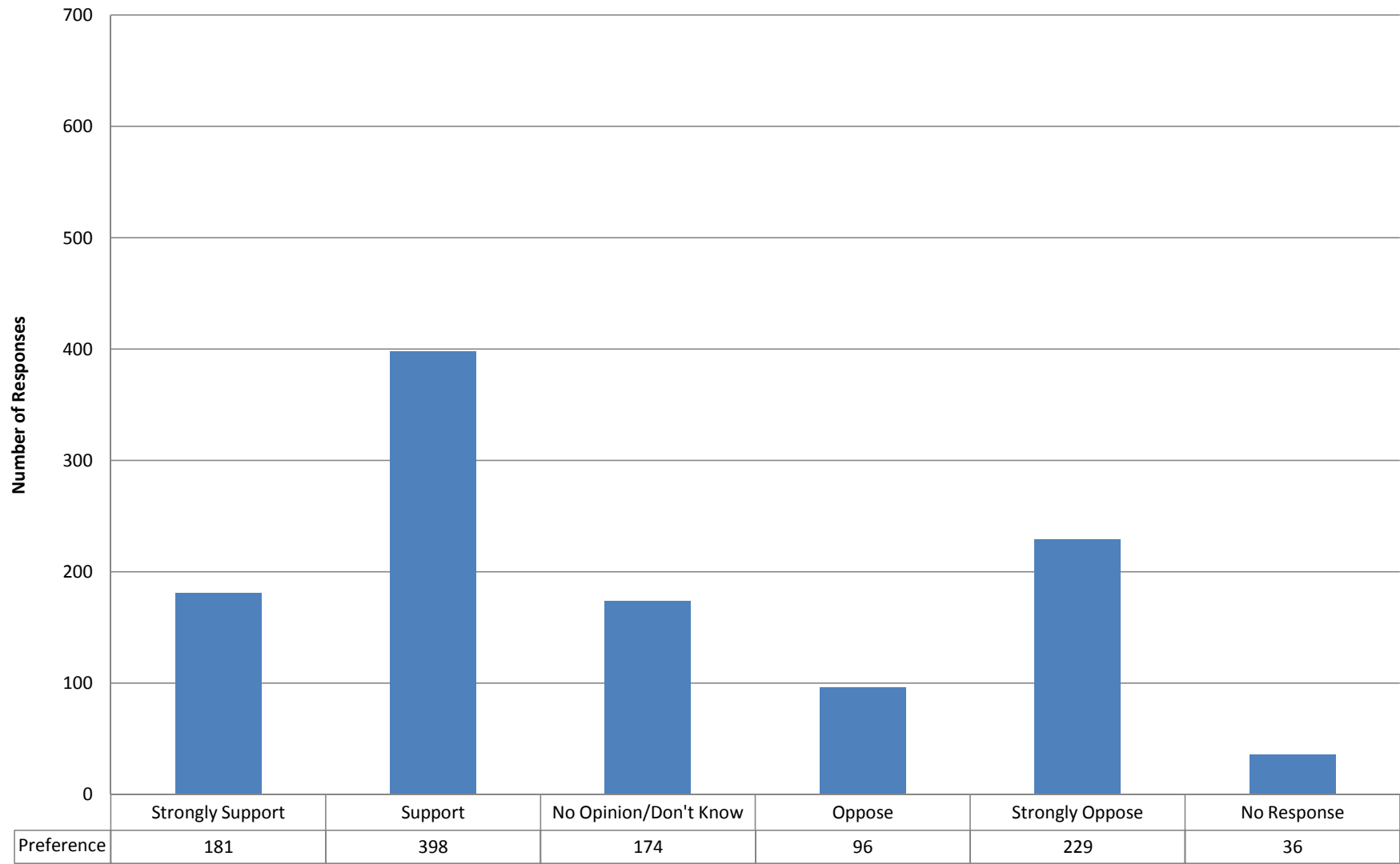
O. New road link to Stanhope Industrial Estate



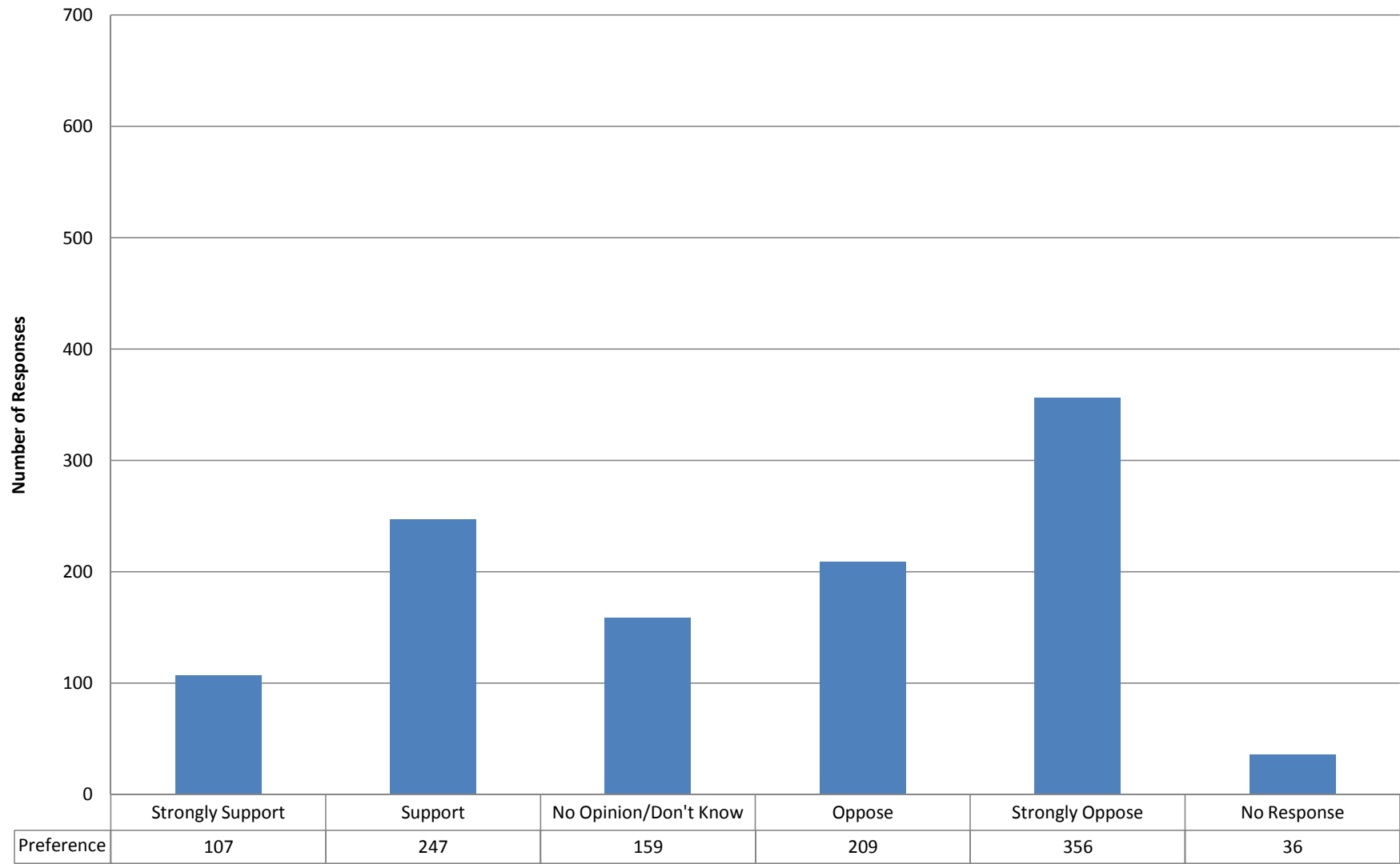
P. Improved local bus system



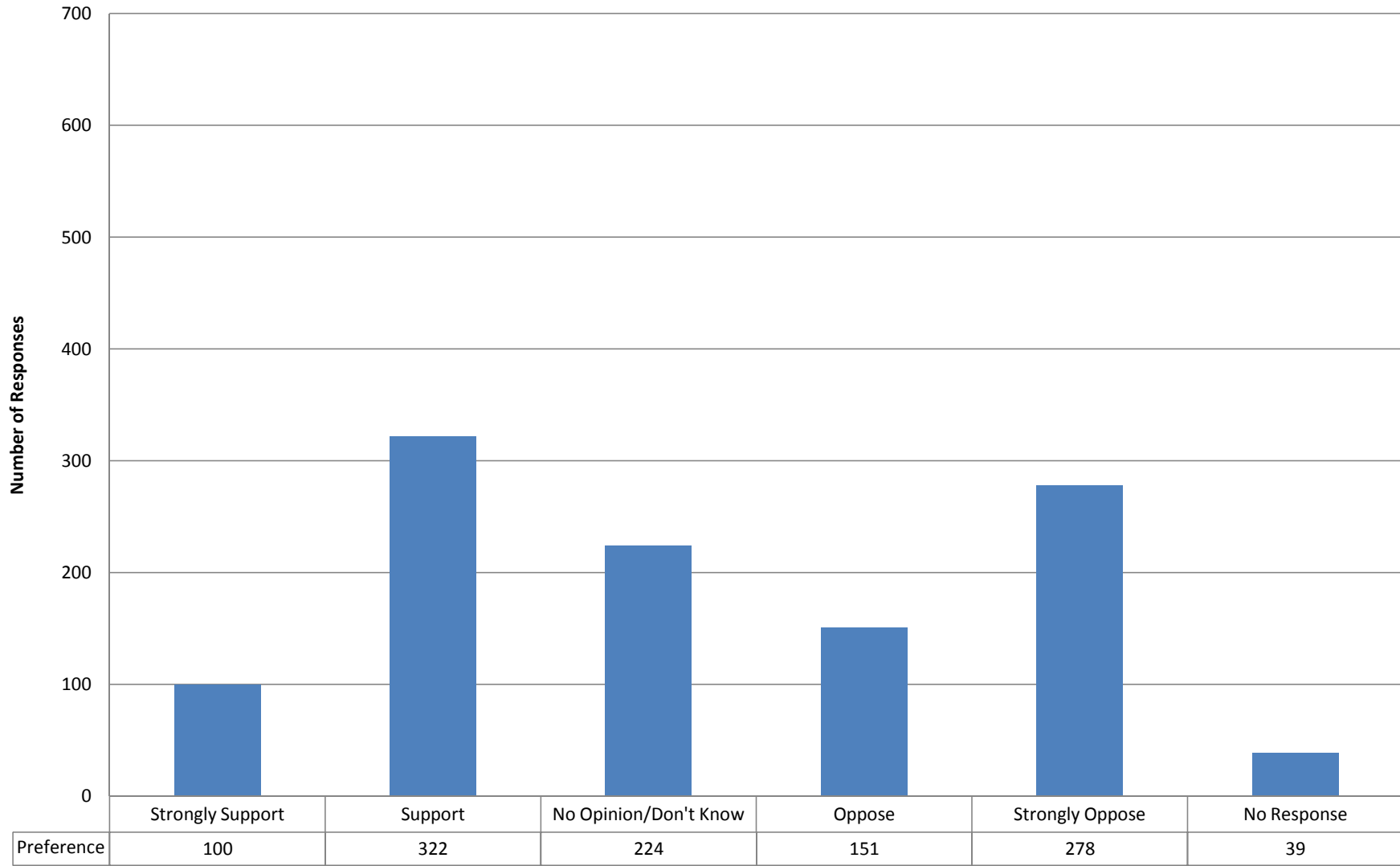
Q. 65 homes on former Gasworks brownfield site



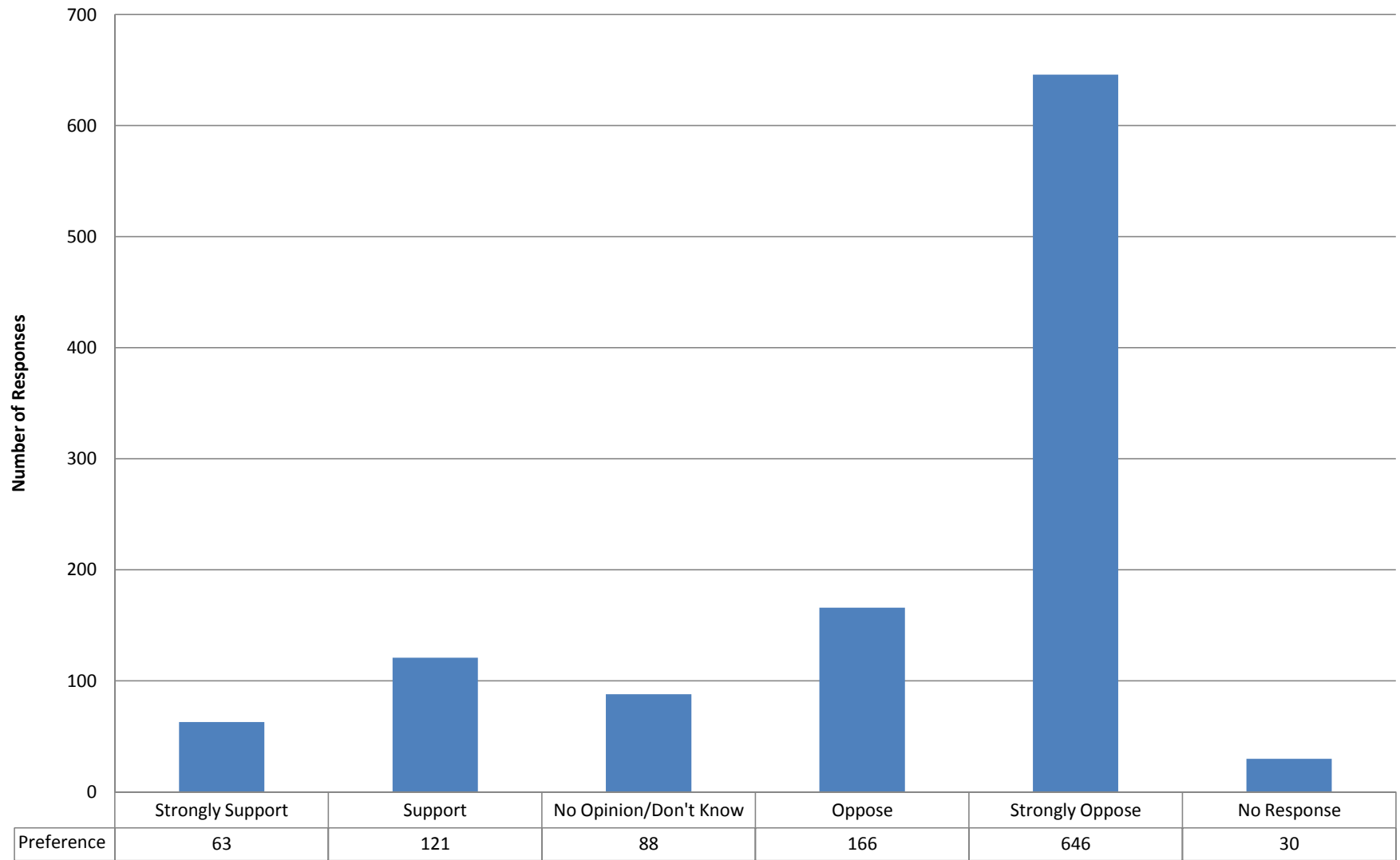
R. 200 homes on Manorway site



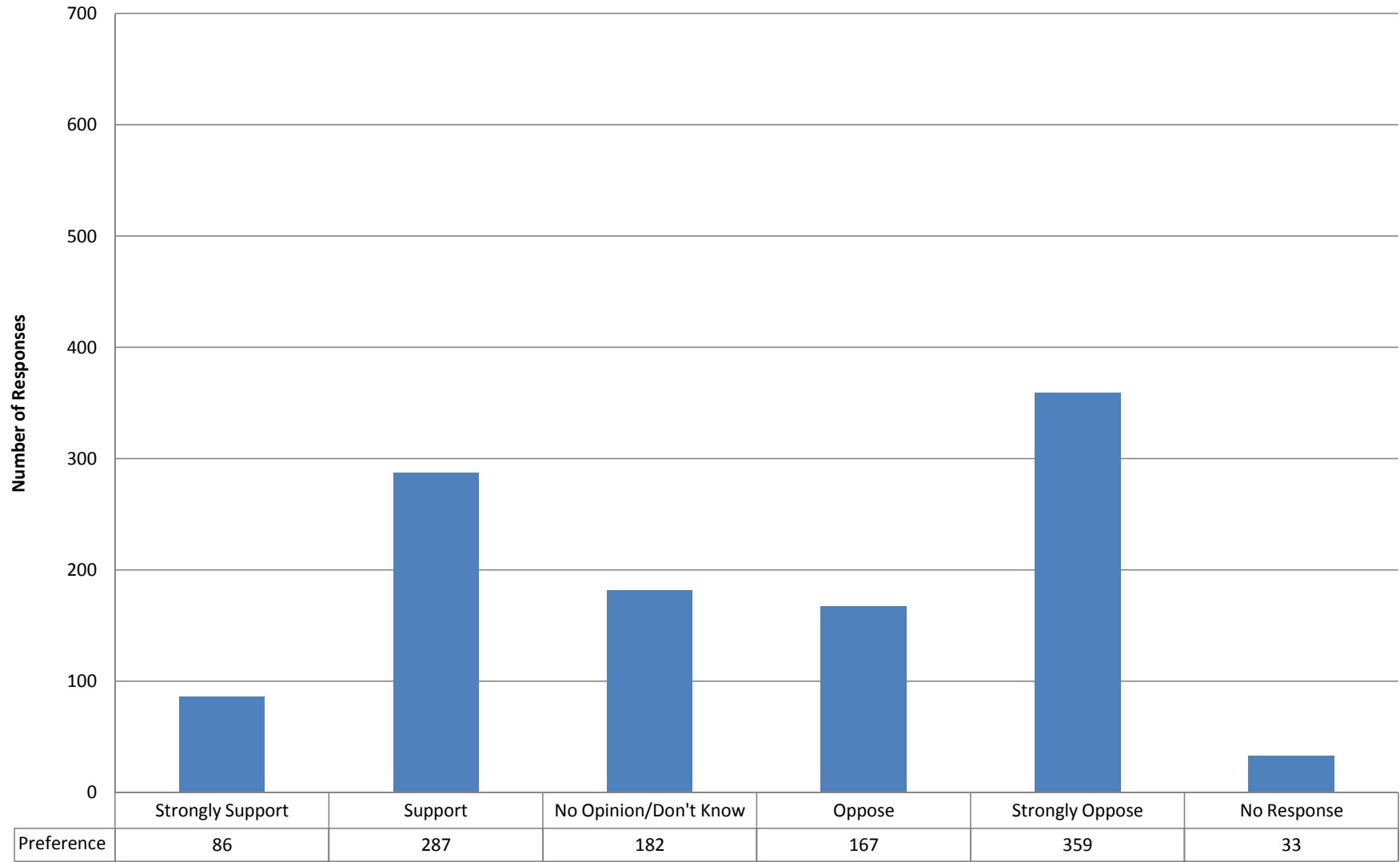
S. 130 homes at Baryta Close



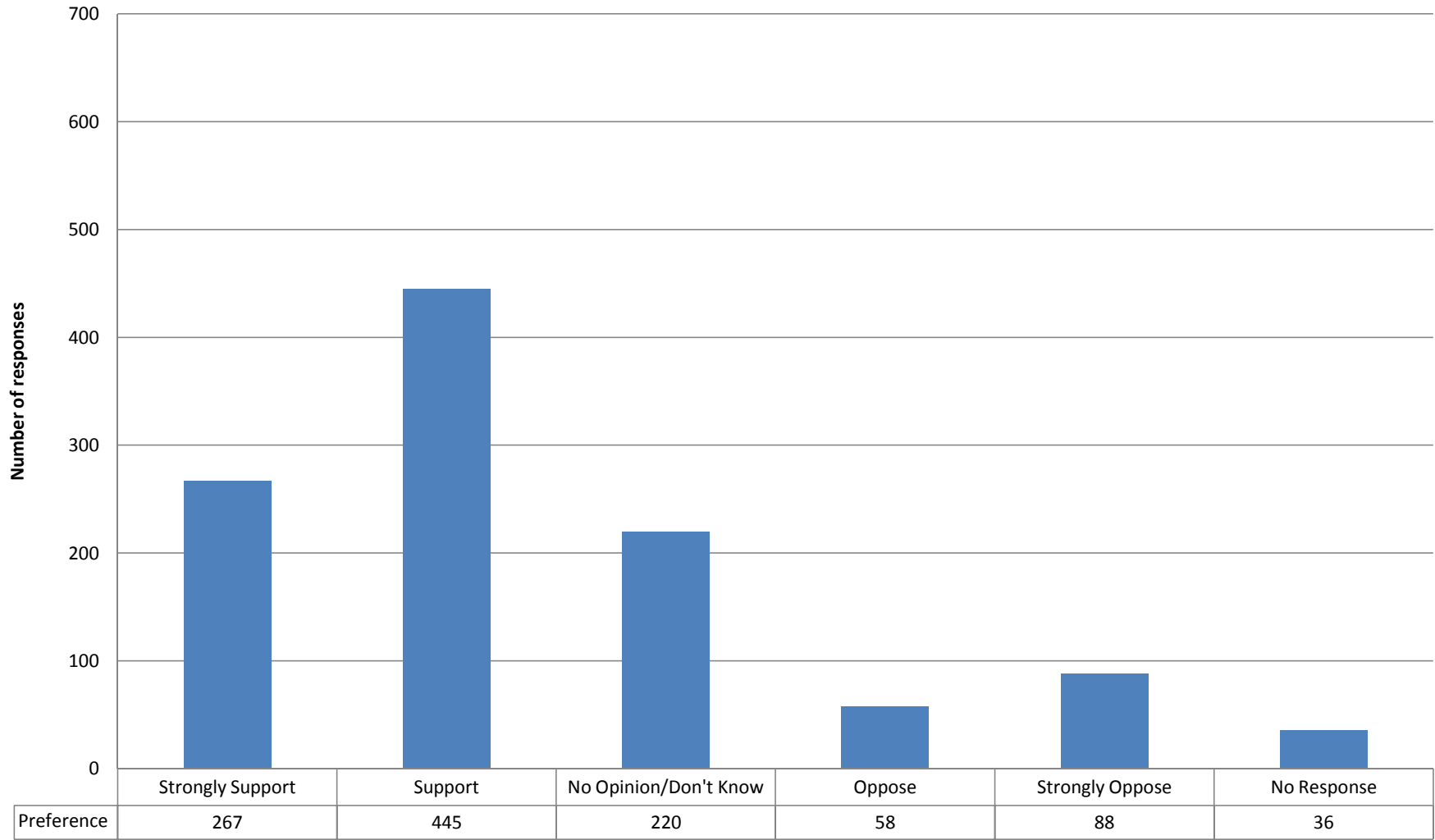
T. 170 homes on Gable Hall School playing fields



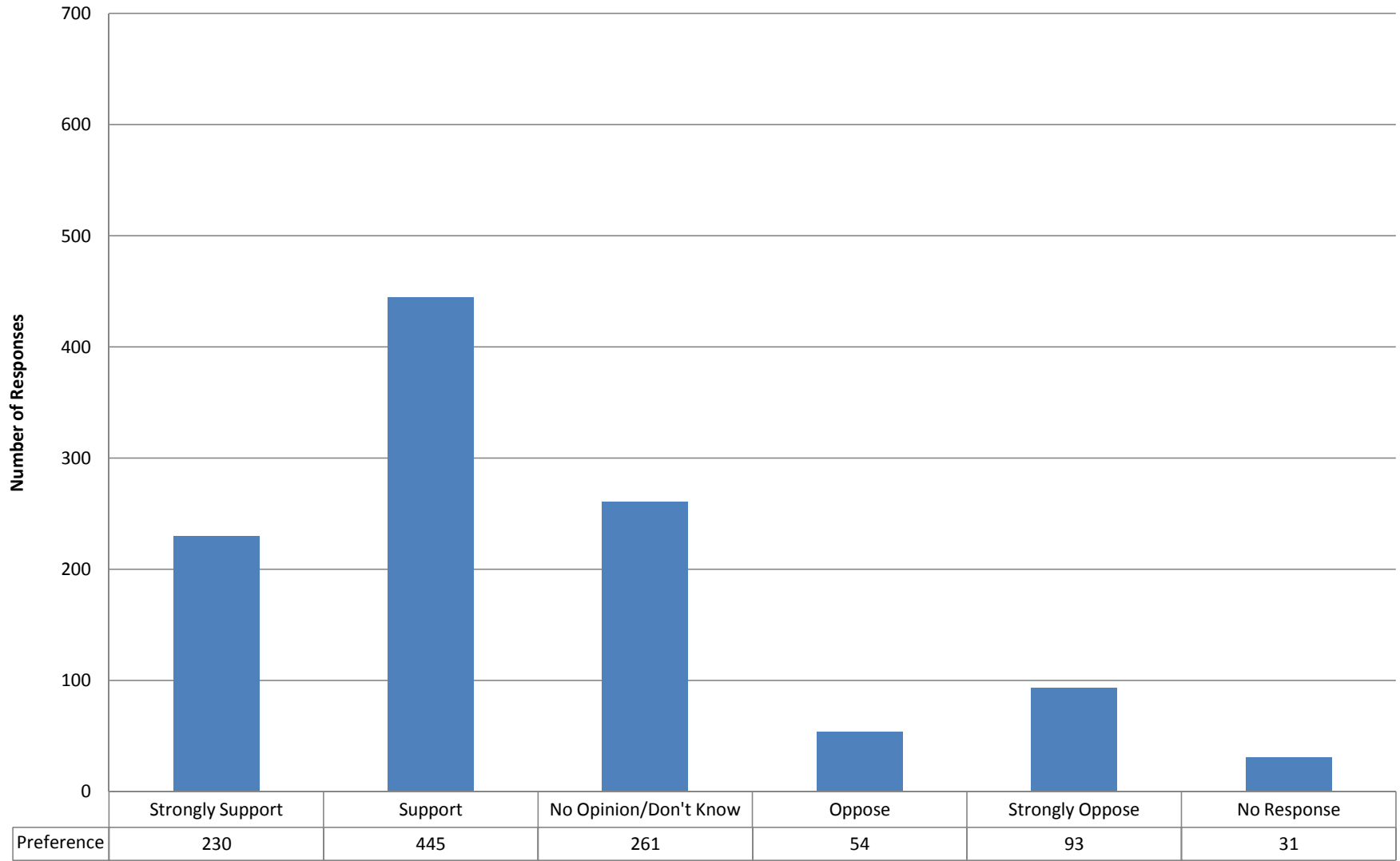
U. 100 homes in Stanford-le-Hope town centre



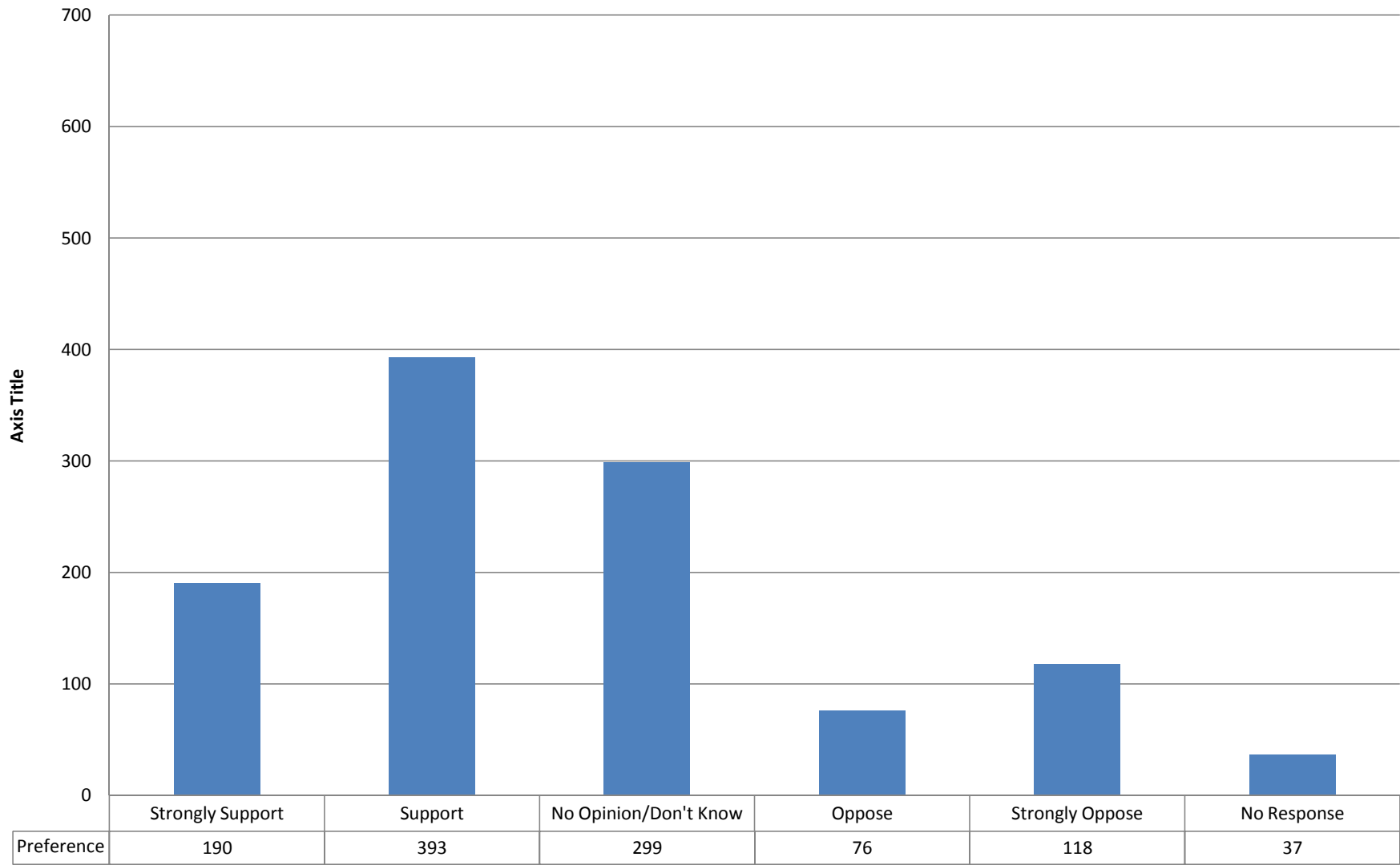
V. High-quality manufacturing jobs at the former Gasworks site (including re-provision of jobs from Baryta Close)



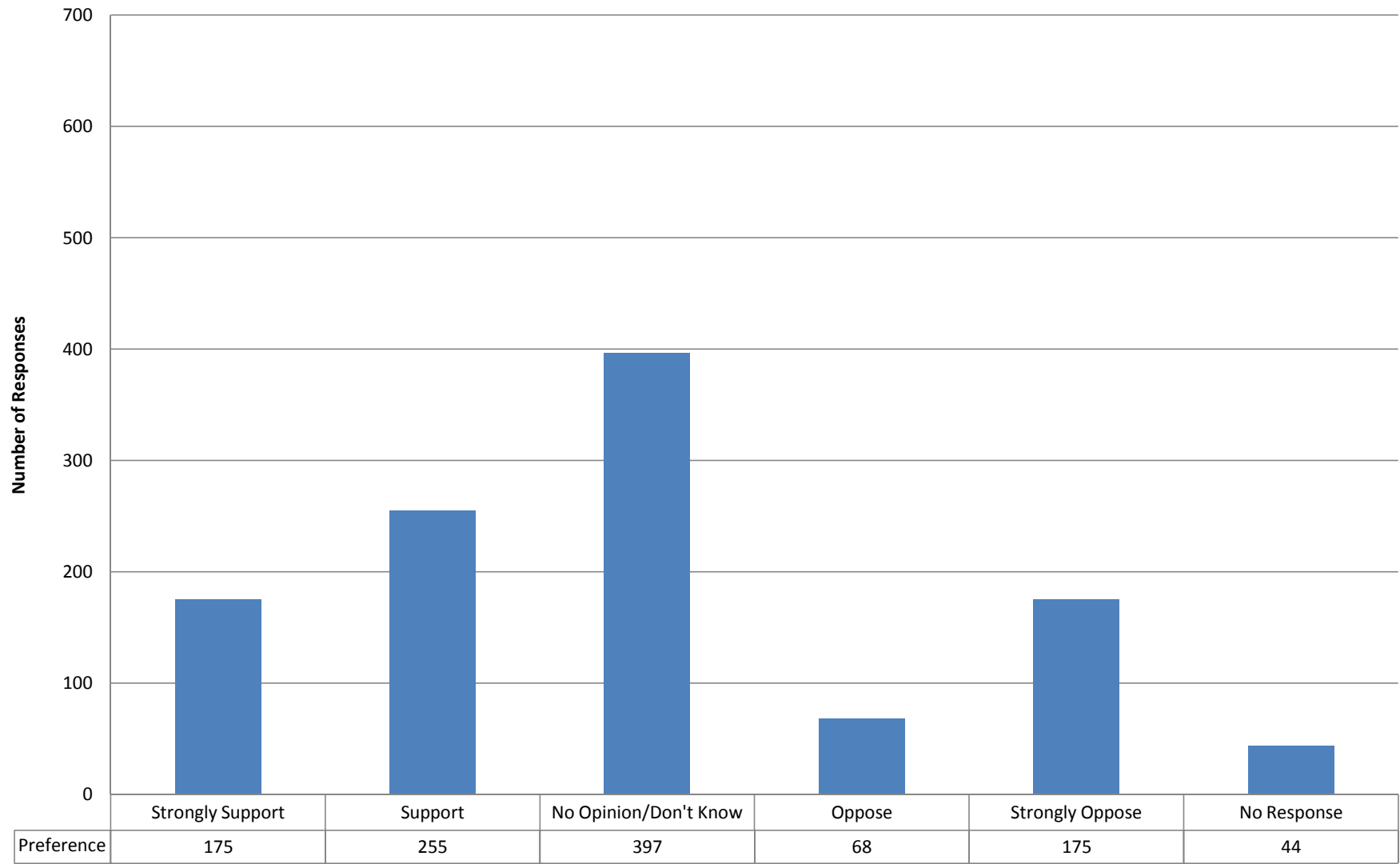
W. Improved Stanhoe Industrial Estate



X. New light industry at Essex and Suffolk Water site



Y. Academy of Logistics and Transport



Age

