

GREEN LIGHT FOR PURFLEET-ON-THAMES REGENERATION



CGI C01 Hollow Woods Road - 61 spacious two, three, and four bedroom homes will be built at Hollow Wood, close to the railway station in Purfleet-on-Thames, as the first phase of the regeneration scheme.

Last year, outline planning permission was granted by Thurrock Council's Planning Committee for a £1bn regeneration project that will see thousands of new homes, a new town centre and a media and creative industries hub established in the newly renamed Purfleet-on-Thames.

Thurrock Council has now given the green light for 61 high-quality family homes close to the train station in Purfleet-on-Thames. These new homes mark the first phase of the regeneration project that will create jobs, shops, community amenities and

improved transport links.

» *Read more about the scheme and view the draft plans on pages two and three.*

Purfleet Centre Regeneration Limited (PCRL) - a joint venture between Urban Catalyst and Swan Housing Association - are delighted to have been granted planning permission and for works to get underway.

During Phase 1, a mix of modern, spacious two, three and four bedroom homes will be built at Hollow Woods, close to the railway station. These new residences will provide easy access to both the new town centre and wider community spaces.

CORONAVIRUS (COVID-19) OUR RESPONSE

We know that this is a worrying and uncertain time for everyone. We want to reassure you that at PCRL the safety and wellbeing of our staff and contractors and of the residents of Purfleet is our priority. We have been working very hard to create the right responses to what is clearly a fast-moving situation and we have followed government advice on this issue to date and will continue to do so.

In line with Government advice our team are continuing to work on the regeneration of Purfleet from home using technology to make sure we keep the project, which we know is important to the community of Purfleet, moving forward. You will understand that the current restrictions mean that we will need to delay face to face activity for the time being. However, we will reschedule this activity as soon as we are able to do so.

In the meanwhile, as well as working virtually on the project we are, with the support of Thurrock Council, intending to continue with the site investigation activity at the Purfleet regeneration site. This is on the basis that this work will only proceed if our consultants and contractors are satisfied that their teams can continue to deliver this work in a way which complies with Government guidance and health and safety guidelines. However, this will be kept under review in light of further advice from the Government and will be amended as necessary to ensure the health and safety of all involved.

The whole team here at PCRL send you our support and look forward to meeting you again very soon but in the meantime we are always at the end of a phone or email.

» Story continued from page one.

Work on the 61 homes is due to commence in 2020 (subject to Government guidance on COVID-19).

Purfleet-on-Thames's first new homes will be available to purchase off plan in early 2021.

A children's play area, orchard walk and reinstated public access to Hollow Woods will also form part of the 2.36 hectare development, which has been designed to enhance the green links to Purfleet-on-Thames' conservation area.

» Continued on page two.

The architecture, while contemporary, is deliberately in keeping with the woodland setting, reflecting the style of homes in the surrounding Conservation Area.

Leader of Thurrock Council, Cllr Rob Gledhill said:

"The redevelopment scheme as a whole will incorporate a number of significant infrastructure

improvements which will include better access to the Thames river front, improvements to flood defences, high quality public open spaces, a new health centre, community facilities, and a new primary school alongside new shops and leisure facilities.

The recently approved application will also create a significant area of public open space and play facilities for the benefit of new and existing residents, all of this along with 61 houses is showing we will put infrastructure before expansion."

Chairman of Purfleet-on-Thames Community Design Panel, John Rowles, commented:

"By asking and listening to the local community PCRL have developed a plan that meets our aspirations and will make the place now known as Purfleet-on-Thames a place where we, the community, can be proud to say 'we helped design this', a place where the community can grow and thrive and have a better life."



SCHEME OVERVIEW

By now you will hopefully not just have heard, but had an opportunity to share your views, on the £1billion regeneration scheme.

The PCRL Masterplan will create:

- up to 2,850 homes alongside shops, restaurants, a medical centre and community facilities
- a new town centre with upgraded rail station facilities and improved riverside areas and access that will help transform Purfleet-on-Thames into a new

destination

- a new primary school
- a state of the creative industry and art media village
- new parks and leisure spaces

The project aims to enhance Purfleet-on-Thames and create a desirable place to live and work whilst capitalising on the town's natural advantages:

- its location on the River Thames
- quick access to the M25
- direct 28-minute train to Fenchurch Station, Central London

We look forward to working alongside the Purfleet-on-Thames community to deliver this exciting venture.

Keep up to date and share your views at [OurPurfleet.com](https://www.ourpurfleet.com)



JV BEHIND £1BN PURFLEET-ON-THAMES REGENERATION WELCOMES £75 MILLION GOVERNMENT FUNDING BOOST

Purfleet Centre Regeneration (PCRL) has welcomed the Chancellor's pledge for £75m of Housing Infrastructure Funding to support the £1bn regeneration of Purfleet-on-Thames town centre, which will help transform the town into a world class creative hub.

The funding will be used to provide vital infrastructure including replacing the level crossing with a bridge over the railway and a new health centre, river wall, drainage and other important utility infrastructure.

Sir Tim Laurence, Chairman of PCRL, said:

"The Chancellor's pledge of £75M towards key elements of the regeneration of Purfleet-on-Thames, including a bridge over the railway, a new Integrated medical centre and other social infrastructure, is a huge vote of confidence. It demonstrates that infrastructure investment is not just about the big flagship projects like HS2, it's also about making a real difference to peoples' lives here in the Thames Estuary and in other regions of UK. This is a prime example of the Government, Local Authority and private sector working together at all levels to unlock the huge growth potential in this fast-developing area."

OTHER NEWS...

BOTANY AND RAILWAY COTTAGES

Thurrock Council's planned demolition of Railway Cottages and Botany Cottages, situated along London Road close to Purfleet train station, has now been completed in preparation for the regeneration scheme. These were unused dwellings in council ownership.

HARRIS ACADEMY RIVERSIDE

PCRL are delighted to have contributed to the new secondary school in Purfleet-on-Thames, Harris Academy Riverside. The land on which the school is now built was originally part of the regeneration masterplan but has been donated as part of the scheme. The school moved to their new building in August 2019, just in time for the new school year.

PCRL look forward to involving the school pupils in our upcoming consultation events.

ORSETT SHOW

PCRL team had great fun hosting a stand at the Orsett Show in September 2019 - and plan to do the same this year!

We enjoyed meeting lots of different people who live in, or close to, Purfleet and chatting to them about the regeneration plans. The community have been involved in the regeneration plans since the beginning with public consultations, Community Design Panel workshops and Purfleet-on-Thames Community Forum meetings, and have helped to shape the future of Purfleet-on-Thames.



CAR PARK AT CORNWALL HOUSE



This first Phase of regeneration will kick-start the £1billion transformation of Purfleet-on-Thames creating new jobs, shops, community amenities and improved transport links, making Purfleet-on-Thames a better place for everyone to work, live, socialise and invest.

To facilitate works for Phase 1 of the exciting regeneration of Purfleet-on-Thames, the temporary car park at Cornwall House will close permanently in Spring 2020. PCRL appreciate that this may be inconvenient and thank you in advance for your understanding and patience.

SAY HELLO TO... PURFLEET-ON-THAMES



It's official! The town of Purfleet is now named Purfleet-on-Thames!

Thurrock Council renamed the town on 29 January, 2020 following a 13-week consultation period that took place late last year (2019).

The name change was proposed by the Purfleet-on-Thames Community Forum which has been working towards a name change since 2002.

Trevor Batchelor, lead campaigner and Vice Chair of the Community Forum, said:

"The name will raise the profile of the area and, along with the regeneration, gives residents hope for the future."

Did you know?

References to Purfleet as "Purfleet-on-Thames" include the first known use of the name on a postcard in 1866, while use of the name grew in late Victorian and Edwardian times.



GET INVOLVED

We're looking for people to join the Purfleet-on-Thames Community Design Panel. This will give you a chance to get involved and give your thoughts and feedback on the regeneration scheme.

Sign up now! Email: garrett@OurPurfleet.com or alternatively speak to the Design Panel Chair, John Rowles.

A regeneration delivered by Purfleet Centre Regeneration Limited in partnership with Thurrock Council. PCRL is a joint venture between Urban Catalyst and Swan Housing Association.



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Creating a Purfleet for everyone

Visit: www.OurPurfleet.com to find out more and pledge your support for this regeneration #ourpurfleet