

Project Progress!

Planning ahead

We are delighted to tell you that we continue to make great progress with the £1.4bn transformation of Purfleet-on-Thames town centre. The scheme will create 2,850 new, high-quality homes alongside a vibrant town centre with shops, community amenities including a new health centre, improved rail station and ticketing facilities and employment and training opportunities.

We have now started pouring the concrete for the foundations and ground floor slabs of the 61 new homes that are being built as part of Sub-phase 1A and soon you will start to see the external walls of these homes coming out of the ground.

We have also submitted three Planning Applications (that give details of what was agreed in the overall Planning Consent for the Scheme that was achieved in 2019) for key elements of infrastructure for Phase 1.

Read about these in more detail on page 2.

Purfleet-on-Thames' regeneration promoted as a flagship project in UK Global Investment Summit

We're proud that The Royal Family and UK government has selected the regeneration of central Purfleet-on-Thames as one of the best investment opportunities in Britain.

The £1.4bn masterplan for Purfleet-on-Thames was one of the main projects that was showcased at the Global Investment Summit hosted by HRH The Queen and Prime Minister Boris Johnson on 19 October (2021). The summit is aimed at driving international investment into the UK.

REMEMBRANCE DAY

It was an honour for members of the PCRL team to attend the Remembrance Day commemorations in Purfleet-on-Thames on Sunday 7 November and witness the unveiling of 26 memorial figures, a memorial to the 26 fallen soldiers from Purfleet-on-Thames. This was an amazing tribute organised and fundraised for by the community.



Reserved Matters Planning Applications

PCRL is committed to involving the Purfleet-on-Thames community in the design of the scheme and we're delighted that you have been engaging from the start through the Design Panel and the Purfleet-on-Thames Community Forum.

Following community consultation in April and May 2021 on our plans for the vital infrastructure for the new town centre, PCRL submitted three Planning Applications in October.

Application 1: London Road and Bridge

A new railway ticketing office is due to be built within the town centre to replace the existing facility. Alongside this a new road and pedestrian bridge will be built over the railway to replace the existing, unsafe level crossing. This planning application provides detailed designs for the new road and bridge that will be vital in connecting the two sides of Purfleet-on-Thames.

Application 2: London Road diversion

In advance of constructing the new London Road and Bridge mentioned in application 1, it will be necessary to re-route traffic away from a section of the existing road onto a temporary diversion.

Application 3: Phase 1 Roads and Highways

Phase 1 is the first major part of the development and will deliver a new primary school, varied retail, a town centre, an upgraded railway station, plus around 1,000 new high-quality homes. This application provides detailed designs for the roads and highways within this phase.

Obtaining planning consent for these three applications will allow us to continue to progress the £1.4bn regeneration of Purfleet-on-Thames and make it a better place to live, work and invest.

If you would like to find out more, you can view the infrastructure proposals at OurPuffleet.com. The applications are also available to view/ comment on through Thurrock Council's planning portal.



61 new homes taking shape!

Since we last updated you on Sub-phase 1A of the scheme we have:

- laid the base layer of the eastern section of a new road running west to east across the site from Church Hollow
- installed key elements of the foul and surface water drainage infrastructure
- completed piling works for 39 of the new homes
- started to pour concrete to form the ground floor slabs of the new homes.

We are on track to open our show home and sales office in summer 2022.

This first sub-phase will bring 61 new spacious two, three and four bedroom homes, a new children's play area and an orchard walk to the Hollow Woods area of Purfleet-on-Thames. It will also create access from this residential area to the train station, which as outlined above, will undergo major improvements as part of the project.



For sales enquiries about the new homes, please email purfleet@nuliving.co.uk

Developing a greener Purfleet-on-Thames

We are committed to designing the regeneration scheme in such a way that connects it to the wider ecological context, such as Rainham Marshes, and puts the planet first by enhancing biodiversity and ecology. For example, by providing diverse habitat planting zones, new woodland buffer planting and park spaces we plan to create lots of green, outdoor spaces for people to enjoy that will enhance their sense of wellbeing.

The scheme will create new public spaces, including a greenway with a cycle path, children's play areas and public walkway. We will also be developing a range of new green spaces for the community to enjoy, with high-quality trees and planting that will enhance biodiversity, including:

- **new deciduous woodland**
- **extensive wildflower meadows**
- **native species-rich grasslands; and**
- **community parks and play grounds**
- **rain gardens, swales and ecologically rich wet areas**
- **orchards and community places to grow food.**

The illustrative images, below and to the right, shows some of the key green elements that will be included in the scheme:



Did you know?

The regeneration will see over 56,000 new trees planted in Purfleet-on-Thames!

Join the Community Design Panel

Together with the Purfleet-on-Thames Community Forum, we set up the Design Panel to help shape the development. Chaired by John Rowles, the Design Panel works collectively with PCRL to identify locally important issues, contribute local knowledge and provide a forum to test emerging plans.

If you would like to get involved with the Design Panel, email John Rowles at purfleetourcentre@gmail.com

It's (nearly) Christmas time!

We are asking budding artists who live in Purfleet-on-Thames, aged up to 18 years old, to design this year's PCRL Christmas card. The chosen design will also win a **£100 Amazon voucher just in time for Christmas.**

All you have to do is send us your entry via: FREEPOSTRT SX-ZGYT-BYEY, Pilgrim House, High Street, Billericay, Essex, CM12 9XY. The closing date is Friday 3 December 2021. Terms and Conditions apply; visit OurPurfleet.com



Find out more and get in touch at OurPurfleet.com | Join the conversation on social media using **#OurPurfleet**



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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