

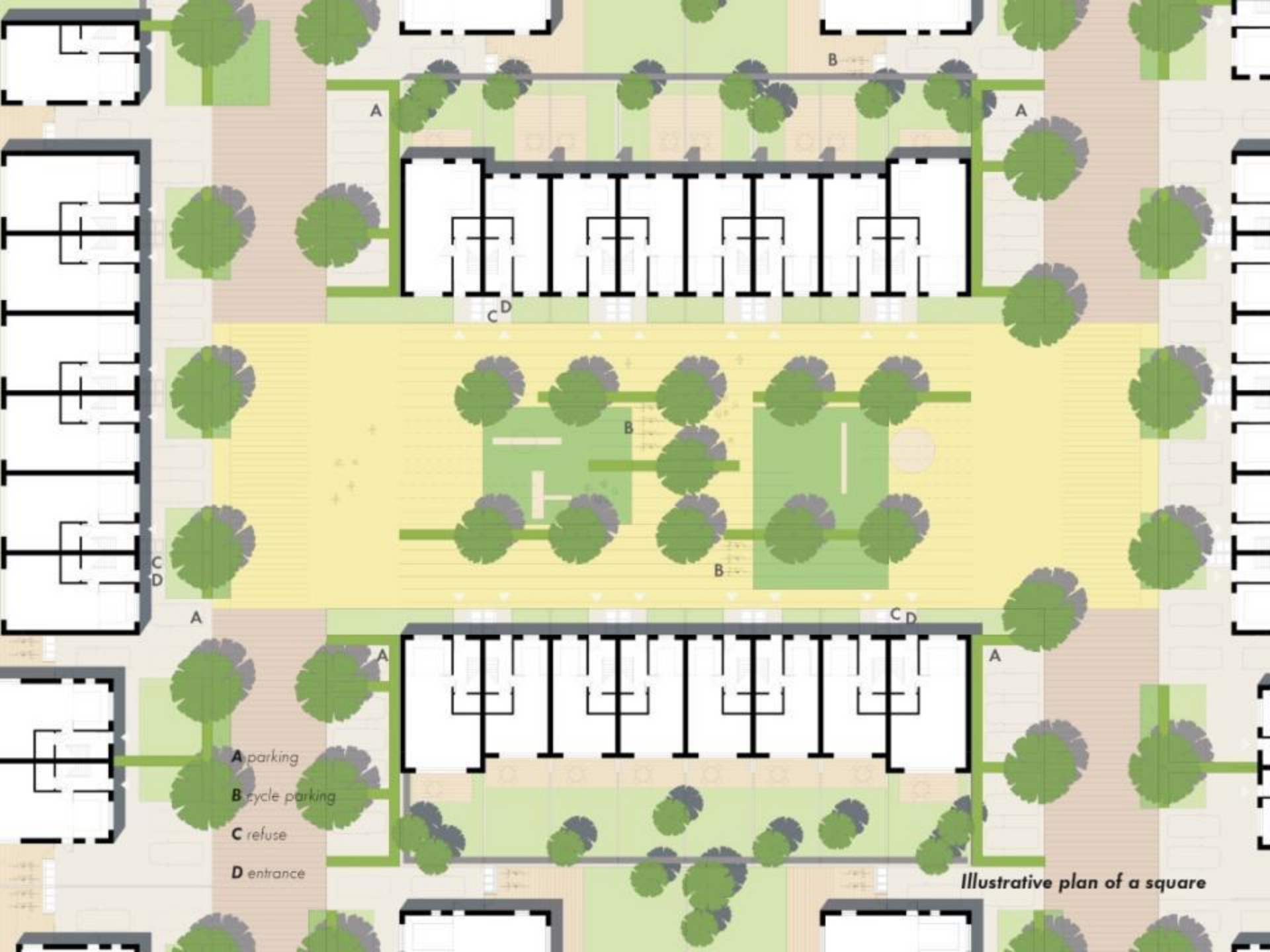
# Residential Squares

- Available for community purposes and play
- Pedestrianised
- Cycle friendly
- Street Furniture
- Tree Planting





*Illustrative sketch of a square*



A parking

B cycle parking

C refuse

D entrance

*Illustrative plan of a square*

# Residential Courts

- Available for community purposes and recreation
- Pedestrianised
- Cycle friendly
- Street Furniture
- Tree Planting



- A parking
- B cycle parking
- C refuse
- D entrance



*Illustrative plan of a Court*

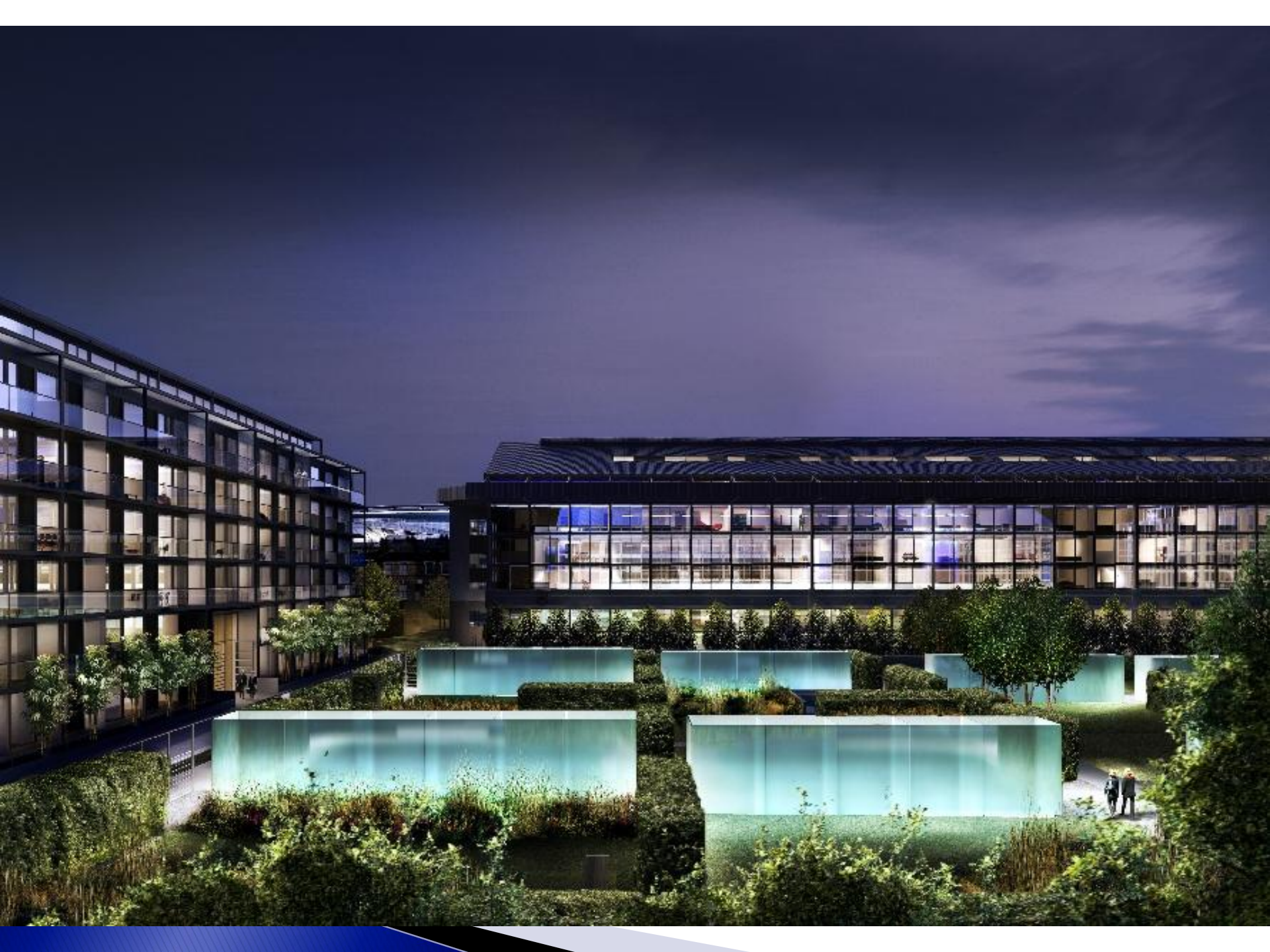


*Illustrative sketch of Court looking from Linear Park*

# Architecture and Design

- ▶ The people responsible for the design of the scheme at Bata is Allies and Morrison architects, a multi-award winning practice responsible for:
  - The Kings Cross Masterplan;
  - The redevelopment of the Arsenal football stadium;
  - The new BBC Headquarters at White City; and
  - The restoration of the Royal Festival Hall.





# Wider Community Benefits

- ▶ The s106 attached to the planning permission ensures that the following contributions are made to the benefit of the local area:
  - Over £6,000 per unit (totaling over £1.8m) is being paid towards health, education, transport and other local facilities in East Tilbury.
- ▶ In addition, a lump sum of £450,000 is being paid towards the provision of a footbridge at East Tilbury rail crossing.



**East Tilbury rail station**

# Next Steps

- ▶ Talking to housebuilders – expressions of interest have already been received from a number of housebuilders.
- ▶ Submission of reserved matters including access, appearance, landscaping, layout and scale. We need your views...
- ▶ Separate planning application to be prepared for 16 additional houses to the north of Bata Avenue. Removed from the original appeal scheme due to ownership issues, which have since been resolved.

# Public Exhibition

## Public Exhibition Bata Field, East Tilbury

This exhibition provides a summary of the proposals for the development of Bata Field. We are planning a sustainable development, providing good quality homes, which reflect and respect East Tilbury's heritage. A place where local people will feel at home.

In the near future, we hope to submit an outline planning application for a residential development of up to 315 dwellings with landscaping and open space, car parking, services and access from Princess Margaret Road. The application will be accompanied by an illustrative masterplan that will show how the development could look.

We are committed to listening and taking on board the views of the local community. The purpose of this exhibition is to obtain your views on the proposals, along with your thoughts regarding how Bata Field can be designed to fit in with the character of the local area and how we could best contribute to the local community.

### The Team

We have assembled a team of experts in all the key fields that will be important to making the regeneration a success:



Colomade Land LLP  
Project Developer



Alex and Morrison  
Architects



Schoenich Landscape Architects Ltd.  
Landscape Architect



WSP Development and Transportation  
Infrastructure and Engineering Consultants



Watson Boschan  
Transportation Consultants



Gardiner and Theobald  
Cost Consultants



Ecology Solutions  
Environmental Consultants



Steel Davis Gleave  
Rail Transport Consultants



CGMS  
Archaeology and Heritage



RPS Group  
Sustainability Consultants



Icera Projects  
Planning Consultants



MOAT Housing Group  
Registered Social Landlord Partner

Gallons Housing Association  
Registered Social Landlord Partner

# Proposals for Bata Field, East Tilbury



We aim to provide a safe and sustainable localised development that respects the historic character of East Tilbury.

The broad aims of our proposal are:

- To reflect and respect East Tilbury's unique heritage, ensuring the development fits with the character of the town and the neighbouring conservation areas
- To provide homes with gardens, parking and places for children to play
- To provide good quality family homes
- To create a sustainable development
- To create a place where people will be proud to live

Bata Field would be a big investment for East Tilbury, which would bring construction jobs to the area and jobs made in local shops. It could also provide homes needed to complement major employment developments in the area.

We are committed to contributing to the local community, providing improvements to local infrastructure to support the proposed development. We are seeking the guidance of local people, so how this project can best meet the needs of the future population of East Tilbury.

# Timescales

## **Preliminary Work (Now – Summer 2012)**

- ▶ Application for 16 homes to the north of Bata Avenue.
- ▶ Submission of reserved matters
- ▶ Archaeological excavation and Ecology surveys

## **Preparation of Site (Spring 2011 – Winter 2012)**

- ▶ Demolish existing buildings
- ▶ Road and Utilities Infrastructure

## **Housing Delivery (Winter 2012 – 2016)**

- ▶ Approximate timescales – 20 units to be delivered in 2012, 105 in 2013, 105 in 2014, 70 in 2016.

# Q&A



*Illustrative sketch of a secondary street*