



# Purfleet-on-Thames Community Forum

*For ease of reference topics appear as separate subjects rather than in the order discussed. Items do not appear in any order of priority, and may appear under an unlinked agenda item (e.g. AOB)*

## Minutes 29.07.25

### **1. Welcome**

### **2. Apologies**

Christine Rowles.

Cllr. Watson will try to get to the meeting if the Council's cabinet meeting finishes in time.

### **3. Agree Previous Minutes**

Minutes of 27<sup>th</sup> May 2025 were agreed.

### **4. Guest Speaker - Mark Bradbury, Thurrock Council – Regeneration V.3**

Due to a change of finance commissioner, paperwork was not signed off and therefore not presented at cabinet this month. Proposals may go before cabinet in September.

Conversations regarding funding are ongoing with the government.

It was asked what exactly the cabinet would be approving.

A range of regeneration options will be presented, including a recommended option to partner with Cities Fund comprising a partnership of the government, Legal & General, and a major contractor/developer.

A conditional development agreement will be sought from cabinet to allow the council and its partners to progress the project, which would be conditional on any changes needing to be made to the current planning consent and obtaining funding.

Once this principle has been agreed by cabinet a partner would need to be appointed to take the project to the next stage, where details would be decided upon.

It would then enter the planning process for approval of required planning consent changes, following which a funding application will be submitted to government.

The original cost of the HIF (Housing Infrastructure Funding) received from government was £70 million, which was a gross underestimate. It will more likely be double that figure, but savings of £100 million will be made by not building the railway station twice and creating an alternative route across the railway which does not necessitate raising land levels on the eastern side of the railway.

It was said that devolution will not impact the development, being 3 years away, and that the project will remain with the local authority.

When asked whether the affordable housing will be for local people or outsiders it was said that the councillors are quite clear that Thurrock residents and local needs should take priority.

When asked how many of the properties will be social housing Cllr. Green informed the meeting that the council are looking to provide 40 social housing modular homes in the borough, likely to be available in early 2026.

### **5. Developers' S106 Contributions**

S106 money is donated by developers to mitigate the impact of their development.

Total allocated but unspent S106 for Purfleet-on-Thames amounts to just over £1million, the majority of which is to be spent on a primary school.

All 13 forums can now have a say as to what they would like future S106 monies spent on in their area, e.g. transport infrastructure, healthcare infrastructure, sports/play facilities, public art and culture facilities, community facilities, education facilities, green infrastructure.

Community input will now form part of the beginning of the S106 process and include options for spending money on alternatives if it is not spent where designated.

Please email the chair ([chair.potcf@thurrockforums.org](mailto:chair.potcf@thurrockforums.org)) with 3 suggestions for one large, one medium and one small spend.

One suggestion was that S106 money go towards the current estimated cost of £1 million to restore High House which could then, along with the dovecote, be used for community purposes.

The commercial arm of the Backstage Centre has closed and is now being run as a South Essex College campus; the big stage door is being repaired, and the college is looking at ideas of how to use the area and to offer recording studios for startup bands at affordable prices.

If the house was renovated the community could then put forward proposals for its use as the site would only require running costs to be covered due to other funding that has been received.

## **6. Matters Arising from Previous Minutes and Updates**

Myths of the Marshes

Teatro Vivo and Start Thurrock put on a successful community show locally.

Solar Lights on the Green

Following a serious assault the chair organised installation of solar lighting on the green.

The lights are set at 30% brightness which increases when activated. One of the council's contractors kindly fitted these 10 lights free of charge under their social enterprise scheme, and the cost of the lights was covered by S106 money which had been allocated to moving a non-existent parking space.

Councillor Comments

Cllr. Aaron Green

Devolution

Devolution will involve devolving powers from Thurrock all the way down to Clacton to a Greater Essex Authority. Mayors will be given strategic powers and be responsible for housing, planning, funding investment and have oversight of key services (fire, crime and transport).

Councillors are looking to escalate the Local Plan so that this can be given to the new mayor.

Local Government Reform

This is to replace existing councils and create a much larger authority comprising Essex County Council, Southend Unitary Authority and Thurrock.

The government is looking for these new authorities to have sustainable proposals, with a suggested population of 0.5 million residents per authority.

Thurrock Council favours combining Thurrock, Basildon, Brentwood and Castle Point, believing this to be the most sustainable option.

There are no proposals to introduce parish councils in Thurrock.

Cllr. Green does not know what will happen about Thurrock Council's debt and how it may be split.

Elections, due in May 2026, are currently scheduled to take place along with boundary changes.

It was asked if money raised through council tax would stay under the control of Thurrock. Cllr. Green responded that a larger council will become the council tax authority.

## **7. Any Other Business**

Graffiti on Hoardings

Mark Bradbury will investigate the painting out of graffiti and removal of 'Our Purfleet'.

To avoid repeating work the plan is to remove references to PCRL on hoardings once a partner has been appointed, but Mark said he will look at what can be done quickly in the meantime.

#### Dust Issues

George Killoughery Site, Botany Way

Cllr. Green will speak to the company again about the lack of dampening down and Cllr Watson has asked for a structural engineer's report on the cliff. If the cliff is deemed unstable from where it has been dug away action will be taken.

Lorry Park, VOSA Site

Dust problems were reported; there is no lorry wash on site; tipper lorries go down by the container storage area Cllr. Green will investigate this, including the fence, lights knocked down, and noise.

#### Parking Issues

Residents reported issues caused by parking on the bend by the Children's Centre and how commuters are now parking there because it is outside of the controlled parking zones.

Cllr. Green has requested double yellow lines be installed and is pushing for this to go ahead despite the current yellow line backlog. He requested evidence of issues experienced, photos, stories for collation and submission in support of the request.

It was said that the new primary school ought to have a drive in and drop off area incorporated in its design, as it is believed that parents will not park in the proposed car park on London Road to then walk their children the remainder of the way.

Cllr. Watson responded that the new town centre is to be pedestrian only as the new road will skirt around the rear of the town centre.

Residents were asked to email the vice chair ([vicechair.potcf@thurrockforums.org](mailto:vicechair.potcf@thurrockforums.org)) if they see crane lorries parking on London Road rather than internally on their site, and if possible provide photographic evidence.

RSPB Public Open Day Wednesday 13<sup>th</sup> August 10am-3pm

The purpose is to gather feedback on the café space, answer questions regarding the visitor centre, and to obtain thoughts and ideas from local people on how to move forward with visitor experience and reserve management.

Following feedback that the event is being held during normal working hours an additional session has been arranged for Saturday 20<sup>th</sup> September 10am-3pm.

The community Big Lunch will take place on the green 13<sup>th</sup> August 12pm-4pm.

Purfleet Heritage and Military Centre

Annual Gurkha Festival and SALUTE! Festival 17<sup>th</sup> August 10am-5pm

This is a free community event developed by the PH&MC volunteers to mark important events in military history. This first year will celebrate the victory of the Allies in WWII.

It was mentioned that there are parking issues in the vicinity when events are held by the green. With more volunteers this year the proposal is to utilise the green rather than the car park itself, thus enabling some on-site parking.

On 15<sup>th</sup> July the centre came upon some munitions and a gun which, for safety purposes, resulted in a controlled explosion by the bomb squad, necessitating part evacuation of the Garrison.

Having learnt that Highways England were not interested in installing a live web cam on the QEII bridge, several people were interested in a live web cam being installed in the centre, affording a view of the river.

C2C is now in public ownership, having become part of the Great British Railways.

Purfleet Chapel

The former Purfleet chapel, located in a conservation area and derelict over 40 years, is now under offer for £600,000.

Land for Sale/Letting

Purfleet-on-Thames.org  
email [chair.potcf@thurrockforums.org](mailto:chair.potcf@thurrockforums.org)

Council owned land either side of the junction of New Tank Hill Road and the A1306 is for sale. The former VOSA site of 4 acres is up for letting.

Tesco Stronger Start and Riverview Charitable Trust

Customers can pick up a blue token at the checkout in Tesco and use it to vote for their favourite children's and young people's group to receive a grant. RCT is one of the local groups that you can vote for. If so minded, please make use of the blue charity tokens to support them.

8. **Next Meeting**

19:30 on Tuesday 30<sup>th</sup> September 2025.