

Mardyke Park

The Application Site



Thurrock is an economic powerhouse. The Borough has three ports and is close to essential UK infrastructure. Mardyke Park is within immediate access to J31 of the M25 motorway and the A13. It is also very well connected by bus and cycle routes.

The below aerial photograph was taken in May 2022. It shows a significant clustering of employment uses around J31 of the M25 motorway. Key tenants and occupiers include French Connection; Carpet Right; James Latham; Tesco; DSV; DHL; Tiger Global Logistics; Vimto, Marks & Spencer and Kuehne + Nagel Limited. A new warehouse has also been built immediately to the south of Mardyke Park, which is accessed via Stonehouse Lane.



Mardyke Park is used, in part, for the storage of scaffolding materials. Some of the site is open space. Mardyke Park also includes a woodland area, which is within private ownership, but is often used by people to walk their dogs.

Fly-tipping and anti-social behaviour has been a problem at Mardyke Park for many years. Unlawful tipping regularly occurs to the southern perimeter of the site, along the A1306. Historically, dumping has also taken place in the Mardyke River, although the bunding on the site has prevented this in recent years. People also congregate in the woodlands in the evening to drink alcohol and take drugs, such as nitrous oxide, with canisters often left on the site.



Mardyke Park Our Proposals



We are preparing a detailed planning application for the following:

“Full Planning Application for demolition of existing development and erection of seven industrial sheds providing 44,340 sqm. of industrial employment space with associated access, parking, hard and soft landscaping and provision of a 500sqm community building.”

Given the characteristics of the application, it will be supported by an Environmental Impact Assessment (EIA). The purpose of an EIA is to determine the potential environmental, social, and health effects of a proposed development, so that those authorising the project are well informed. All of this information will be publicly available.



Mardyke Park Economic Benefits



Mardyke Park will include the following economic benefits.

A new low-carbon logistics hub that will provide over 700 jobs

These jobs will include warehouse workers, HGV drivers, mechanics, technicians, clerks and assistants, purchasing managers and engineers. These jobs will be delivered in an area where there is a clustering of existing logistics uses.

1,500 logistics workers in any area support a further 1,000 jobs in the supply chain,

service providers, and other businesses in the local community. We also forecast that over 170 construction jobs will be created in the short term.

The capital construction cost of the proposed development is estimated to be around £48m. This represents a significant injection of private sector investment within Thurrock.

Based on the expected employment figures, the proposal is expected to generate around £134 million direct net additional GVA per annum for the East of England's economy.

Mardyke Park

Environmental Benefits



Mardyke Park will include the following environmental benefits.

Outdoor recreational facilities, including a dog adventure playground, outdoor gym equipment and educational woodland walkway

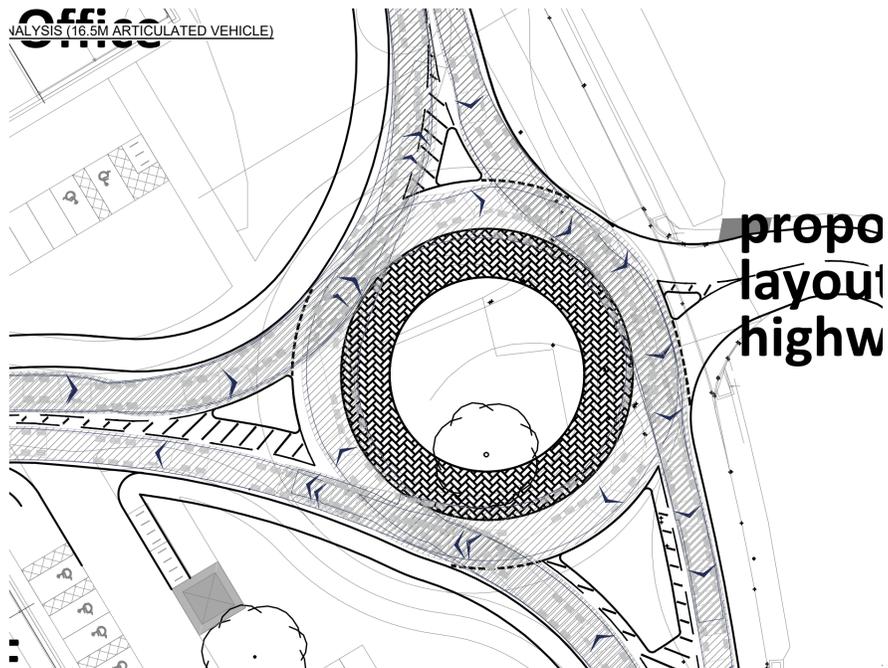
The site offers a large amount of open space that will be opened to the community for recreational uses. We will work with Thames Chase to improve the biodiversity and ecological value of the site. The adjacent Scout facility would also be provided with a newly created jetty that would allow for kayaking, canoeing and paddleboarding to take place.

The Proposals will provide a net gain in biodiversity of +11.08% for Biodiversity Units

and +19.62% in Hedgerow Units. This is achieved through the provision of enhanced species rich planting across Mardyke Park. In addition, there will be a number of ecological enhancements to the benefit of local wildlife with the creation of habitat areas suitable for a number of species; the provision of features such as increased native planting, areas of floristically diverse meadow grassland and wetland habitats, alongside the instigation of long-term management for semi-natural habitats.

The Proposals will be a Net Zero Carbon operation with an Outstanding BREEAM rating. This will set a precedent for sustainability standards for logistics provision across the Borough.

Mardyke Park Social Benefits



Mardyke Park will include the following social benefits for the existing Aveley and Purfleet-on-Thames community.

A new roundabout on Ship Lane to prevent HGVs from accessing Aveley

Aveley has for a long time been prone to HGVs driving into the village. On a typical weekday over 400 HGVs make the journey north or south along Ship Lane. In many instances, HGVs simply take the wrong turn at Junction 31 of the M25 and head northwards along Ship Lane into Aveley. The scheme would provide a new roundabout that will be paid for by the developer. This would allow HGVs to be able to turn around. Bus access would be allowed to continue.

Detailed plans will be submitted with the planning application to show the precise configuration of the roundabout.

A new boardwalk that will provide walking and cycle access along the Mardyke Valley

The enhanced walking and cycle link would provide a new clearly marked boardwalk.

This new link would provide access from Ship Lane, along the Mardyke Valley, to the old A13 (A1306). The walkway would make access possible at all times of the year and would provide improved access to London and Southend via the Mardyke Valley.

A new business and community Hub that will be supported by the Essex Association of Boys and Girls Clubs

For those working on the site, this will be somewhere to eat your lunch or rest during work breaks. For members of the public, it will be somewhere to stop for a coffee when walking the dog or if cycling past the site. In the evening, the space will be used by the Essex Association of Boys and Girls Clubs, to help young people reach their potential. This charity has supported people such as ex West Ham Utd and England football player Mark Noble; boxers Daniel Dubois and John Conteh; and television actor, comedian and former footballer Bradley Walsh who all support the scheme.



Mardyke Park

Next Steps



Within the last fortnight, we have sent over 5,500 freepost questionnaires to the residents of Aveley and those to the north of Purfleet-on-Thames.

A dedicated website has also been created at www.mardykepark.com

We have also been invited to attend the next Aveley and Kenningtons Community Forum in October 2022.

What happens next?

Once we have received your comments, we intend on preparing our final submission version of the planning application. We expect to submit this later in the year. When Thurrock Council receive the planning application, they will write to those within proximity of the proposals to also seek comment.

We expect the application to be reported to Thurrock Council's Planning Committee in early 2023. If planning permission is approved in 2023, we would expect construction to commence in 2024.

