

DATA PROTECTION

Information collected in this survey will be stored securely within the Growth & Strategy Team of Thurrock Council under the terms of the Data Protection Act. The information that you provide may be given to consultants undertaking work on behalf of the Council.

Site details may also be made available to view by the public, but personal details, such as your address and telephone number, will not be published.

2. YOUR ROLE

Please tick all that apply

I am...

(please select all that apply)

- Landowner*
- Planning Consultant*.....
- Land Agent*.....
- Developer*.....
- Local Resident*
- Registered Social Landlord*
- Amenity/Community Group*.....
- Other*.....

If 'Other' please specify

3. SITE OWNERSHIP

please select :-

- I am sole owner of the site*.....
- I am part owner of the site*
- I do not own the site*

If you are **not** the owner of the site or you are **part owner** of the site please provide details of the owner or other owner(s), including their name and contact details.

██████████ have been instructed by ██████████ on behalf of ██████████
██████████ are the freehold owners of the site.

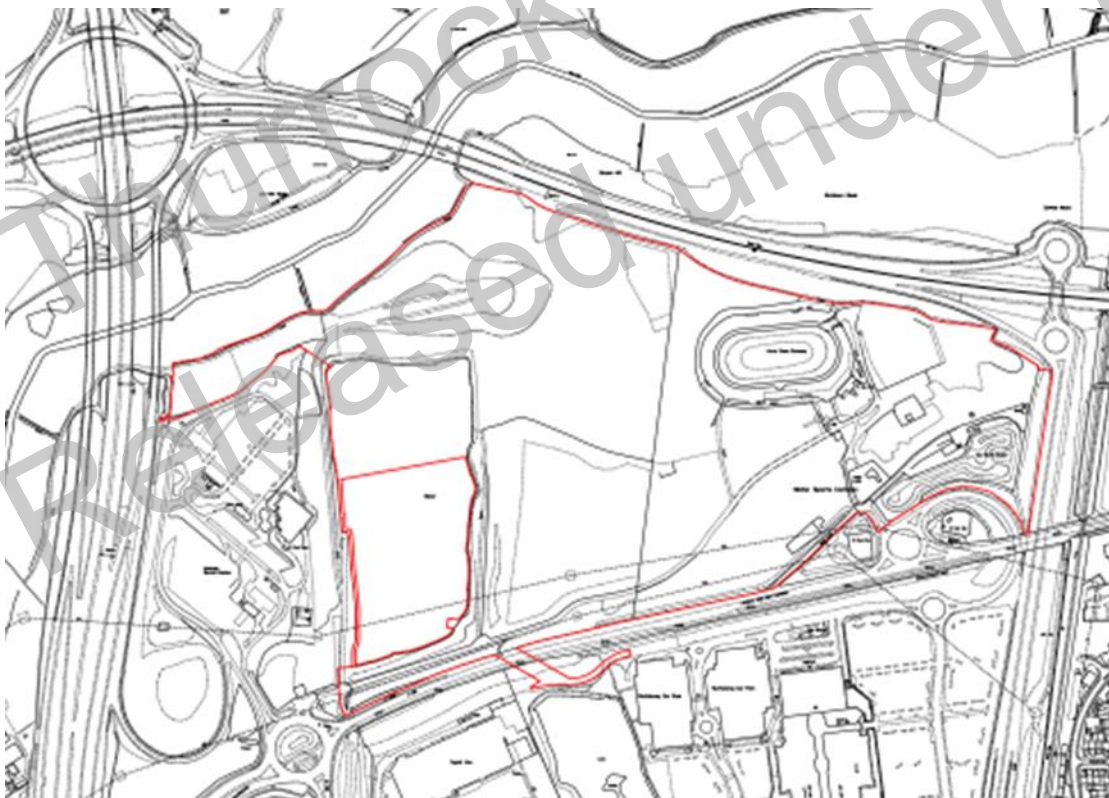
If you do **not** own the site, does the owner support development of the site?

(please select one answer)

Yes..... No.....

4. SITE DETAILS

Map:



Site Name

Arena Essex

Site Address

Arena Essex north of Arterial Road

Postcode

RM19 1EA

Grid Reference (if known)

Easting: 558473 Northing: 179787

Area of the Whole Site (in hectares)

47.84 ha

Area of the Site Suitable for Development (in hectares)

26.3 ha

Current Land Use(s)

The site is currently in use as a go-kart track, and was formerly a raceway. More recently the site was used by the DfT as a HGV covid testing facility.

Is the site...

please select :-

Vacant.....

Occupied.....

Partly Occupied.....

What is the timescale for the current use:

To Cease

The go-kart lease runs to January 2027

To be Relocated

To be Demolished

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Previous Land Use(s)

Historically the site was extensively quarried for it's principal aquifer (chalk) up until the early 1980's. It was then used as land fill and then as a raceway.

Type of Site

(please select all that apply)

Previously Developed.....

Greenfield.....

Mixed.....

Adjacent Land Use(s)

The surrounding land uses comprise a mix of retail and storage/distribution to the south and west. The A13 runs along the northern boundary and Lakeside Sports ground and Coach Park abut the eastern boundary.

Relevant Planning History (including planning application reference number(s) if known)

Application Ref.	Description	Status	Decision Date
51/00221/FUL	Mineral working - sand and ballast.	PER	28th January 1952
53/00239/FUL	Extraction of Minerals	PER	22nd December 1953
53/00284/FUL	Use of land as a factory site	REF	27th March 1954
56/00044/FUL	Use of land for erection of petrol filling station.	REF	26th May 1956
56/00120/FUL	Use of land for petrol filling station and cafe.	REF	26th May 1956
57/00119/FUL	Mineral workings.	PER	29th January 1958
57/00119/MIN	Mineral working - including chalk.	PER	24th January 1958
57/00360/FUL	Bridge	PER	20th September 1957
59/00613/FUL	Erection of overhead electric power lines.	PER	24th March 1961
62/00514/FUL	Access Road	PER	18th December 1962
64/00865/OUT	Proposed extraction of chalk for cement manufacture.	PER	20th July 1965
67/00343/FUL	Electric lines	PER	11th August 1971

Local Plan - Call for Sites

Application Ref.	Description	Status	Decision Date
67/00343A/FUL	Amendment to approved route West Thurrock to Barking	PER	15th July 1969
75/00117/FUL	Erection of earthwork bank surmounted by 3' O" post and chain link fence placed between trees and hedgerow.	PER	14th March 1975
75/00874/FUL	Development of land to form Motor Cycle Practice Scramble Track (Sundays	PER	27th July 1976
75/00874A/FUL	Motor Cycle Scramble Track with allied storage of soil to form embankment to A13 (Approval of reserved matters in respect of application THU/874/75)	PER	24th February 1977
77/00014/FUL	Filling low areas and depressions within quarry.	PER	8th July 1977
77/00170/OUT	Banger and speedway racing with ancillary car parking, access road etc.	LAPSED	
77/00170A/FUL	Use of land for stock car, banger and speedway racing with ancillary car parking, access roads etc.	PER	25th January 1982
77/00560/FUL	Embankment within the site behind existing hedge to Back Lane boundary (as amended by letter dated 8.12.77 and amended plan received 14.12.77)	PER	13th January 1978
78/00970/FUL	Siting of residential mobile home on half an acre of land for residential security agents domestic and ancillary use.	PER	18th December 1981
79/00038/FUL	Change of use to storage and vehicle repairs.	REF	30th March 1979
79/00187/FUL	Portakabin Site Office.	PER	15th May 1979
79/00468/FUL	Two toilet blocks for use in connection with site activities.	PER	25th January 1982
79/00946/FUL	Use of site as motor cycle scramble track	PER	21st January 1980
79/01271/MIN	Extraction of common fill (Thanet Sand) and restoration to existing use at reduced level	PER	27th February 1980
80/00811/FUL	Covered toilet cubicles to house clean chemical toilets to be removed and emptied to sewer off site	PER	11th November 1980
82/00020/FUL	Covered spectators stand.	PER	14th March 1982
82/00672/FUL	First aid post/cesspool	PER	19th October 1982
82/01059/FUL	Retention of existing residential mobile home and precast concrete garage on 0.5 acre of	PER	23rd March 1983

Application Ref.	Description	Status	Decision Date
	land for resident security agents domestic and ancillary uses		
82/01060/FUL	Permanent dwelling and garage	REF	23rd March 1983
84/00853/FUL	Dwelling and garage	PER	22nd January 1985
84/01073/FUL	Retention of existing residential mobile home and precast concrete garage on 0.5 acre land for resident security agents domestic and ancillary uses. (Renewal of THU/1059/82)	PER	11th March 1985
86/00797/FUL	Shooting range office/meeting building with toilets/parking.	WDN	
86/00935/FUL	Dwelling and garage.	PER	19th December 1986
18/01671/FUL	Hybrid planning application for the demolition of existing buildings and structures; site preparation works; up to 2,500 dwellings [Use Class C3] and supporting infrastructure. Outline approval (with all matters reserved) sought for: up to 2,158 dwellings comprising a mix of 1, 2, 3-bedroom units (Use Class C3); a serviced plot for a new primary / nursery school up to 2,300 sq.m; a health centre up to 1,000 sq.m (Use Class D1); community pavilion of up to 500 sq.m (Use Class D1); convenience	Pending	

5. PROPOSED USE(S)

Please tick the proposed use for the site

(If you are proposing mixed use, please tick all that apply)

(please select all that apply)

- Residential.....
- Gypsy, Traveller and Travelling Showpersons Accommodation.....
- Employment - office uses (B1).....
- Employment - industrial and warehousing uses (B2/B8).....
- Retail (A1-A5).....

- Community Facility.....
- Leisure/Recreation.....
- Open Space.....
- Minerals.....
- Waste.....
- Port Facilities.....
- Other.....

If 'Retail', please specify type

If 'other' please specify

Please provide details of proposed use(s) e.g. proposed number of units, proposed floorspace, number of pitches, type of housing etc...

The site has been demonstrated capable of housing 2,500 homes and up to 1.25Msqft of commercial space.

6. MARKET INTEREST

(please select all that apply)

- Site is owned by a developer.....
- Site is under option to a developer.....
- Enquiries received.....

Site is currently being marketed.....

None.....

Not known.....

Please provide any additional comments about the market interest you have specified

The site has gained significant speculative interest to date.

7. SITE AVAILABILITY

When is the site likely to be developed?

(please select all that apply)

Within 5 years.....

5-10 years.....

10-15 years.....

Beyond 15 years.....

Please provide details of estimated phasing and completion rates

The site requires remediation of the contaminated landfill prior to development. As residential phasing is envisaged over 6 phases which would likely take 8-10 to complete. As logistics remediation would be more straightforward and phasing more rapid.

Once building work has commenced how long will it take for the development to be complete?

8-10 years for residential, 2-4 years for industrial

Please specify any financial implications that may influence availability of the site

The cost of remediation and infrastructure and enabling work is far higher for residential use than industrial and places viability strains on development.

8. SITE INFORMATION

Site Constraints

Please tick those relevant to the site

(please select all that apply)

- Land Contamination.....
- Tree Protection Order(s).....
- Trees and/or mature hedges.....
- Environmental/Wildlife Designations.....
- Heritage Designations.....
- Flood Risk Zone.....
- Pylons or overhead cables.....
- Ransome strips/covenants.....
- Structures/existing buildings.....
- Agricultural land.....
- Other.....

If 'other' please specify

Please provide details of how any of the issues indicated above can be overcome

There are a number of constraints on the site. However, these can be overcome.

Trees and Mature Hedgerows
There are some trees and mature hedgerows dispersed throughout the site. These will be retained where practicable and replanting will be provided on the site.

Environmental/Wildlife Designations

The site is in the Green Belt. An appropriate landscape plan and ecology scheme will ensure that the proposal will not result in unacceptable harm on the local landscape and environment.

Flood Risk Zone

Part of the site are identified as Flood Zone 3 (the Lake). The FRA demonstrated that flooding is not an impediment to development and a flood risk strategy for the current application was agreed and approved by the EA

Pylons or overhead cables

Two national grid power lines cross the site running parallel with the southern boundary. Both have been assigned a 50m easement corridor where no development will be permitted. The corridor will ensure that buildings are set back a safe distance from the power lines and provide space for maintenance of lines and the two pylons located within the site. Minimum swing distances will also be considered during the design process.

Structures/existing buildings

Existing structures will be removed.

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Utilities

Does the site have...

(please select all that apply)

Mains water supply.....

Mains sewerage.....

Electrical supply.....

Gas supply.....

Landline telephone/broadband.....

Other.....

If 'other' please specify

Please provide any further details you have about utilities to the site

The existing utility supplies would require major upgrades for a major residential site. Less so for an equivalent scale commercial development.

Accessibility

Is there direct access from...

(please select all that apply)

Adopted Road.....

Unadopted Road.....

Private Road.....

Are there any other access routes to the site?

(please select all that apply)

Pedestrian Footpaths.....

Cycle Paths.....

Bus Routes.....☒

Do any public rights of way cross the site?

(please select one answer)

Yes☐ No☒

9. OTHER INFORMATION

Please use this space to expand on any questions within this form. You are not required to provide any lengthy supporting information at this stage. We will contact you if we need any further details (maximum 500 characters)

Please tick this box to confirm that you have attached a map with your submission (see Part 4).

Yes - I confirm a Map has been included in this submission☒

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