

PROPOSED REDEVELOPMENT: NORTHLANDS VIEW, CORRINGHAM

Welcome

Welcome to our **Northlands View development consultation event**. We are excited to share our vision for up to 320 new homes, new public open space and a dedicated extra care facility in Corringham, contributing to a vibrant and sustainable neighbourhood.

The proposed development aims to transform the land south of Southend Road into a well-connected, attractive community with an emphasis on green spaces, healthy living, and accessible amenities.

The development will deliver 50% affordable housing, far exceeding Thurrock Council's requirement of 35%, helping to meet local needs and provide greater access to affordable homes in Corringham.

Before submitting a planning application, we want to engage with you about our proposals. This exhibition is your opportunity to review the emerging proposals and provide feedback. Once you have reviewed our boards, please take the opportunity to return a feedback form to share your views.

AERIAL VIEW OF THE NORTHLANDS VIEW SITE, SHOWCASING ITS STRATEGIC LOCATION WITHIN CORRINGHAM.



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Site Overview

LOCATION AND SCALE

The Northlands View site spans approximately 11.72 hectares and is situated to the south of Southend Road in Corringham. Telescope Property Group has maintained consistent engagement with the council via a Planning Performance Agreement (PPA) over the past eighteen months to help shape the development’s design. During this time, the site has been identified in the emerging Thurrock Council Local Plan as a draft allocation, indicating that the council has reviewed the site and considers it a suitable location for residential development.



PHOTOGRAPHS WITHIN THE REDLINE BOUNDARY



THE SITE TODAY

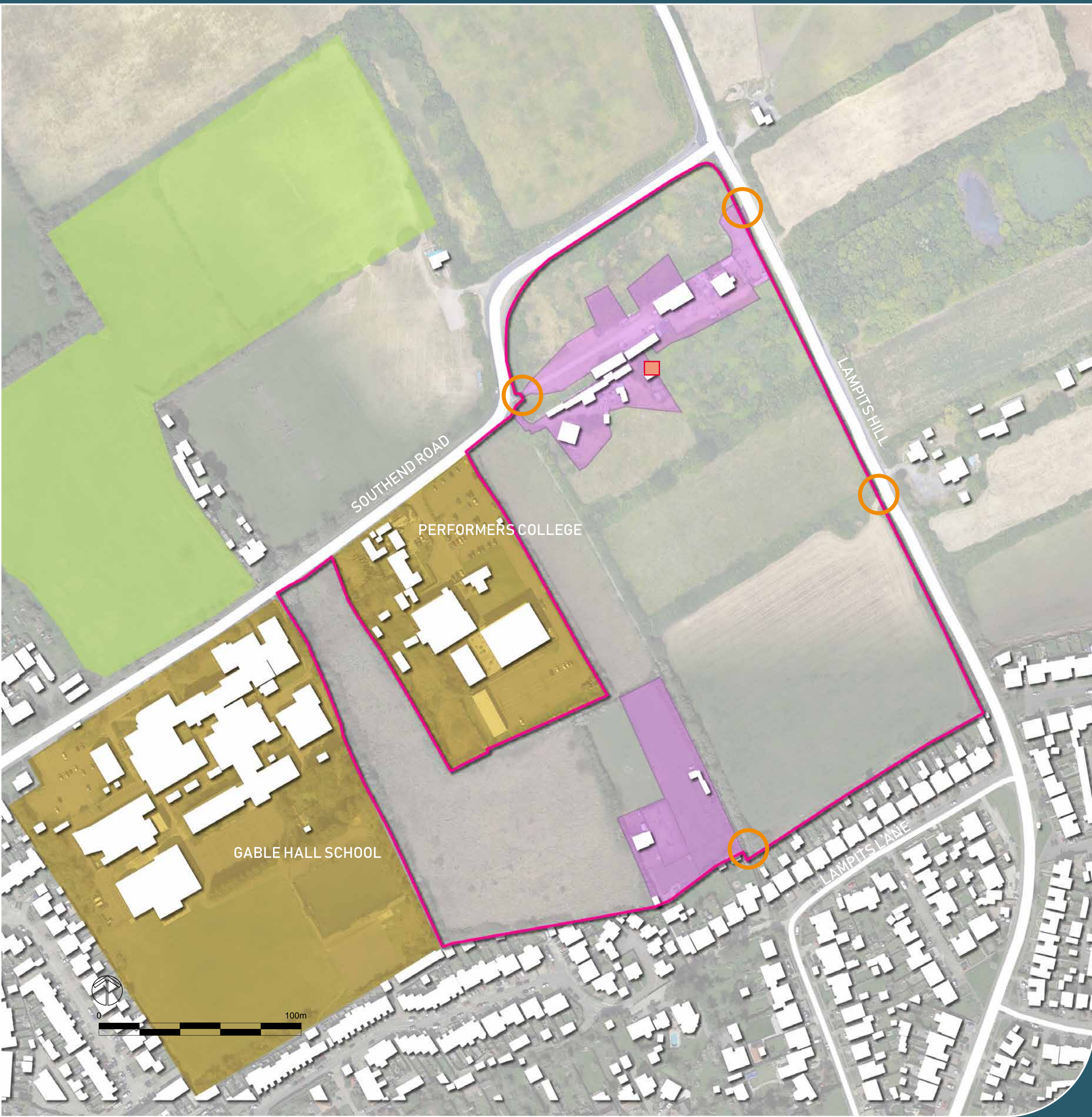
The site comprises previously developed brownfield land and greenbelt areas. It currently includes a bungalow, garden nursery, a fireworks outlet, barns, stables, and large open-storage areas. The site is naturally enclosed, with trees, hedgerows, and shrubbery, providing effective screening and clear boundaries.

The site is a sustainable location and well connected to local amenities. It is within walking and cycling distance of Corringham’s town centre, where essential services including shops, schools, and healthcare facilities are located. The site also benefits from strong public transport links, with Stanford-le-Hope train station just 3 km away, providing regular connections to Southend-on-Sea and London. Enhanced walking and cycle routes will further improve accessibility to these local amenities, promoting sustainable travel choices.

Partly owned and promoted by Telescope Property Group, the site is part of Thurrock’s broader strategic growth vision. It is bounded by Southend Road to the north, Gable Hall School to the west, Lampits Hill to the east, and residential properties along Lampits Lane to the south.

BASELINE CONDITIONS

- SITE BOUNDARY
- EXISTING OR FORMER USES ON SITE
- EDUCATIONAL USE
- LAND IDENTIFIED AS ADDITIONAL OPEN SPACE
- EXISTING BUILDING
- EXISTING SITE ACCESS POINTS
- TELECOMS MAST



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Our Vision

Our vision for Northlands View is to create a welcoming, safe, and dynamic environment for all. The development will provide a wide range of homes, including apartments and family housing, with 50% affordable housing.

This is significantly more than the 35% required by Thurrock Council policy.

WHY IS DEVELOPMENT NEEDED HERE?

There’s a genuine need for new homes in Corringham and the wider Thurrock area.

House prices are currently 9.6 times the average income in Thurrock and as high as 13 times the average price in parts of Corringham making it difficult for many local people to get on the property ladder.

Northlands View will help bridge this gap by delivering up to 320 new homes, with 50% provided as affordable housing.

Our development will offer a wide range of homes, suitable for first-time buyers, families, and older residents looking to downsize. With the inclusion of a dedicated retirement and care facility, Northlands View is designed to meet the needs of all generations, fostering a balanced and sustainable community. Additionally, the development has the potential to accommodate a diverse range of residents, including students looking for a place to live near the college in a safe and secure environment.

DESIGN APPROACH

Our design integrates green corridors, retains established trees and hedgerows, and introduces new open spaces. To manage surface water effectively and support local biodiversity, the project will incorporate Sustainable Urban Drainage Systems (SuDS), including the creation of SuDS ponds and swales throughout the site.

Key features include a tree-lined spine street, modern walking and cycle paths, and accessible public spaces that encourage active lifestyles. The development ensures easy access to green spaces while providing peaceful areas for rest and relaxation in a natural setting.



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Housing & Community Benefits

NEW HOMES FOR CORRINGHAM

The development will deliver up to 320 new homes, with a diverse mix of sizes and tenures to accommodate varying needs. A dedicated 70-bed retirement and care facility will support multi-generational living within the community.

50% of the housing will be affordable, offering significant opportunities for first-time buyers and local families.

SUPPORTING THE LOCAL ECONOMY

Northfields View will create a multitude of job opportunities including construction jobs, ongoing maintenance jobs and jobs at the extra care facility.

Local businesses will also benefit through supply chain opportunities and Corringham town centre businesses will benefit with increased footfall from the new residents at Northlands View.

CONTRIBUTING TO COMMUNITY INFRASTRUCTURE

Significant financial contributions will be made to local schools, healthcare facilities, and public transport, enhancing local services and amenities.

HOUSING MIX, JOB CREATION, AND CONTRIBUTIONS TO LOCAL INFRASTRUCTURE



PROVISION OF UP TO 320 NEW HOMES IN A RANGE OF SIZES & TENURES, FROM APARTMENTS TO FAMILY HOMES, WITH A SUBSTANTIAL PROVISION OF AFFORDABLE HOMES



MINIMUM OF 10% BIODIVERSITY NET GAIN, THROUGH SAFEGUARDING AND ENHANCEMENT OF EXISTING ECOLOGY & CREATION OF NEW HABITATS



PROVISION OF ADDITIONAL USES SUCH AS: RETIREMENT & CARE FACILITIES ON SITE



AN EMPHASIS ON A HIGH-QUALITY SCHEME, ENSURING THE HEALTH & WELLBEING OF NEW RESIDENTS IS MAINTAINED AS A PRIORITY



PRIORITISATION OF SUSTAINABLE TRAVEL, WITH ENHANCEMENTS TO EXISTING PUBLIC RIGHTS OF WAYS, CREATIONS OF NEW WALKING & CYCLING LINKS TO BUS STOPS & THE EXISTING NETWORK



CREATION OF ACCESSIBLE PUBLIC OPEN SPACE WHICH PERMEATES THROUGHOUT THE SCHEME MEETING POLICY REQUIREMENTS

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Movement & Access

IMPROVING CONNECTIVITY

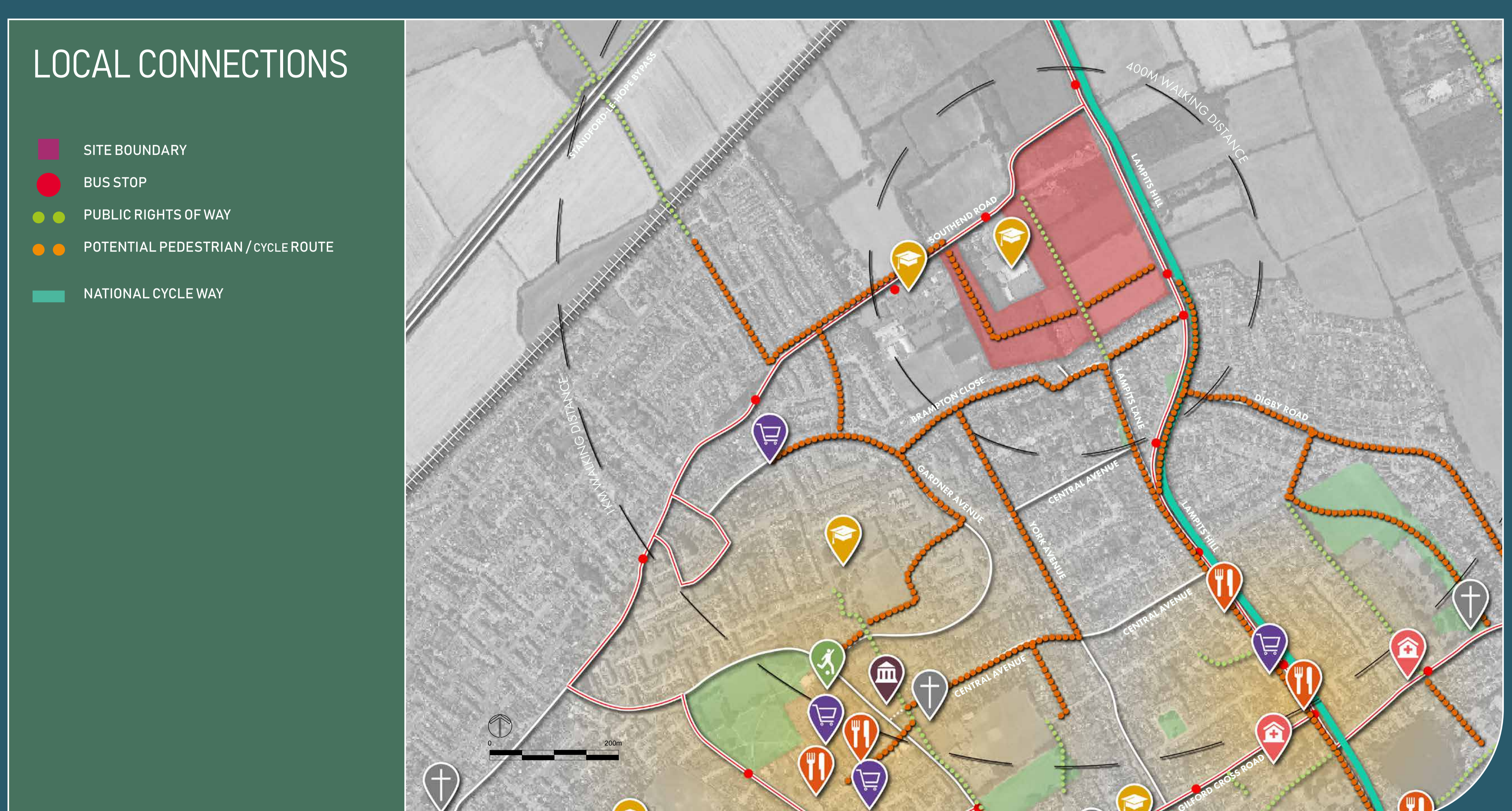
Northlands View will prioritise safe and efficient access for vehicles and pedestrians. As a neighbourhood extension to Corringham, the development will incorporate improved cycle and pedestrian routes, encouraging sustainable travel and reducing reliance on private cars. Additionally, significant upgrades are proposed to Public Right of Way (PROW – Footpath 28), frequently used by students and families of Gable Hall School and Performers College. This will improve safety and strengthen connectivity between Corringham, the school, and the college.

ENCOURAGING ACTIVE AND GREEN TRANSPORT

As part of our approach to sustainability, we will provide Electric vehicle (EV) charging points, ample cycle parking, and improved links to public transport. These enhancements will support a shift towards greener modes of travel.

Bus routes connecting Northlands View with key destinations such as Corringham town centre, Stanford-le-Hope train station, and Southend-on-Sea will enhance accessibility and support sustainable travel choices.

The train station offers regular services to London and Southend-on-Sea, providing excellent regional connectivity.



ARRIVAL SPACE

A KEY SPACE WHICH LEADS FURTHER INTO THE DEVELOPMENT, OVERLOOKING THE SOUTHERN LANDSCAPED SPACE



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New Public Open Spaces and Sustainability

NEW GREEN SPACES FOR EVERYONE

Northlands View will introduce new publicly accessible green spaces, including well-designed play areas, relaxation spots, and green corridors. The development will encourage social interaction and support wellbeing through high-quality landscaping and safe play equipment.

FLOODING

The site is wholly within Flood Zone 1, meaning it has a low probability of flooding from rivers or the sea. We have studied the latest surface water modelling for the area and are aware that the site and its surroundings have historically been subject to surface water flooding. We are designing the site to not only accommodate areas within the site subject to flooding, but also to control the flows and volumes originating outside our site, within our proposed basins, thereby reducing off-site flood risk.

In addition to the new swales, basins, and ponds, we are designing the site to retain and enhance the existing drainage features.”



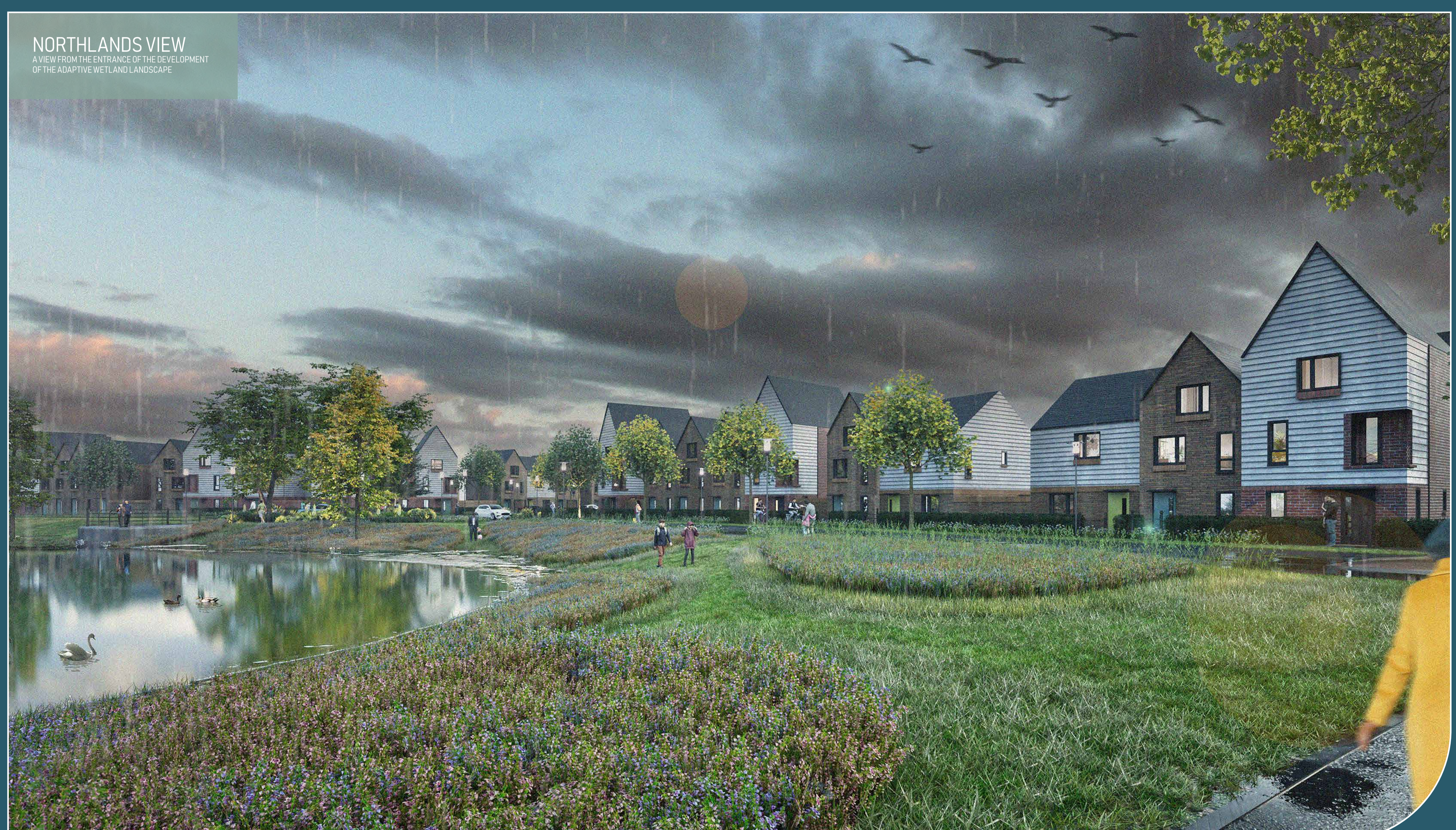
ENVIRONMENTAL SUSTAINABILITY

Northlands View is committed to achieving high sustainability standards, incorporating energy-efficient building designs, renewable energy solutions, and initiatives to enhance biodiversity.

The development aims to enhance air quality and green spaces by increasing tree coverage and promoting local biodiversity through sustainable landscaping. Any unavoidable tree loss will be offset with replacement planting as part of the landscape strategy, reinforcing a commitment to improving the natural environment and incorporating sustainable design principles.

A robust flood management strategy, including Sustainable Urban Drainage Systems (SuDS), will reduce flood risk and improve water management across the site. These measures, alongside thoughtful landscaping and habitat creation will help achieve a minimum of 10% Biodiversity Net Gain by retaining and enhancing natural features such as hedgerows and trees.

The development will comply with emerging UK building regulations by incorporating heat pumps into its energy strategy, aligning with the Future Homes Standard set to take effect in 2025 for new builds.



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Community Benefits

DELIVERING REAL VALUE TO CORRINGHAM:

Northlands View will transform a vacant brownfield site into a thriving new community, offering numerous benefits including:



320 high quality, sustainable new homes including 50% affordable housing to address an identified need in Corringham and Thurrock.



Improved transport links connecting Corringham, Fobbing, and surrounding areas.



A new extra care facility to respond to local need.



Investment in local infrastructure, including schools, healthcare, and highways.



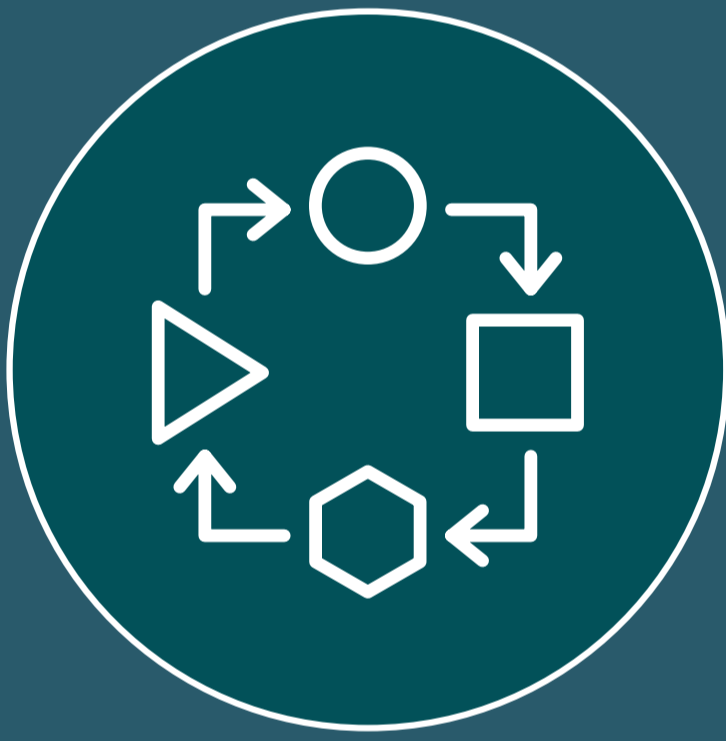
Excellent connectivity to existing local services and amenities in Corringham



Employment for local people during the construction phase and the ongoing maintenance at Northfields View.



Attractive new open spaces and play areas for the whole community to enjoy.



Thoughtful design that integrates with Corringham's existing character.



High-quality landscaping which respects, retains and enhances existing trees and hedgerows.



Significant improvements to the Public Right of Way (PROW) running through the site, enabling safer and improved connectivity between Corringham, Gable Hall School, and Performers College.



Walking and cycling routes to promote active and healthy lifestyles.

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Thank You & Next Steps

Thank you for attending today’s event. We value your feedback and encourage you to share your thoughts on the proposed development.

NEXT STEPS

As part of this consultation, we will review your comments and feedback then finalise the proposals for Northfields View.

Following this, an outline planning application will be submitted in Spring 2025, including all the detailed technical assessments required.

The project team will continue to engage with the community over the coming months, ensuring your feedback is considered and you are kept updated as plans progress.

STAY INFORMED

You can provide feedback directly to our team today, through our website, or via the contact details provided below.

- @ hello@northlandsview.co.uk
- ✉ Freepost CRATUS COMMUNICATIONS
(no further address details or stamps required)
- 🌐 www.northlandsview.co.uk
- 📞 0203 929 0521



Scan the QR code to visit our online consultation

TIMELINE

- March 2025

Consultation and Engagement (We are here)
- Spring 2025

Outline Planning Application Submission
- Winter 2025

Outline Planning Application Determination
- Q2 2026

Reserved Matters Application Submission/Determination (if approved)
- Q3 2026

Begin Construction on site (if approved)
- Q2 2027

Delivery of first homes on site (if approved)
- TBC

Complete Construction on site (if approved/dependent of phasing and delivery programme).

