

4 July 2017		ITEM: 7
Planning, Transport and Regeneration Overview and Scrutiny Committee		
Tilbury Master Planning		
Wards and communities affected: Tilbury Riverside and Thurrock Park, Tilbury St. Chads, East Tilbury	Key Decision: Non key	
Report of: Matthew Brown, Regeneration Programme Manager		
Accountable Head of Service: Andy Millard, Head of Planning and Growth		
Accountable Director: Steve Cox, Corporate Director of Environment and Place		
This report is Public		

Executive Summary

Tilbury is one of the six hubs in the borough where regeneration and growth are to be concentrated.

In December 2013 Cabinet adopted a vision for Tilbury which set out a series of aims and ambitions to inform the approach to regeneration in the town and surrounding area. Since 2013 progress has been made on a number of projects and private sector led initiatives including the creation of hundreds of jobs at London Distribution Park, new housing development on the St Chad's school site, the appointment of the Local Area Co-ordinator for Tilbury, the formal opening of the Tilbury Community Hub and the creation of a masterplan for the Civic Square including proposals for an Integrated Medical Centre.

In recent months the Government has decided on the preferred route for the Lower Thames Crossing to the east of Tilbury and the Port of Tilbury have been developing proposals for significant expansion of Port facilities and the creation of employment opportunities (Tilbury 2). These and other proposals will have a significant impact on the development of Tilbury and the surrounding area.

The Council needs to plan to secure benefits and take advantage of opportunities to mitigate impact of development. A refreshed masterplan will provide a framework for the physical development of the town and the surrounding area, will inform development of the Local Plan and help address some long held aspirations such as improving links between the town and the river, addressing priorities identified in the original vision document. This report reviews the progress that has already been made, highlights the opportunities which have prompted the need for a review at this time and sets out the proposed approach to undertaking a new Masterplan.

1. Recommendation(s)

1.1 Planning Transport and Regeneration Overview and Scrutiny Committee are asked to comment on the proposed approach to the Masterplan for Tilbury set out in this report.

2. Introduction and Background

2.1 While Tilbury is one of the most deprived parts of the borough the town has seen a significant growth in employment particularly in the Port and Logistics Sector. In December 2013 Cabinet adopted a vision for Tilbury which recognised the deprivation in the area as well as the opportunities arising from a buoyant economy and set a framework for the on-going regeneration of the town:

We want Tilbury to:

- *be an attractive location for residents, businesses and visitors;*
- *be a place where people can achieve their potential;*
- *be a place where people can have fun;*
- *be a place where people are healthy;*
- *have a vibrant economy; and*
- *feel safe.*

2.2 Since 2013 the Council has worked with the private sector and the local community to encourage, support and develop a programme of activity which seeks to realise the vision. Due to the multi-faceted challenges in the area this programme is a long term endeavour however progress has been made on a number of fronts:

- The development of Port of Tilbury London Logistics Park with Travis Perkins creating new jobs and the new Amazon facility due to open in the summer creating an additional 1,500 permanent jobs and with the potential to expand to 3,500 posts over time;
- The development of the former St Chads school site for housing by the Council's housing company Gloriana;
- The appointment of a Local Area Co-ordinator for Tilbury;
- The refresh and re-launch of the Tilbury Community Hub;
- Approval of plans to expand Tilbury Riverside Business Centre, creating additional workspace for small businesses in Tilbury;
- Development of a Masterplan for the Civic Square and immediate area reflecting initial proposals for an Integrated Medical Centre;
- The formation of a Local Action Group (LAG) with membership drawn from the community and other stakeholders to develop and submit a bid for a £6m Community Led Local Development Programme which would deliver

a range of volunteering, skills development, employment and business support projects in the town;

3. Issues, Options and Analysis of Options

- 3.1 While some good progress has been made in Tilbury the recent announcement of the preferred route for the Lower Thames Crossing and proposals to expand the Port of Tilbury will have a significant impact on development and growth in the area. A new Masterplan and framework to influence and guide development is considered essential to secure benefits and to take advantage of opportunities, whilst at the same time mitigating against any potential negative impacts of new development on local residents and businesses. The new Masterplan and framework will need to focus on the following core areas.

Lower Thames Crossing

- 3.2 The Government has recently announced the preferred route for the Lower Thames Crossing which will run to the east of Tilbury. While the Council will continue to lobby Government to reconsider the proposed route it is important to plan to secure benefits and take advantage of opportunities to mitigate the development. The new Masterplan will help inform the Council's approach to discussions with Highways England and other stakeholders.

Expansion of the Port of Tilbury

- 3.3 The Port of Tilbury are planning for expansion of existing port facilities on part of the former Tilbury Power Station site. The Port have been engaging with the local community and stakeholders to secure benefits from the development and take advantage of opportunities to mitigate the impact of development. Issues and opportunities being considered include vehicle movements, links between the town and the Port, access to local heritage and to the riverfront, job creation and growth. A new Masterplan would set a context for the proposal and help guide development of the surrounding area.

Regeneration of the Civic Square

- 3.4 In March 2016 Cabinet received a report which outlined the results of the Masterplanning exercise for the Civic Square which included initial proposals for a health facility now known as an Integrated Medical Centre (IMC).
- 3.5 Since then the Council has worked closely with Thurrock CCG and with other parts of the NHS to develop a schedule of accommodation and brief for the IMC and to begin the process of seeking approval from a number of parties to develop the scheme, including NHS England. The brief for the new building is now sufficiently advanced for the Council to seek approval to procure a professional team and begin to design the new facility. Alongside the new building work to improve the quality of the public realm will help transform the Civic Square. The new Masterplan will help set the context for future planning

applications relating to the IMC and public realm improvements and will consider the impact on the wider town centre including traffic flow, parking and increased footfall.

Access to Green Space, Tilbury Fort and the Riverfront

- 3.6 It is a long held aspiration of the Council and many local residents and stakeholders to improve access between Tilbury Town and the employment opportunities at the Port of Tilbury, Tilbury Fort and the Riverfront. The main barriers to access have been the railway line and land ownership however the proposals to expand Tilbury Port may be an opportunity to overcome barriers and improve accessibility.

Estate Regeneration

- 3.7 The Council has an ambition to carry out an estate renewal programme to create quality mixed tenure communities where residents can afford to live across the borough. The Council was awarded funding from the Department for Communities and Local Government in 2017 to support a number of workstreams and develop a business case.

Proposed Approach

- 3.8 It is proposed to refresh and update the existing plans to reflect the emerging opportunities discussed above and to provide a Masterplan that can guide the next phase of regeneration in Tilbury. The Masterplan will also incorporate new opportunities such as those identified in the Connected Thurrock Digital and ICT strategy. It is anticipated that this stage of the review will be completed over the summer and presented to Cabinet in the autumn. A more detailed review would follow as part the process required for the new Local Plan and to ensure compliance with planning policy and regulations relating to the formulation of Local Plans.

4. Reasons for Recommendation

- 4.1 The Council's strategies identify Tilbury as one of the Borough's Growth Hubs where housing and employment growth are to be concentrated. The area faces new challenges from development but there is also an opportunity to secure real benefits for local people and businesses. A co-ordinated approach through the development of a masterplan will help ensure that benefits are maximised. The recommended action would provide a framework that builds on work to date, can be incorporated into the Local Plan and up to date context to guide ongoing regeneration and growth activity.

5. Consultation (including Overview and Scrutiny, if applicable)

- 5.1 Consultation with some key stakeholders including the Port of Tilbury and Thurrock CCG has taken place. The programme outlined in this report would

include stakeholder engagement to guide development of the Masterplan.

6. Impact on corporate policies, priorities, performance and community impact

6.1 The Council's Economic Growth Strategy and LDF Core Strategy identify Tilbury as a Growth Hub where regeneration activity will be focussed. The Council approved a vision for the hub in 2013. The Master Plan for Tilbury will provide a current framework for the Council's regeneration activities and will support the emerging Local Plan.

7. Implications

7.1 Financial

Implications verified by: **Laura Last**
Management Accountant

This report outlines the approach that will be taken in respect of undertaking further Master planning for Tilbury. The cost of producing the Master Plans will be funded from existing departmental budgets with the additional opportunity for contributions to be requested from bodies involved in developing the Nationally Significant Infrastructure Projects, and those submitting planning applications to the authority.

7.2 Legal

Implications verified by: **Vivien Williams**
Planning & Regeneration Solicitor

This report sets out the key current issues affecting Tilbury and the approach that will be taken to undertaking further Master planning for the town. The Masterplanning is a task-and-finish activity which in itself has no specific implications or risks for the Council or other stakeholders. However the completed Master plan will contribute to future planning and spatial policy which will in turn lead to decisions being taken. These will be subject to formal governance routes as applicable.

7.3 Diversity and Equality

Implications verified by: **Natalie Warren**
Community Development and Equalities Manager

Diversity and Equalities issues will need to be addressed through a Community and Equality Impact Assessment informed and developed by appropriate Stakeholder Engagement.

7.4 **Other implications** (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

None.

8. **Background papers used in preparing the report** (including their location on the Council's website or identification whether any are exempt or protected by copyright):

- The Vision for Tilbury (Cabinet Report Decision 01104253) December 2013;
- Tilbury Regeneration Programme and Health Hubs (Cabinet Report Decision 01104367) March 2016

9. **Appendices to the report**

None.

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Regeneration