

28 October 2020

ITEM: 12

Council

Report of the Cabinet Member for Regeneration and Strategic Planning

Report of: Councillor Mark Coxshall, Cabinet Member for Regeneration and Strategic Planning

This report is public

1. Introduction

Since my last report to Council there have been many changes within Thurrock and across the world. Prior to the outbreak of COVID-19, we saw huge amounts of announced investment in the borough and also made great strides in delivering our ambitious growth agenda.

We have seen the milestones of Purfleet Centre Regeneration obtaining outline planning consent for the whole masterplan area and reserved matters consent for the first phase of housing delivery – this is a major achievement and recognised nationally as the second largest commercial consent granted in the UK between November 2019 and May 2020. A £75.1million grant via the Housing Infrastructure Fund was also approved for the scheme, resulting in yet further central government investment in the borough.

The first phase (totalling £72million) of a wider £150 million expansion of intu Lakeside is now open with new leisure activities and restaurants for visitors to enjoy, with COVID-19 safeguards in place.

The Borough's first Nationally Significant Infrastructure Project is well underway at Tilbury2 with construction now complete and the development operational. The scheme will see the creation of around 500 new jobs. The process involved close joint working between the Council and Port of Tilbury and I am pleased to report that the scheme was recognised at the National Infrastructure Planning Association Award in 2019 for "Best Project". The judges praised the team behind the DCO planning process and recognised best practice in participating in the Development Consent Order Process (DCO) for a Nationally Significant Infrastructure Project (NSIP).

Issues and Options Stage 2 report of consultation – an important part of the Local Plan – has been published. As we work on plans for how the future will look, it is key that we have an idea of what our towns and communities will look like in years to come and it is important that we continue to engage with residents.

Through the Council leading the way and working with the private sector, we are looking at planned investment of £200m in Grays from the Thameside to the Thames, as well as significant investment in Tilbury.

From both the private sector and central government, we continue to see investment in Thurrock to improve the area for residents and businesses alike. This is a real, strong and continued vote of confidence in our borough and something we should be excited by and take an immense amount of pride in.

The Council has also played its part in supporting businesses through this time of national crisis. I am proud that the Council has been able to work with government to provide more than £22million in direct support more than 1,800 businesses to support the local economy, protect jobs and protect livelihoods.

The coming months will see us step up our efforts to drive forward economic recovery and growth, through refocussing our Economic Development Strategy to shape the local economy and looking at ways to accelerate the delivery of the Local Plan in order to create a community-led, infrastructure first and high quality plan for future growth and prosperity.

I am confident that through this approach, we will be able to support our residents and businesses as they recover from the impacts COVID-19 has had on society, and deliver the long held growth ambitions for Thurrock.

2. Grays

- 2.1 I'm pleased to see that Grays is set to benefit from unprecedented levels of investment. The Council was successfully shortlisted for the Future High Streets Fund and was also announced as one of the areas to benefit from the Government's Town Fund. Combined, these funds could bring up to £50m into Grays Town Centre, allowing the Council to continue to engage in the transformative regeneration projects that are set out in the Town Centre Framework. COVID-19 extended the business case timeframes for both of these grants and saw the introduction of £750k Accelerated Funding to be used to improve capacity at Grays Bus Terminus, make further improvements to Grays Riverside Beach Park and to improve signage around the town. The Future High Street Fund business case was submitted in July and we are using the additional time on the Town Fund to ensure that the bid is of high quality and takes into account any different support that may be required to aid economic recovery as a result of the current pandemic.
- 2.2 The Council continues to work with Network Rail and our urban design consultants to bring forward designs for a pedestrian underpass which will be set in a high quality public realm. £10.8million has been secured for this project from the South East Local Enterprise Partnership. Initial design options were shared with the public during a consultation exercise held in March. Strong support was demonstrated for the removal of the level crossing and positive comments received about the design options, including 81% of the respondents in favour of "Option C; the Plaza"). This option C was also the

preferred design in an Option Selection Report produced by Network Rail. And at Cabinet in July 2020, we agreed that Option C was the design we would take forward to be worked up in detail.

- 2.3 Planning consent has been secured for the extension to the Civic Centre which will modernise the delivery of many of our services, in particular improving the immediate offer to residents who present as homeless and creating a more welcoming environment for the registrar service. Work has now commenced on the building, which will set a benchmark for quality as other developments come forward in the Town Centre and will create a real presence on the High Street, help to increase footfall south of the rail crossing and positively contribute to the economic vitality and vibrancy of the town.
- 2.4 This ambitious programme of investment in Grays is giving the private sector confidence to invest alongside us. This is clearly demonstrated by the proposals that New River, the owners of the Grays Shopping Centre, are working up - to invest c. £150million in redeveloping their site. We will continue to work closely with our private sector partners to ensure that all our proposals contribute towards making Grays a successful, diverse and sustainable modern Town Centre.

3. Purfleet

- 3.1 The Purfleet Centre programme has taken great strides forward following the granting of both outline planning consent by unanimous decision from the planning committee and detailed consent for the first reserved matters application. The development will capitalise on the town's location on the riverfront bringing new homes, amenities and jobs to the area as well as improving connectivity by replacing the level crossing with a pedestrian and vehicle bridge.
- 3.2 Central government's decision to support the scheme with £75.1million from the Housing Infrastructure Fund (HIF) is welcomed and is a reflection on the way the scheme has sought to address the historic infrastructure deficit and tackle significant infrastructure challenges such as the removal of the level crossing. We are committed to infrastructure first development across the borough and Purfleet continues to demonstrate how local communities embrace plans for well managed growth and we are now in the process of demonstrating how we will meet the HIF obligations.
- 3.3 It is expected that development of the first 61 new homes of this scheme will start on site this year. After many years of planning and deliberating, I am delighted that we will soon be on the ground and delivering.

4. Tilbury

- 4.1 Since my last report, the Port of Tilbury has received consent to build their new port at Tilbury2 – this will provide a boost to the local economy and further solidify Thurrock's position as the most important part of the Port of

London's estate and Thurrock becoming the ports capital of the UK. Construction on the country's newest and largest unaccompanied freight roll on/roll off (ro-ro) terminal begun in April 2019 and was completed and operational in May 2020.

- 4.2 The announcement that Tilbury is to benefit from up to £25m of central government funding from the Town Fund will be a great boost to our regeneration plans in the area and will allow us to show Tilbury the love that we have promised for so long. The recently established Town Fund Board is exploring opportunities to support connectivity, skills and development projects and we are already starting to work alongside local communities and businesses to develop exciting proposals that are rooted in addressing local needs. I am delighted that much of the first £500k of initial "Accelerated funding" from the Town Fund has been directed to providing opportunities for local residents in Tilbury to be more active outdoors and supporting our local youth provision. We have listened to our local residents and will continue to offer opportunities for them to help shape the Town Investment Plan ensuring that the funding responds to the locally defined need.
- 4.3 I am pleased to report that good progress is being made with delivery of our Tilbury CLLD programme which was awarded £2.2m European Regional Development Fund and European Social Fund money to invest in skills and employment projects and in small businesses in Tilbury. Funding is distributed through bidding rounds and decisions are taken by a Local Action Group including local residents and businesses. Six projects have been approved to support unemployment or economically inactive residents, with more to follow and seven businesses have been awarded grant funding – a further 61 are expected to benefit over the next two years. This programme is a good example of the Council working with and alongside local people and businesses to invest and give people real opportunities in Tilbury.
- 4.4 Proposals for an Integrated Medical Centre (IMC) to be located on the central Civic Square site at the heart of Tilbury continue to be developed in partnership with our colleagues across the health sector. Our continued commitment to see four IMCs across the borough will ensure that our residents have access to high quality healthcare and community services in their immediate localities.

5. Local Plan

- 5.1 Work on preparing a new Local Plan for Thurrock has continued over the last year. We consulted on Issues and Options (Stage 2) between 12 December 2018 and 29 March 2019, and the report of the near 3,000 responses has been published on the website. Throughout our work and engagement on the plan, we are making clear at every juncture that growth in Borough needs to be community driven, infrastructure led and high quality.
- 5.2 As set out in the report we considered at our last meeting, during the Your Place, Your Voice events, residents clearly identified a number of issues and

concerns they have, which continue to be uppermost in our minds. Transport and traffic, community facilities and the need for housing are some of the key issues that will be at the core of how we move forward.

- 5.3 The proposed Lower Thames Crossing has frustrated our ability to bring forward our Local Plan, due to the uncertainty around future design changes and local impacts. That said, we have been working closely with the Ministry of Housing, Communities and Local Government (MHCLG) to plot a path which allows us to develop a Local Plan under the conditions we currently face. We are also now working to find ways to bring the Local Plan forward as quickly as possible, to help aid economic recovery and set the conditions for growth and prosperity.
- 5.4 As we progress the next stage of the technical work to develop the plan, we are also working in communities to develop a number of 'Place Based' strategies which will also be used to inform the preparation of area based Inset Plans for incorporation in the Local Plan.
- 5.5 Our approach to bringing forward our Local Plan is truly unique and ground breaking. Building on the success of our Your Place, Your Voice community engagement sessions and a government pilot scheme in Aveley, we are now working with the Princes Foundation, MHCLG and Design Council to roll out Design Charrettes across the Borough. These will bring together key stakeholders (including local communities, businesses, built environment professionals and other stakeholders) to collaborate on a place-making vision for a new, or existing, neighbourhood that will guide the regeneration and future development of that area. This is not just about housing numbers, this is about the creation of places where people can prosper.
- 5.6 On the 6th August 2020 the Government published a White Paper which sets out its proposals for the reform of the planning system. I'm pleased to say that in many ways the approach that we have adopted is aligned to the approach now being promoted by Government.
- 5.7 Our approach to growth is that it should be community-driven, infrastructure-led and make a key contribution to high quality place making. These cornerstones are reflected in the White Paper. In particular, our work in rolling out Design Charrettes is strongly supported by the reforms; the concept of working with communities, landowners, and developers to create locally distinctive master plans for development on a town by town basis forms a core plank of the government's design coding ambitions. We are very much ahead of the curve in this respect.
- 5.8 In light of the similarities in approach, I am confident that opportunities exist for the Council to work collaboratively with MHCLG as a 'pilot' authority for the roll out of the new reforms. We are already in discussion with MHCLG to explore opportunities and to ensure that the effort we are putting into the current Local Plan will be recognised in any new system.

6. Economic Development

6.1 Thurrock is a great place to do business. We are well connected to the biggest economy in the UK, have three major ports, specialism in important sectors to the UK economy and a workforce with a strong work ethic. While our economy has been working well the COVID-19 pandemic has had a major impact on the economy in Thurrock as it has on the rest of the country. In response we have developed our new draft Economic Development Strategy (Backing Thurrock) which was approved for consultation in September. The strategy identifies some short term actions already underway and explains how we will work with our key businesses, public institutions and the voluntary sector to co-produce an implementation plan setting out actions we will take collectively to improve resilience and return to growth.

6.2 The strategy will focus on addressing the economic impact of COVID but will also reflect on some of the priorities we had before COVID – including challenges with infrastructure, business accommodation and employing a labour force with the right skills.

Attract investment in our infrastructure

6.3 By engaging with the South East Local Enterprise Partnership and with Opportunity South Essex we have been able to make a very strong case for investment in our infrastructure. I have previously highlighted the significant funding the Council has obtained to support key projects including widening the A13, Grays Town Centre and Purfleet and I have been pleased to see the progress made on these and other infrastructure projects.

6.4 This summer the Government launched the Getting Building Fund and Thurrock has supported projects within the borough like the Transport and Logistics Academy proposed at South Essex College and taken a leading role on a south Essex wide initiative to improve broadband services I am keen to make the case for further investment in our infrastructure and to that end Thurrock has played a leading role in supporting development of growth policy and strategy at an ASELA, SELEP and Thames Estuary Growth Board level. We continue to make the case for delivery of joint priorities and to prepare strong proposals that support growth in Thurrock so we have projects ready for any future bidding rounds.

Help local people find work

6.5 In recent years our strong and growing economy has meant many local people have been able to find work. However we have continued to support those who need an extra helping hand to benefit from employment by supporting initiatives like our Tilbury Community Led Local Development Programme. Other initiatives have included launching the Thurrock Opportunities website – which aims to provide one place for residents to search for jobs, apprenticeships and training opportunities in Thurrock.

Helping our residents to develop their skills and find work is a key focus of our revised Economic Development Strategy and we will continue to work with our partners to support local recruitment and training schemes.

Support our Business Community

- 6.6 It is important that the Council has a strong relationship with the local business community, via the Thurrock Business Board and direct dialogue with our larger employers. Building a long lasting relationship with our larger businesses means we can work together to tackle issues that affect us all and to create opportunities for the people of Thurrock.
- 6.7 Many business support services are delivered through the Essex, Southend and Thurrock Growth Hub. The Council continues to work with the staff there to make sure we get a fair deal for Thurrock businesses. In addition the Council has worked with other Local Authorities and our businesses to provide networking opportunities, training events and tailored 1:1 business advice and support. We have also used European Regional Development Fund (ERDF) and European Social Fund (ESF) money to support businesses, including:
- Tilbury CLLD programme which is now starting to give grants to small businesses in Tilbury to help them grow;
 - LOCASE – which has offered grants to eligible businesses across the south-east to reduce their carbon footprint and improve their energy efficiency;
 - SECCADS – which is delivering business advice, mentoring, networking and small grants to businesses across the south-east in the cultural, creative and digital industries;

We also continue to benefit from European funded programmes led by other Local Authorities that are delivered across the South East including the South East Business Boost programme offering grants to small and medium sized businesses and grants to support business growth.

- 6.8 Once again the COVID-19 pandemic has had a big impact on our business community. We have sought to share information with our businesses through a business newsletter, through social media and our website. We have focussed on promoting the Government grants and funding available to support the business community, on sharing links to useful guidance and information and reminding businesses of their responsibilities around the restrictions currently in place. We have also worked with our businesses and partners to support the reopening of the High Street.
- 6.9 The Council needs to continue to play its part to help those businesses who have survived to find their feet, to trade and to grow once again. Through our revised EDS, focussed on recovery and growth, we will work with our business community to deliver initiatives that bring back growth and

prosperity.

Providing space for our business to grow

- 6.10 There has been a particular shortage of small business space in the borough. The Council has continued to try to fill this gap by providing three business centres catering for small and growing businesses and which offer serviced office and workshop space at the Tilbury Riverside Business Centre, The Old Courthouse and Centre for Business in Grays. The business centres continue to perform well and are nearly full despite the impact of COVID.

7. Lower Thames Crossing

- 7.1 My views on Lower Thames Crossing are clear – this is the wrong route. That said, I continue to reinforce the need to maximise any potential benefits of the Lower Thames Crossing scheme whilst minimising its negative impacts.

- 7.2 Statutory consultation closed at the end of 2018 and Highways England having analysed the 28,500 consultation responses, undertook a round of supplementary consultation this year which focussed on targeted design changes. The Council submitted a comprehensive consultation response to these latest changes.

- 7.3 The Council commissioned an economic impact study of the scheme which was published in February titled ‘Lower Thames Crossing a missed opportunity for Thurrock’. This report was well received by key stakeholders as baseline for the current scheme. It is intended that this work will be developed further over the coming months to identify potential benefits from the scheme to seek to influence Highways England on the ultimate design of the scheme should it progress.

- 7.4 The environmental impact assessment which Highways England is working to produce to support the application will be important in the understanding of the true impact of the scheme. I will be seeking to secure all appropriate mitigation for the residents of the borough.

- 7.5 Since the close of supplementary consultation, Highways England has announced they will submit their DCO application in October and we will continue to engage in order to maximise the benefits and mitigate this new road. The submission of the DCO represent a new phase in the project development by Highways England, and our means to influence the scheme need to adapt accordingly.

8. Strategic Planning and Joint Strategic Plan

- 8.1 The Council continues to play a leading role in responding to the emerging London Plan both on behalf of the South Essex authorities and the East of England. The Strategic Planning team is also responsible for making representations on the Local Plans being prepared by neighbouring local

authorities and in response to Nationally Significant Infrastructure Projects being proposed in adjoining boroughs.

- 8.2 In July 2018 the Association of South Essex Local Authorities (ASLEA) signed a Statement of Common Ground which includes the intention to prepare a Joint Strategic Plan (JSP) to guide the future development of South Essex. We are currently working with Basildon, Brentwood, Castle Point, Rochford and Southend to prepare an evidence base to support the production of a JSP to promote economic recovery and growth in South Essex.

9. Corporate Property and Facilities Management

- 9.1 The Corporate Property/FM team manage the council's asset portfolio which is made of up two parts, the General Fund and the Housing Revenue Account (HRA).
- 9.2 The Corporate Property Team (CPT) ensures joined up working with the South East Creative, Cultural and Digital Support (SECCADS) team, enabling independent local businesses to thrive in a supportive and cohesive environment in line with the council's corporate objectives.
- 9.3 The CPT also covers valuations, acquisitions and disposals of land and property for a variety of purposes, energy and efficiency monitoring and surveying services for operational and non-operational properties.
- 9.4 Asset valuations are undertaken annually in line with prescribed codes and practices approved by the RICS and CIPFA, enables the information held on the state, condition and performance of the council's assets to be updated enabling maintenance and capital works to be programmed, insurance cover arranged as appropriate. Furthermore these valuations have engendered property review programmes, such as the 3Rs programme - Retain, Reuse, Release.
- 9.5 This programme challenges the rationale for holding the asset resulting in the classification of assets as either:
- Retained (business as usual, little need or opportunity for change identified);
 - Re-used (for example for different services or more intensive or changed use); and
 - Released (for example to dispose of immediately or develop for housing).

Any opportunities arising from the 3R's programme will continue to be promoted, analysed and considered for formal declaration of "surplus to requirements" through a designated consultation process which is managed through the council's Property Board with any disposals requiring the agreement of the Leader or Cabinet.

- 9.6 A high level of occupancy across the portfolio has resulted in a decrease in voids, presently below the national average. Combined with the good work on lease renewals, rent reviews and new lettings this has generated an increase in annual rental income.
- 9.7 The current pandemic has resulted in many changes to the use of our operational buildings and there is a wide reaching Asset Rationalisation project with a view to improved use and a more streamline estate. This review is already showing success with a proposed centralisation of the Meals on Wheels team potentially freeing up 3-4 additional sites and generating important savings.
- 9.8 The CPT has successfully lead on three Secretary of State Applications. These have enabled two successful disposals to the Department of Education for the development of two Free Schools at Orsett Heath and Treetop and has provided a significant development site for regeneration or disposal at the former Culver Centre.
- 9.9 The CPT has been integral in the successful delivery and stakeholder management for Purfleet, Stanford-Le-Hope Interchange, Lower Thames Crossing, assisting in the acquisition and management of assets and providing significant property advice.
- 9.10 After successfully managing the acquisition and securing the vacant possession of the New Road site, which forms an integral aspect of the new Civic Office Development, the CPT successfully managed the demolition of the site as well as that of Station House while supporting the Regeneration Team on the Grays High Street Re-development
- 9.11 Due to the impact of COVID 19 Facilities Management were asked to provide Thurrock and Corporate Landlord services with PPE/sanitiser, signage, screens and cleaning products, this has been a major task due to lack of suppliers, Facilities have carried out this additional role successfully and it is still on going. Working closely with Health and Safety, Facilities have been instrumental in the process of assisting Corporate Landlord properties with their risk assessments for properties that are now wishing to open.
- 9.12 Mailroom/reprographics, security, maintenance and facilities wardens have worked extremely well under adjusted working patterns and duties in line with building closures maintaining service and professionalism thorough out. All staff are now back to full capacity and working shift patterns. I am extremely proud of the teams and their commitment in these unsettling times.

10. Development Management

- 10.1 I am enormously proud of our Development Management (DM) service who continue to top the league table nationwide as well as operating commercially to deliver the best for Thurrock. How a Local Planning Authority performs is a key driver in developer deciding where to invest and our ability to maintain

high standards puts us in a good position to attract inward investment, something that is even more important in these difficult economic times.

- 10.2 Through a robust pre-application offer, applicants are able to work with the Team to 'dry run' their proposals ahead of a formal submission to ensure wherever possible, the scheme is of the highest quality and has the maximum benefit to existing communities. During the pre-application discussions, the Team will draw upon a range of specialists from across the organisation to help shape and influence the scheme, to ensure that the right development takes place in the right place at the right time.
- 10.3 The team has developed strong relationships with the development industry, championed forward thinking and commercial awareness, and created a culture which helps drive investment and growth in the Borough. This has significantly boosted investor confidence and stability in commercial decisions in an area where there are major challenges around the viability of development. It has resulted in an overall uplift in 'place value' through improvements to design and quality delivered through effective developer partnerships, maximising the contributions made from new development.
- 10.4 The DM team has continued its Managed Service arrangement with Brentwood Borough Council, whereby we provide management support to Brentwood's Development Management team. The relationship has continued to be successful, resulting in an improved service at Brentwood (both in terms of quality and performance) and by providing an income stream for Thurrock which protects jobs and services locally. I am proud that the Development Management Team were shortlisted and highly commended at the national Planning Awards for the partnership work between Thurrock and Brentwood.

11. A13 Widening Project

- 11.1 This is an important project to benefit the Borough which is now delivering on the ground. Widening the A13 will support growth both in the Borough and across the south Essex corridor, reduce congestion and will deliver a continuous three lane carriageway in either direction from the M25 to Stanford le Hope.
- 11.2 A recent Value for Money Exercise has determined that the project represents high value for money and will deliver much needed improvements to the road network to support economic recovery. Construction has continued on the scheme throughout the COVID-19 pandemic.
- 11.3 It is often the case with projects of this scale and complexity that a start on site reveals issues that impact on the anticipated delivery of the project and which cannot readily be anticipated and planned for. The project has encountered issues with regard to the design and installation of deep drainage, significant utilities diversion works and the final design of significant bridge structures and alterations. These issues have led to an increase in the cost of the scheme and a delay to completion. There is a mitigation plan in

place, however as the pandemic is still a live issue, the final impacts are still unknown.

- 11.4 Work is now forging ahead on the scheme and recent good seasonal weather has meant that the project has progressed at pace. The four main bridge structures are largely complete which was a key milestone in the construction to ensure this high value for money important infrastructure is delivered as efficiently as possible.

12. Stanford le Hope Interchange

- 12.1 Stanford Le Hope station is moving forward after the pause and reflect period with a much improved scheme in line with the current budget. Having acquired additional land across the road to the station, a review of the design has now meant that the station site can forge ahead to deliver a modern station building and improved public realm area. By moving the transport hub across the road, along with cycle parking, bus drop off and turnaround facility as well as an increase in parking for local people, the scheme will deliver on all of its key objectives and more by reducing congestion, improving pedestrian safety, encouraging the use of public transport and supporting economic growth.

13. Lakeside

- 13.1 The first phase (totalling £72 million) of a wider £150 million leisure scheme has been completed with new restaurants and leisure businesses operating from the new units. The scheme includes an exciting number of operators, including Hollywood Bowl, Putt shack, Nickelodeon and Flip Out. The development builds upon the success of intu's Boardwalk and is set to diversify the recreational offer in the Lakeside Basin as part of the wider vision for the creating of a 21st Century town centre. Discussions are already on-going between the Planning Service and intu in relation to the next phases of their leisure plans.
- 13.2 In addition to the leisure development, intu Lakeside have recently obtained outline permission for a retail extension to the mall to the north and east of the existing building resulting in relocation of the bus station nearer the existing footbridge to provide better connections to the railway station.
- 13.3 Construction of the new residential development at West Thurrock Way is well advanced and Bellway are now actively marketing homes in the Basin. This represents the beginning of the transformation of the Basin to a modern town centre, drawing upon the strengths of the existing leisure and commercial sectors to create a vibrant location for people to live, work and play.
- 13.4 An application for the development of the Arena Essex site has been submitted by London Strategic Land, which proposes an ambitious regeneration scheme providing 2,500 new homes, lido, school, bike trails, parkland, medical centre, and community centres, as well as approximately

£29 million worth of infrastructure investment. Consideration of the planning application is ongoing and will be considered by the Planning Committee as soon as possible.

- 13.5 In addition, meetings continue to be held between the Planning Service and land owners within the Lakeside Basin to ensure there is a consistent and comprehensive approach to development. In order to facilitate this the Council has commissioned an up-date to the Lakeside Development Framework which will help to inform the new Local Plan. To guide the process a Steering Group has been set up which comprises representatives from the two major landowners in the Lakeside Basin – intu and Land Securities, as well as London Strategic Land, c2c, and Highways England.
- 13.6 The ongoing work to bring forward plans to deliver the crucial infrastructure priority of the east-facing slip roads on the A13/A126 will also aid free flowing traffic and air quality in the area.

14. London Gateway

- 14.1 London Gateway Port continues to establish itself as a major operator in international shipping. The first three berths (of up to seven consented) are open meaning that the port has 1250 meters of quay wall, providing three deep-water berths.
- 14.2 The bulk of the jobs anticipated from London Gateway will be generated through the logistics park and, therefore, the Council remains keen to continue to work with the port owners to secure further development and create job opportunities at all levels for local residents.
- 14.3 Thirteen submissions under the Local Development Order have been progressed resulting planning consent for commercial floor space totalling approximately 200,000sq.m (155,000sq.m of which is completed on site) in addition to supporting infrastructure. Occupiers on site include UPS, Lidl and Dixons Carphone Warehouse – creating jobs and benefiting the local economy.

15. Thames Enterprise Park

- 15.1 Since acquiring the site the applicant (Marcol / ISEC) have positively engaged with the Planning Service and the Design Council/CABE to develop their plans for the site.
- 15.2 ISec's plans for the site include the comprehensive re-development and regeneration of the entire site including a range of employment generating uses including food processing, manufacture, storage and distribution, energy production [including energy from waste], along with a new sustainable energy park and central hub accommodating a new skills academy, research and development, training and conference spaces.

- 15.3 The application predicts that up to 4,450 employment opportunities would be created as a result of the proposals.
- 15.4 The planning application is under consideration and will be considered by the Planning Committee as soon as possible.