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| 5 January 2017 | | ITEM: 5 |
| Planning, Transport, Regeneration Overview & Scrutiny Committee | | |
| Port of Tilbury Expansion | | |
| Wards and communities affected: Tilbury | Key Decision: Non-key | |
| Report of: Leigh Nicholson, Development Management Manager | | |
| Accountable Head of Service: Andy Millard – Head of Planning and Growth | | |
| Accountable Director: Steve Cox – Director of Environment and Place | | |
| This report is Public | | |

Executive Summary

Port of Tilbury [PoT] is one of the important growth hubs in Thurrock boasting 820 FTE staff and contributing £388 million GVA to the UK economy. Until recently, the need for port-related growth has mainly been accommodated through optimising the use and intensity of the existing estate. However, there is a limit to which PoT can continuously drive its growth ambitions within its current estate.

Recognising the limitations of their existing land holdings, PoT has recently acquired 61 hectares of land to the east of the existing Port and is now working with the Council to create a development strategy to maximise the benefits for the local community and minimise impacts.

This report sets the background to a presentation that will be made at the meeting by the PoT.

1. Recommendations

1.1 Members note the report as a statement of the current status and progress on the production of a Development Strategy for the eastern expansion of Port of Tilbury and provide comments to assist in the further development of that Strategy

2. Introduction and Background

2.1 Until recently, the need for port-related growth has mainly been accommodated through optimising the use and intensity of the existing estate. This intensity of use and volume of throughput has increased within

the Port's boundaries, as well as necessitating land reclamation and the expansion onto the Fortland Distribution Park.

- 2.2 In addition to these changes, to accommodate the increased tonnage through the Port, there has been innovative use of handling processes to maximise increased tonnage across the quay. This has included increasing the height and sophistication of cargo buildings such as the Enterprise Distribution Centre (EDC). However, there is a limit to which PoT can continuously drive its growth ambitions within its current assets.
- 2.3 This was a key reason why a new port-centric distribution scheme on land to the North of the established Port, at London Distribution Park (LDP). In 2016, the Council approved a 214,000 sqm distribution and fulfilment centre on the LDP site, to be occupied by Amazon. As of late 2016, construction of this development is well under way providing a new public open space between the developed area and the existing Broadway housing estate and a number of other community benefits, including a cycle/footpath link to the ASDA supermarket.
- 2.4 It is evident that the Port of Tilbury requires further expansion beyond its current assets in order to meet its accumulating growth demand. The development ambition and its potential to deliver community benefits have not been captured due to the sites outside the existing Port of Tilbury are extremely constrained.

3. Issues and/or Options:

- 3.1 To enable deliverability and provide evidence for the Local Plan, in 2015 the Council's Planning Service commissioned Peter Brett Associates (PBA) to examine five Port expansion scenarios in detail. That study suggested that the only market-viable solution is the expansion of the Port to the east. In early 2016, the Planning Service further studied the development scenario from a place-making perspective. That study also concluded that the eastern expansion would best balance the site constraints and regeneration opportunities for the local community if innovative delivery mechanism could be materialised.
- 3.2 PoT recently acquired approximately 61 hectares (152 acres) of the western part of RWE's former landholding at the former Tilbury Power Station. The southern boundary of this land parcel is defined by the River Thames and includes a deep water jetty, previously used for importation of coal. The site has a frontage of 290m to the river.
- 3.3 PoT is now working with the Council to create an eastern expansion Development Strategy to maximise the benefits for the local community, whilst minimising impacts. As one of the Council's identified Growth Hubs this approach is broadly supported, but it is seen as vital that the expansion is carefully coordinated with the regional transport network and potential new infrastructure and informed by the emerging Local Plan. It is also considered that, as a fundamental driving principle, the Development Strategy should be

used to develop a framework for future land uses and to improve access to the waterfront and broader connectivity to the town. In addition, the masterplan should maximise environmental as well as socio-economic conditions in Tilbury.

4. Reasons for Recommendation

- 4.1 Progression of a Development Strategy for the expansion of the PoT is a matter of key importance to the future prosperity of the Port and communities of Tilbury. Members' comments will feed into the process of developing that Strategy. Members will be kept informed of future progress, notably as the Local Plan progresses.

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

- 5.1 Initial informal consultation with stakeholders, partners and agencies is underway.

6. Impact on Corporate Policies, Priorities, Performance and Community Impact

- 6.1 Tilbury is a Key Strategic Economic Hub that will continue to be a major generator of jobs for local people over the Local Plan period. It is vital that any future expansion of the PoT is carefully planned so as to ensure the maximum benefits not only for the PoT, but the local community and the wider environment.

7. Implications

7.1 Financial

Implications verified by: **Sean Clark**
Head of Corporate Finance

The costs associated with progressing this work on the Council's side can be met from within the existing Local Plan budget.

7.2 Legal

Implications verified by: **Vivien Williams**
Principal Regeneration Solicitor

The associated Local Plan work will be prepared within the existing regulations for the preparation of Local Development Documents under the Town and Compulsory Purchase Act 2004.

7.3 Diversity and Equality

Implications verified by: **Natalie Warren**

Community Development and Equalities Manager

There are no direct diversity issues linked with this report, however, evolving policy options for Tilbury will be appraised in taking the new Local plan forward, including equality impacts as part of the associated Sustainability Appraisal.

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

All statutory planning documents (which this work will eventually inform) will be subject to a full Sustainability Appraisal, Strategic Environmental Assessment and Appropriate Assessment under current legislation. This includes a Health Impact Assessment.

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)

PoT Vision Presentation.

9. Appendices to the report

None.

Report Author:

Leigh Nicholson