

11 October 2017		ITEM: 12 (Decision 01104441)
Cabinet		
Tilbury Master Planning		
Wards and communities affected: Tilbury Riverside and Thurrock Park, Tilbury St. Chads, East Tilbury	Key Decision: Key	
Report of: Councillor Mark Coxshall, Portfolio Holder for Regeneration		
Accountable Assistant Director: Andy Millard, Assistant Director 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.

Tilbury has seen a number of significant 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.

There are a number of significant drivers of change which present opportunities for and pressures on the town; notably three Nationally Significant Infrastructure Projects (NSIPs) - the Lower Thames Crossing, expansion of the Port of Tilbury, and new Power Generation facilities: all adjacent or close to Tilbury and likely to have significant impact on the town.

This paper sets out a suite of core principles which have been developed into a refreshed masterplan, providing a clear and unified framework to be used as a reference point for all future development and above all empower the Tilbury Community to continue to bring effective challenge and realise benefits from investment.

1. Recommendation(s)

1.1 Cabinet are asked to approve the proposed Masterplan for Tilbury set out in this report

1.2 Cabinet are asked to approve the integration of this Masterplan into the new Local Plan for Thurrock.

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. The Council, the private sector and the local community have worked together to encourage, support and develop a programme of activity and 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. This facility will operate with 2 daily shifts, each with upto 1,670 staff, and a further 170 management, administration and security staff giving a total of 3,510 staff. The actual position is total 1,500 permanent staff at commencement, though this is anticipated to rise with a further 1,000 seasonal staff to be recruited shortly;
- The development of the former St Chads school site for 128 housing units 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 around 1,300 additional square metres of workspace for small and medium sized start-up businesses in Tilbury. Procurement process to appoint a contractor to begin in 2017;
- Development of a Masterplan for the Civic Square and immediate area reflecting initial proposals for an Integrated Medical Centre. The consultant team including an architect will be appointed late 2017, leading to submission of an Outline Business Case to NHS England in March 2018. It is currently anticipated that the facility will be open in 2020;
- 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. If the bid to government is successful the programme will run 2018 to late 2021;

There are a number of significant initiatives now in development in and around Tilbury that will have a significant impact on the town and, as a consequence, it is considered appropriate to refresh thinking around the development of Tilbury and develop a Masterplanning Framework which will guide further development, acknowledges the disruption that these initiatives could bring and supports Tilbury residents and businesses to mitigate against any negative impacts and to realise the benefits of development.

3. Issues, Options and Analysis of Options

- 3.1 The new Tilbury Masterplan and Development Framework, appended to this report, will focus on 6 core areas, and sets out a list of principles which will be used to assess the impact of new developments to a clear and consistent framework, which represents a suite of inter-connected priorities to the local community, supporting delivery of the Vision for Tilbury.

The Vision for the new Tilbury Masterplan and Development Framework is driven by the following themes:

- A place that is attractive for all;
- A place where people can achieve their potential;
- A place where people can have fun;
- A place where people can live a healthy lifestyle;
- A place where people feel safe;
- A place that has a vibrant economy.

Strategic Objectives within the Tilbury Masterplanning Framework:

- ***Objective 1: Integrate Projects to deliver Place.***
To provide an integrated spatial framework for Tilbury regeneration proposals and other intermediate public intervention in a cohesive and coordinated manner which is fundamental for delivering high-quality place. These major developments will clearly have significant impact on community which will need to be mitigated and opportunities will arise from development which will need to be exploited.
- ***Objective 2: Enhance Public Realm.***
To establish key design principles for the provision, enhancement and management of open space, heritage and ecological assets in order to create an attractive place to work, live and play as well as to protect historical and ecological resources.
- ***Objective 3: Facilitate Employment and Skills.***
To create the right circumstances for reinstatement of Tilbury as a major employment hub, with associated job opportunities for local people, and

access to training and skills development to service the needs of key sectors specified in the developing Masterplan.

- **Objective 4: Improve Access and Movement.**

To ensure that the spatial framework identifies a strategy for improving walkability and connectivity from Tilbury to the waterfront area including provision of appropriate access arrangements in respect of highway capacity, whilst seeking to maximise advantages offered by the existing multi-modal infrastructure and encourage sustainable modes of travel.

- **Objective 5: Balance Development and Environment.**

To ensure an appropriately balanced approach towards development needs, prioritising the delivery of jobs and economic benefit, alongside consideration of social and environmental issues.

- **Objective 6: Support the development of a new Local Plan.**

To assist the Local Plan process in the consideration and determination of future housing provision and other strategic agendas in the area, through a range of clear and viable initiatives.

3.2 The new Masterplan and framework will influence and guide development. It 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 master plan will help to ensure that the larger schemes outlined below (in particular) are required to positively contribute towards the delivery of sustainable place-making. The new Masterplan and the framework will be applied to decision making across a number of themes, including the following core areas:

- **Lower Thames Crossing**

The Government has recently announced the preferred route for the Lower Thames Crossing, 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 helps inform the Council's approach to discussions with Highways England and other stakeholders.

- **Expansion of the Port of Tilbury**

The Port of Tilbury is 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. This new Masterplan sets context for the proposal and helps guide development of the surrounding area.

- ***New Power Generation facility***

Proposals have been developed by RWE to create a new gas-fired power station and potential energy storage facility, using part of the former Tilbury Power Station site which is currently undergoing demolition and clearance. The proposal is dependent on a number of approvals and considerations at this time.

- ***Regeneration of the Civic Square***

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).

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 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 sets 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***

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 should be an opportunity to overcome barriers and improve accessibility.

- ***Housing***

The Council has an ambition to improve its housing stock and is carrying out a stock condition survey to inform investment decisions for the coming years. The Council is also investigating opportunities 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. In the meantime the Council is procuring a contractor to construct a new development on Calcutta Road which will create 35 units targeted at older residents.

Delivery

- 3.3 Direct delivery of significant infrastructure will be driven by Government or the private sector. The Masterplanning Framework seeks to influence that

development to mitigate risks and realise benefits for people in Tilbury and provide the basis on which regeneration will continue. It will also feed into the development of the Local Plan. This will support transformational change for Tilbury residents with the following key outcomes:

Short/medium term; deliver:

- Enhanced streetscape and public realm, notably Civic Square
- New community and retail offer
- New homes
- Integrated Medical Centre
- Tilbury Riverside Business Centre expansion
- Improved cycling and walking infrastructure along riverfront
- Greater support to enable local people to access local jobs and develop their skills

Long-term; support the delivery of:

- A new park with sport and hospitality uses south of the railway line
- Enhanced role and contribution of Tilbury Fort
- Improved connectivity between the Town and River for cyclists and pedestrians
- The new Port and associated major development; ensuring these deliver the maximum benefits to Tilbury residents including local jobs

However schemes where the Council has a more direct role in delivery such as improvements to the public realm and development of the Integrated Medical Centre in Tilbury can and will be driven forward in line with the principles and themes set out in this report. Consultation will be developed for the Masterplanning Framework to engage all organisations that have an interest in Tilbury, for example Historic England on the implications for Tilbury Fort.

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 proposed Masterplanning Framework will facilitate the development of a masterplan which will help ensure that benefits are maximised.

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.

- 5.2 The development of the Local Plan will include further specific consultation including with local communities and businesses in the town
- 5.3 The meeting of the Planning, Transport and Regeneration Overview and Scrutiny Committee 4th July 2017 considered and endorsed the approach set out in this report.

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: **Mark Terry**
Senior Financial 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**

Each proposal within the Tilbury Masterplanning Framework will be subject to Community and Equality Impact Assessments as they are developed, and these will be 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**

Appendix 1 - Tilbury Masterplan Framework

Report Authors:

Matthew Brown
Regeneration Programme Manager
Regeneration

Monica Qing
Principal Officer, Placemaking
Planning