

<b>4 March 2015</b>		<b>ITEM: 6</b>
<b>Planning, Transport, Regeneration Overview and Scrutiny Committee</b>		
<b>Lakeside Growth Hub</b>		
<b>Wards and communities affected:</b> All	<b>Key Decision:</b> Non key	
<b>Report of:</b> Sean Nethercott, Growth and Strategy Team Manager		
<b>Accountable Head of Service:</b> Andy Millard, Head of Planning and Growth		
<b>Accountable Director:</b> David Bull, Director of Planning and Transportation		
<b>This report is Public</b>		
<b>Purpose of Report:</b> To inform the Committee of progress in planning for the future transformation of the northern part of the Lakeside Basin into a sustainable Regional Town Centre.		

## **Executive Summary**

The transformation of the northern part of the Lakeside Basin into a Regional Town Centre is an established Council priority and of crucial importance in supporting future economic growth and providing jobs and services for a growing population.

In order to inform the development of a deliverable vision and planning policy framework to guide the future evolution and development of the new town centre, the Council has commissioned the preparation of a master plan and transport strategy to guide the balanced development of Lakeside as a sustainable Regional Town Centre.

The key elements of those emerging documents will be presented to the Committee at the meeting.

### **1. Recommendation(s)**

#### **1.1 To note the content of this report and the presentation to Committee**

### **2. Introduction and Background**

2.1 The future transformation of the northern part of the Lakeside Basin into a vibrant, attractive and accessible Regional Town Centre is central to the Council's ambition for future growth and change across the Borough. The Basin is currently home to one of the largest concentrations of retail activity in

Western Europe and a powerful focus for employment uses, jobs and wealth generation.

- 2.2 As a retail destination and employment location Lakeside is an established 'centre' of regional importance. Thurrock has no alternative centre offering a high concentration of national multiple retailers, commercial leisure uses, or such a wide range of restaurants and cafes. Although Lakeside continues to be successful, it faces increasing competition from the growth of internet shopping and continued investment in competing shopping destinations such as Stratford Westfield and Bluewater.
- 2.3 In planning terms the strategic importance of the Lakeside Basin to Thurrock's economy and that of the wider Thames Gateway South Essex area, was first recognised in the former *Regional Spatial Strategy for the East of England* (The East of England Plan) which was published in May 2008. The Regional Spatial Strategy (RSS) identified the need for further work to be done to provide a strategic planning framework to govern the transformation of the Lakeside Basin into a Regional Town Centre. A single issue review was undertaken to address this requirement and this resulted in a revision to the RSS in January 2010 to provide a dedicated policy (Policy ETG2: Thurrock Key Centre for Development and Change) to promote the redevelopment of the Basin as a Regional Town Centre, subject to a number of preconditions being met, including the preparation and adoption of local development plan policy.
- 2.4 Although the East of England Plan was revoked by the Secretary of State in January 2013, the views of the Panel and the guidance set out in Policy ETG2 remain useful in providing a context for the Council's ongoing work in planning for future transformation of the Lakeside Basin.

#### **"Policy ETG2: Thurrock Key Centre for Development and Change**

- (2) *Local Development Documents should guide the regeneration and remodelling of the wider Lakeside Basin and West Thurrock area on sustainable mixed use line by:*
- *defining the boundary of the area;*
  - *providing for a broader employment base through the identification of key strategic employment sites;*
  - *promoting a high quality built environment and public realm that is more coherent, legible and integrated*
  - *protecting and enhancing green infrastructure including the provision of further accessible natural green space to meet local standards;*

- *promoting a greater mix of uses, including additional residential, office, hotel, and assembly and leisure activities;*
- *improving the range of services and facilities;*
- *securing more sustainable movement patterns, reduced private motor vehicle dependence and complementary travel demand measures including an area-wide travel plan;*
- *improving local accessibility and connectivity by public transport and pedestrian and cyclist permeability throughout the area including consideration of ways to reconnect the north and the south of the area, a new high frequency service rail station in the south, and a personal rapid transport system; and*
- *providing the necessary improvements to the local and strategic road network. “*

2.5 As required by the East of England Plan, the Thurrock Core Strategy (December 2011) sets out a series of overarching policies to guide the future development of Lakeside as a Regional Town Centre, as part of a wider network of centres across the Borough. Following the adoption of the Core Strategy in December 2011, the Council commenced work in preparing the Thurrock Site Allocations Local Plan with the intention of establishing a clear vision and a detailed planning framework to guide the future evolution of Lakeside into a Regional Town Centre consistent with the principles first established in Policy ETG2 and the Core Strategy.

2.6 In March 2012, and again in January 2013, the Council undertook public consultation on its emerging Site Allocations Local Plan (SALP) - Issues and Options. Both versions of the consultation document included a draft Lakeside Regional Town Centre Inset Plan which set out a range of alternative strategies and options for developing Lakeside as a new Regional Town Centre. To help inform the development of a final preferred strategy for Lakeside, the draft Inset Plan also committed the Council to undertaking the preparation of a detailed master plan in order to:

- develop a shared vision for the future transformation of Lakeside into a Regional Town Centre;
- respond directly to the policy requirements set out in former RSS Policy ETG2 and the Core Strategy;
- inform the preparation of the Pre-submission version of the SALP, including the Lakeside Regional Town Centre Plan;

- provide greater clarity to landowners, developers, investors operators and the Council's delivery partners on the appropriate scale, mix and form of development to be accommodated within the town centre;
- establish an effective and deliverable transport and access strategy to underpin the sustainable development of the new town centre;
- develop a robust investment, implementation and phasing strategy to coordinate the actions of the Council and other agencies involved in the infrastructure planning and delivery process; and
- provide a mechanism for engaging with stakeholders and the local community in helping to shape the future direction of development and change across the town centre.

2.7 Following a competitive tendering process David Lock Associates (DLA) were commissioned to prepare a master plan for Lakeside. The consultants draft final report "*Planning for the Future of the Lakeside Basin – A framework to Deliver Town Centre Potential*" was received by the Council in January 2015. In parallel with the master planning process, the Council also commissioned Integrated Transport Planning (ITP) and DLA to prepare a "*Transport Strategy for Lakeside Regional Town Centre*". The purpose of this Study was to identify the nature and scope of the transport interventions required to improve access to Lakeside and to support the submission of bids for external funding to secure their delivery. Further details on the conclusions and recommendations arising out of both of these Reports will be set out in the Officer presentation at the meeting.

2.8 Following consideration of the consultants' draft reports by the Council, it is intended that they will be finalised and published as part of the evidence base underpinning a new Local Plan for Thurrock. With work on preparing the SALP now suspended it is intended to incorporate the proposed Lakeside Regional Town Centre Inset Plan as a Chapter within the emerging Local Plan.

#### *Delivery of Growth*

2.9 Alongside the statutory plan-making process the Council is working closely with the key land owners and stakeholders to promote the further development and transformation of Lakeside on the ground consistent with the principles established by the RSS and Core strategy. Major developments already with planning permission and awaiting implementation include the following schemes:

- Northern Extension - 30,121 square metres net additional comparison retail floorspace (Intu Properties)

- Proposed Leisure Development at Alexandra Lake/The Boardwalk Lakeside - 31,055 square metres gross additional leisure floorspace (Intu Properties)
- Junction Site, West Thurrock Way - development of a Morrison's foodstore of 6,700square metres gross convenience floorspace and up to 320 houses (Hammersons)

### **3.0 Lakeside Programme Board**

3.1 In common with the arrangements for managing the future planning and development of the Thurrock's other Economic Growth Hubs, a new Programme Board has recently been established to oversee the work on delivering the transformation of the Lakeside Basin. The remit of the Programme Board will be to undertake a 'Task and Finish' function in respect of the following areas of work:

- programme development, management and monitoring
- scheme development and project implementation
- preparation and submission of bids for funding support
- commissioning of technical studies
- partnership development and community engagement
- preparation of the Lakeside Regional Town Centre Inset Plan
- preparation of Lakeside Implementation and Delivery Strategy

### **4. Reasons for Recommendation**

4.1 The report and the supporting Officer presentation to Members provides the Committee with an overview of progress so far in planning for the future development and transformation of Lakeside into a Regional Town Centre.

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

5.1 Due to the nature of this report no consultation has been undertaken.

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

6.1 The future development of Lakeside is fully aligned with the adopted Thurrock Core Strategy and other key corporate strategies and priorities. The

successful transformation of the Lakeside Basin will have a significant impact in terms of future employment growth and improved access to a wider range of retail, leisure, housing and community uses.

## **7. Implications**

### **7.1 Financial**

Implications verified by: **Mike Jones**  
**Management Accountant, Finance**

There are no direct financial implications associated with the report.

### **7.2 Legal**

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

As this report is for noting only there are no legal implications associated with the report.

### **7.3 Diversity and Equality**

Implications verified by: **Becky Price**  
**Community Development Officer**

There are no diversity or equality implications associated with the report.

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

There are no other implications associated with the report.

## **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):

Planning for the Future of the Lakeside Basin – A Framework To Deliver Town Centre Potential (David Lock Associates January 2015).

Lakeside Transport Strategy Final Report (Integrated Transport Planning and David Lock Associates June 2014)

Copies of both Reports are available in the Members Room.

## **9. Appendices to the report**

None.

**Report Author:**

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