

# Thurrock

**Gets Business**  
**Does Business**  
**Means Business**

With £20billion of planned investment in new jobs, homes and infrastructure, and 1,000 acres of land ready for business development, Thurrock boasts unrivalled development opportunities right on London's doorstep.

Located immediately to the east of the capital and with 18 miles of Thames riverfront, Thurrock is already home to some of the most exciting industries and organisations in the country, including the internationally-renowned Royal Opera House and three international ports at the heart of global trade and logistics.

The borough benefits from excellent strategic transport links, with six international airports and 18 million people within an hour's drive of Thurrock. It is also just 30 minutes from central London by train.

It is one of the largest growth areas in the UK and already has major regeneration projects in the pipeline, centred around six growth hubs in Purfleet, Grays, Lakeside and West Thurrock, Tilbury, London Gateway and Thames Enterprise Park, and set to create 24,500 jobs.

At the heart of the ambitious plans for Thurrock's future is Thurrock Council – the unitary authority looking to unlock the borough's potential through high quality,

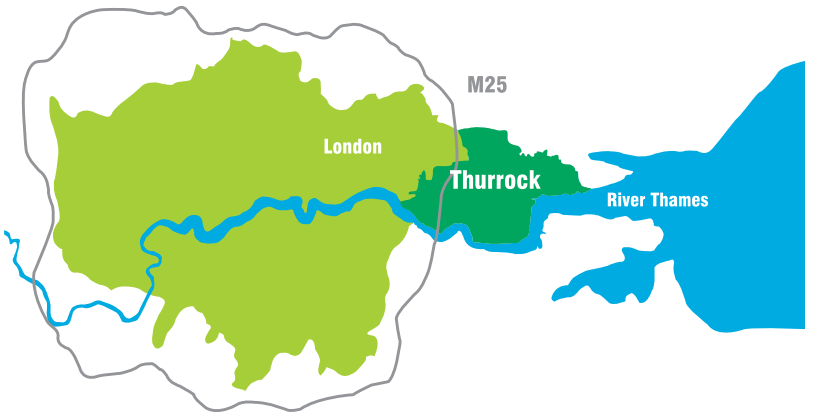
**£575 million capital programme**

- £4m - environment
- £11m - education
- £45m - health and community
- £152m - transport
- £163m - regeneration
- £200m - housing

community-driven and infrastructure-led development.

The council, is already underway with the call for sites and issues and options for a new Local Plan, and is now actively seeking developers interested in investing in the dynamic heart of the Thames Estuary.

With the authority achieving a balanced budget for the next four years and having one of the top performing planning teams in the country, Thurrock really is open for business.



# Ambition and opportunity

Council leading the way with £575 million capital programme that sets the tone for infrastructure-first approach to growth

Aerial view of Thurrock

thurrock.gov.uk



Royal Opera House at High House Production Park, Purfleet



Lakeside - one of the biggest shopping centres in Europe



Port of Tilbury

Lyn Carpenter, Thurrock Council's Chief Executive, explains: "No other top tier local authority is in as secure a financial position as us, which gives us the opportunity to do things differently, with a focus on high quality, community-driven and infrastructure-led development that will facilitate future growth and set the standard for others to follow."

"We are all incredibly excited by the sheer scale of what is happening and are working hard to unlock Thurrock's growth potential while protecting and enhancing existing communities."

"Whether it be the £1billion plans for a state-of-the-art media village and 2,850 new homes right on the River Thames in Purfleet, the 1,000 high-quality homes we are planning to build across the borough through our own development company or proposals to transform the station

quarter in Grays, our regeneration agenda is huge.

"By working closely with partners and investors, we now have the ability to create a borough where people of all ages can achieve their aspirations, and are proud to work and play, live and stay."

"We are really looking forward to exhibiting at the London Pavilion at MIPIM this year and having a platform to once again demonstrate that Thurrock gets business, does business and means business."

The council is now laying the foundations for future growth with its ambitious £575 million programme of capital projects over the next three years.

Steve Cox, Thurrock Council's Director of Place, said: "While a significant majority of housing

**Thurrock – THE place for business**

- 24,500 new jobs
- 30,000 new homes
- 1,000 acres of land ready for business development

required in Thurrock is from growth of existing communities, we recognise that the need for 30,000 new homes in the borough will be of concern to some of our residents.

"We are lucky to already have considerable developer interest in Thurrock, which means we will demand the very best growth that enhances the borough, creates great places – both new and existing – and provides the housing and

infrastructure that our communities and residents deserve.

"Together with our partners, we are investing more than £70million to create over 3,500 new school places across the borough over the coming years, and also have ambitious plans for four new integrated medical centres."

"Through all of our projects, it is about how we enhance the borough for today's residents and provide modern, well thought-out solutions to the 21st century challenges that we face."

"We look forward to working with developers to shape their plans."

As well as benefiting its residents, Thurrock's infrastructure plans are vital to economic growth in the wider south Essex area and the rest of the country.

Mr Cox added: "We recognise the significance of the infrastructure we've already got in Thurrock, which is important to the Thames Estuary, important to London, but also important to the wider UK economy. None more so than our three international ports, which together account for 85 per cent of the Port of London's trade."

"The A13 corridor is another example and a vital part of the transport network in Thurrock and the south Essex area. Our £79million project to widen the A13, which is one of the largest local authority-managed road schemes in the

country, will create a continuous three-lane road in both directions between the M25 and Europe's most modern container port at DP World London Gateway.

"This project will boost the economy, helping businesses to increase productivity, reduce costs and create more jobs. That joined up thinking, the benefits for private sector businesses and our relationships with them are all really important to us."

"We've made it very clear that we're a council that gets business, does business and means business."

**Get in touch about the exciting development and investment opportunities in Thurrock.**

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