



**Planning permission granted for 320 residential units, foodstore, Petrol Filling Station, restaurant and community uses**

Lakeside Basin, West Thurrock, Essex

Hammerson

ICENI PROJECTS - CASE STUDY

# Key application approved to assist with the transition of the Lakeside Basin, West Thurrock

Iceni Transport, working on behalf of Hammersons, were involved with the planning application for the demolition of existing buildings and redevelopment of land within the Lakeside Basin, West Thurrock. The planning consent allows for the development of commercial use (large foodstore with petrol filling station, restaurant, drive-through restaurant and community uses), as well as up to 320 residential units and associated highways improvements.

The approval follows significant consultation with Thurrock Council, and represents a multi-million pound investment into the local area. The proposed development will create homes and jobs, whilst contributing towards Thurrock Council’s objectives of transforming the Lakeside Basin into a new town centre, as well as assisting with the Council’s proposals for the West Thurrock Way Integration scheme.

Iceni’s Transport Team advised the client on transport matters producing a Transport Assessment and Travel Plan to support the application which involved extensive consultation with the Local Authority and Highways Agency (now Highways England). The proposals also included a package of mitigation measures in line with the council’s aspirations for the area.

## 5 interesting facts about the project

### 1: THE SITE

The 10.4ha site is located within the Lakeside Retail Park and within close proximity of the intu Lakeside Shopping Centre. The application site is currently occupied by a number of car dealerships and leisure/restaurant units whilst the rear portion of the site is brownfield land, previously in use as a quarry.

### 2: REGENERATION

The redevelopment will make a significant contribution to the regeneration of the West Thurrock, and kick-start the wider redevelopment of the Lakeside Basin.

### 3: MIXED-USE SCHEME

The development will make a major contribution to meeting housing needs locally, but will also provide leisure, retail and community facilities to ensure the delivery of a vibrant neighbourhood.

### 4: DELIVERING RETAIL NEED

The proposals will introduce a new foodstore to West Thurrock, representing a genuine opportunity to improve choice and competition. In addition, the existing KFC and Frankie and Benny restaurants will be redeveloped.

### 5: EMPLOYMENT GENERATION

More than £60million will be ploughed into the site, eventually creating 230 long-term jobs and an additional 700 construction jobs.

**Glasgow:** 177 West George Street, Glasgow, G2 2LB

**London:** Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

**Manchester:** This Is The Space, 68 Quay Street, Manchester, M3 3EJ

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