

## We are consulting with the local community over the future of Grays Shopping Centre, and the wider town.

In 2020, NewRiver (the owner of Grays Shopping Centre) held a Community Planning Weekend to kick-start a programme of community engagement. We had to pause during the pandemic but came back to the community in January 2022 with an update event in the centre.

Over the past few months, we have been speaking and listening to individuals, community groups, residents, businesses and charities in Grays to understand their views on the future opportunities for the town centre.

Feedback gained to date has helped to inform these initial proposals.

Now we are back to ask for your comments, to help inform our plans as they are developed in more detail.

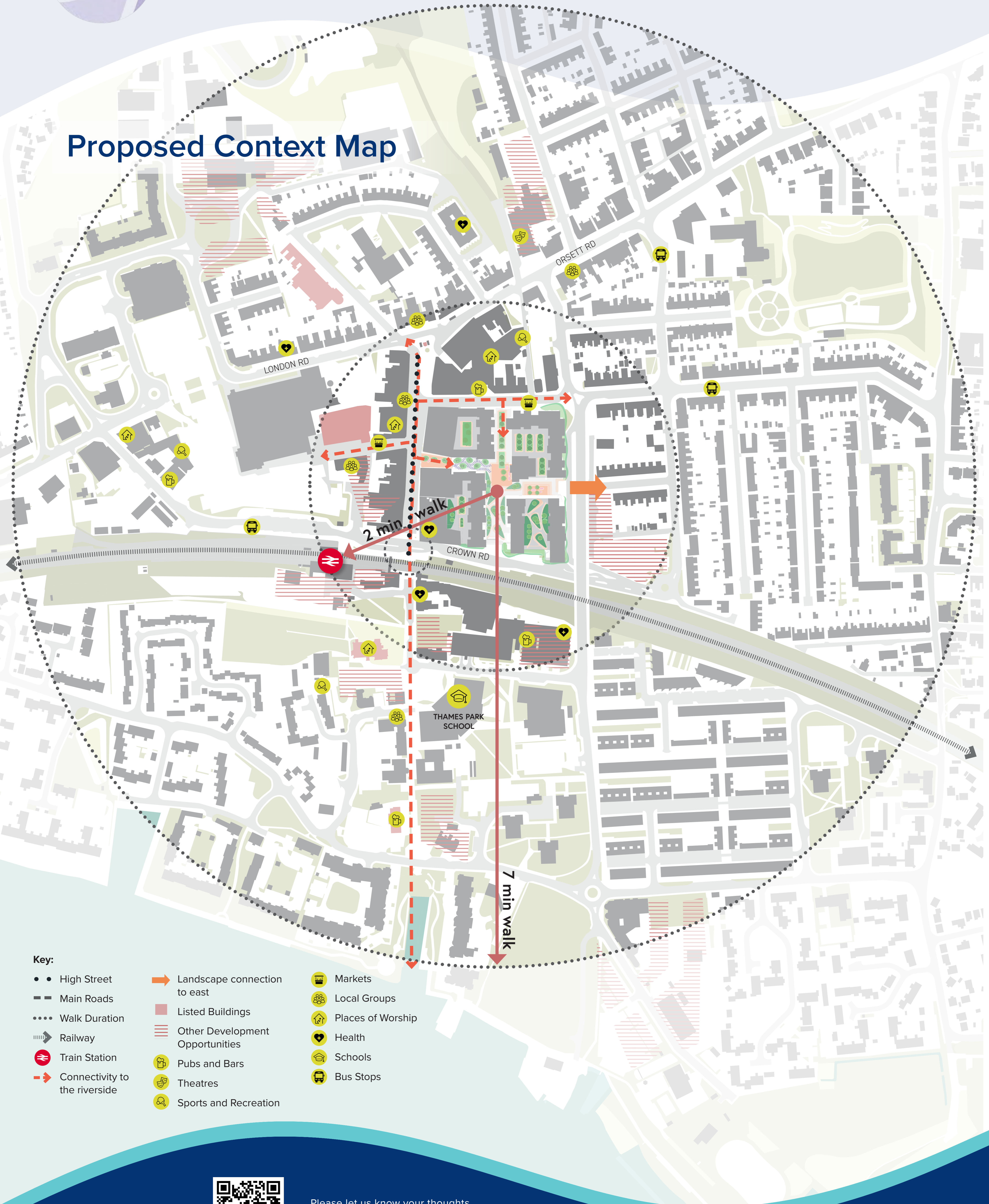
### **Our ambition is to put the shopping centre at the heart of the town centre regeneration:**

- Enhance and revitalise the town centre
- Re-invigorate and support the local retail and leisure offer
- Boost the night-time and leisure economy within the town
- Create space for community use and independent-focused retail
- Introduce new public open spaces and increased biodiversity in the heart of town
- Bring forward circa 800 new homes in an accessible and sustainable central location
- Improve pedestrian connectivity across the town
- Open up stronger links to the riverside
- Support the creation of new jobs and opportunities

**We would love to hear from you.**



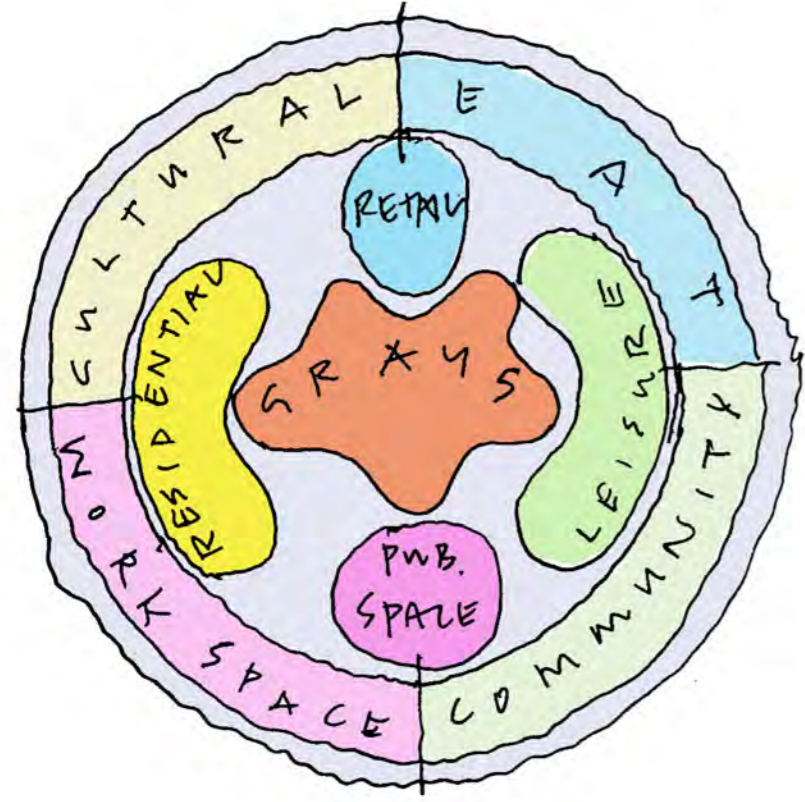
## Proposed Context Map



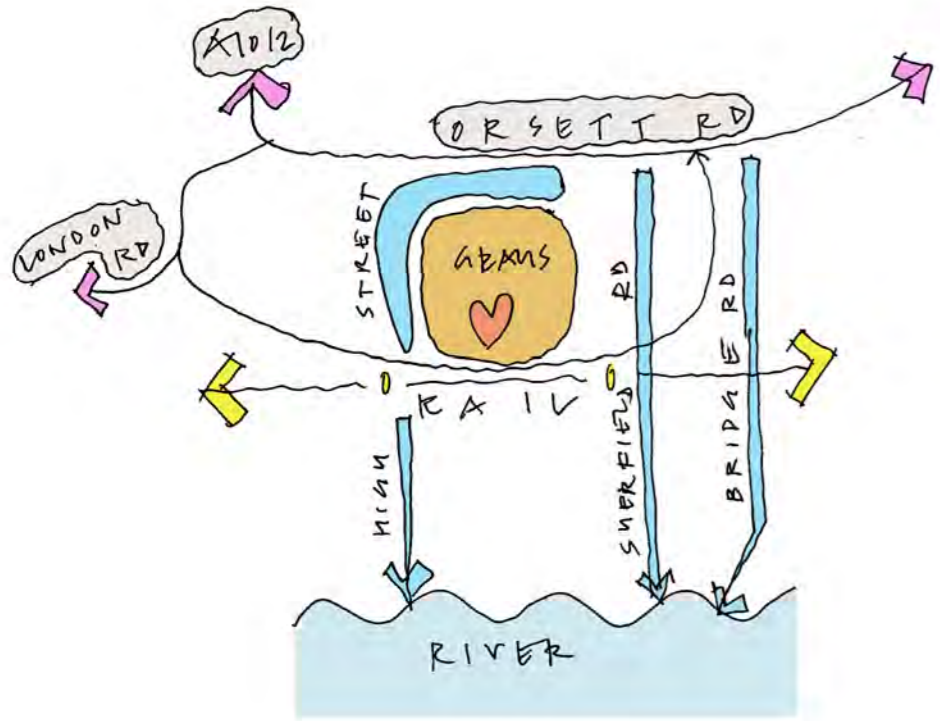
**Key:**

- High Street
- Main Roads
- Walk Duration
- ▬ Railway
- ⊕ Train Station
- Connectivity to the riverside
- Landscape connection to east
- ▨ Listed Buildings
- ▨ Other Development Opportunities
- ⊕ Pubs and Bars
- ⊕ Theatres
- ⊕ Sports and Recreation
- ⊕ Markets
- ⊕ Local Groups
- ⊕ Places of Worship
- ⊕ Health
- ⊕ Schools
- ⊕ Bus Stops



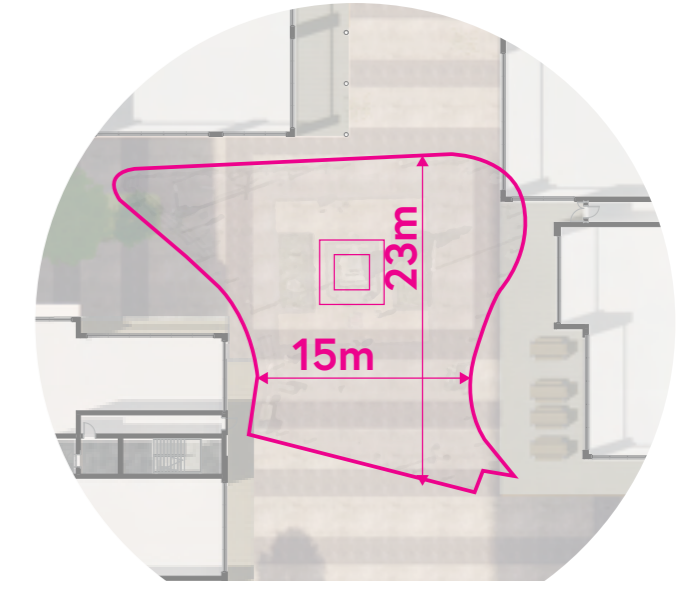


Bringing new life  
- space to shop, work & play

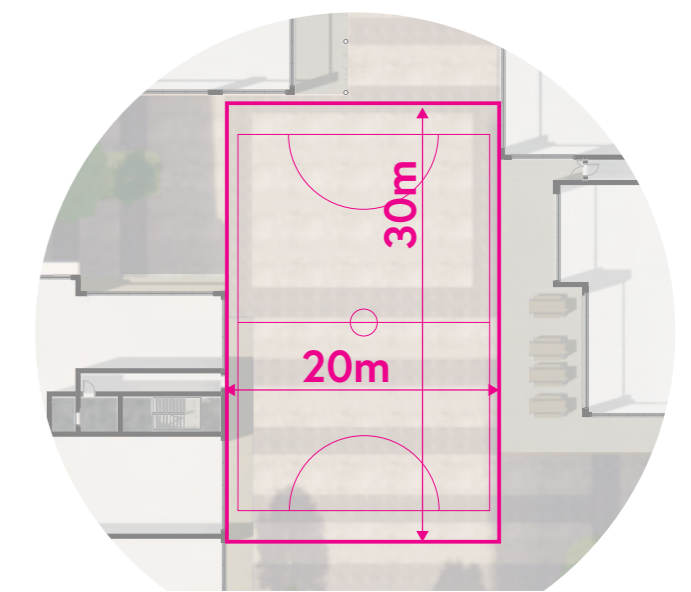


Opening up the town centre

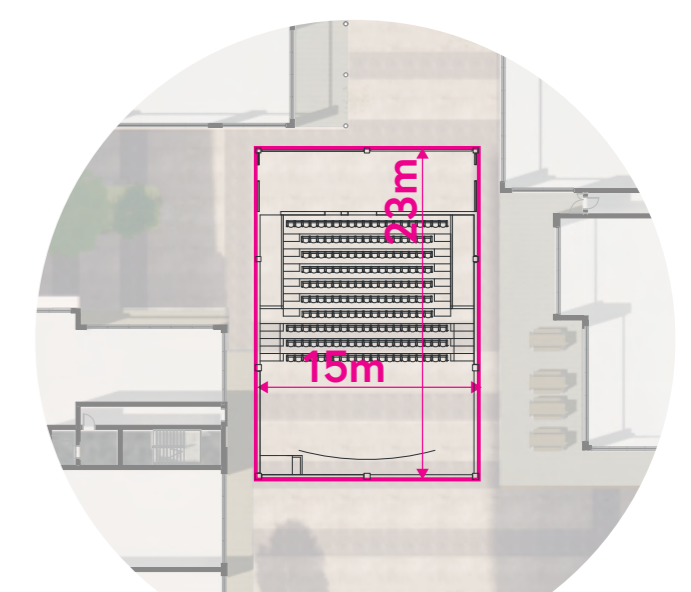
## PROPOSED GROUND FLOOR PLAN



Grays Monument Square

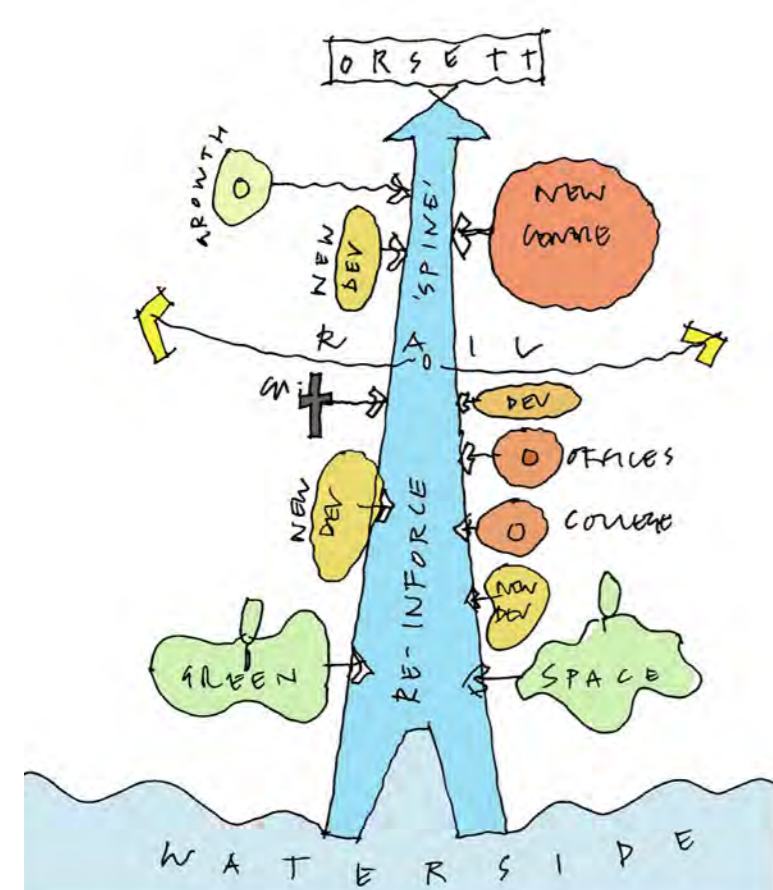


5-a-side football pitch

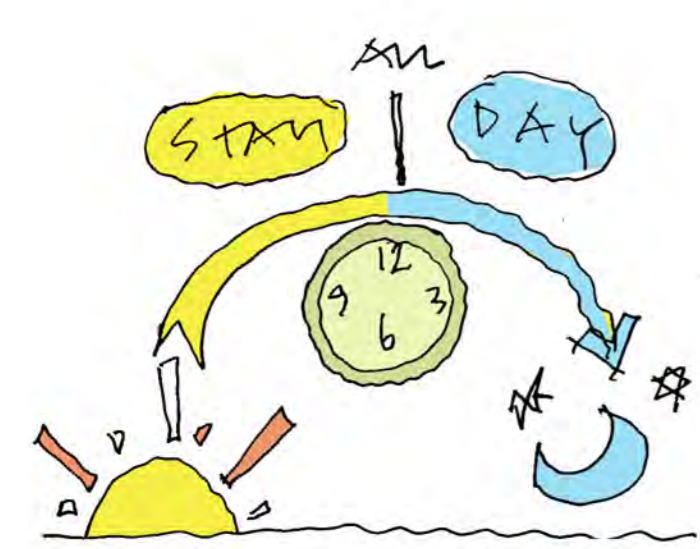


Typical Cinema Screen Size

## PROPOSED FIRST FLOOR PLAN



Reconnecting the  
high street to the riverside



Increase dwell time  
& night time use

There is now an opportunity to redevelop an ageing shopping centre to create a new town square, where **people can meet, sit, and enjoy a greener Grays**, throughout the day and into the evening.

- Circa 200 Parking Spaces
- Circa 80,000 sqft Mixed Use area
- Circa 800 New Homes
- 50000 sqft Private Residential Amenity Space
- 55 000 sqft Public Open Space



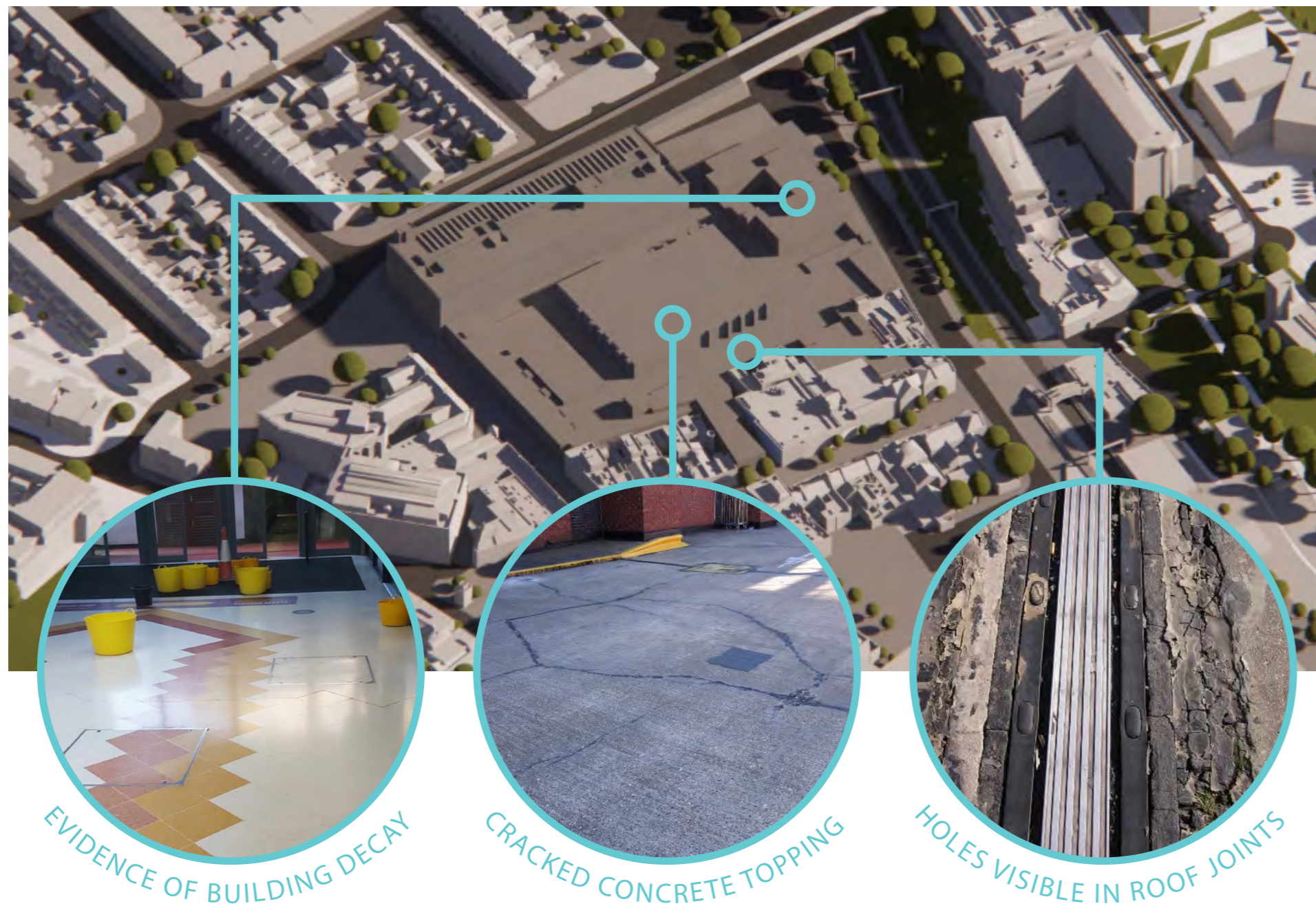
1 Indicative View of New Town Square



2 Indicative Night Time View



## EXISTING



**Grays town centre is facing substantial challenges.**

**Key challenges include:**

- 1971 Built centre is experiencing structural failure requiring significant structural work.
- There has been a reduction in usage of the town centre and occupiers wanting to locate in the current space. Vacancy rates in Grays town centre have doubled over the last five years with further vacancies to come as 70% of the tenants in the Shopping Centre's leases expire within the next two years

- It is forecast that 144 jobs at the Shopping Centre will be lost over the next five years if no action is taken, which will result in an increase in the long-term unemployment in the surrounding area and a reduction in spending in the local economy
- The closure of existing shops will result in a reduction in business rates payable to the Council

**In addition, Thurrock has a significant requirement for new residential development. In the absence of brownfield land, this will require significant areas of undeveloped land to be built on.**

## PROPOSAL



**The proposal can therefore support the revitalisation of the town centre and the local economy, and support Thurrock in providing new homes on an accessible and sustainable location.**

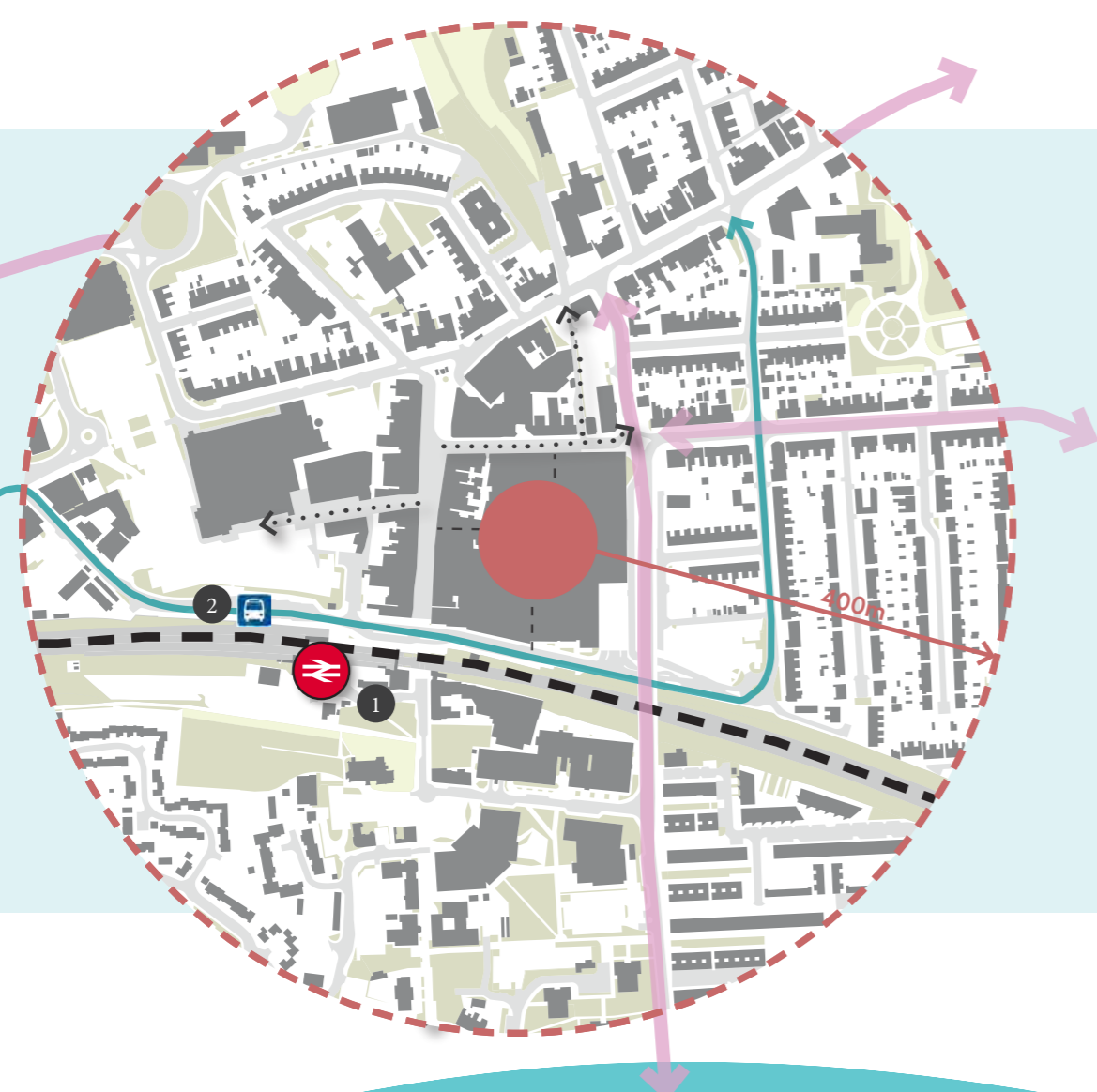
**It will:**

1. Create almost an additional 180 employment positions
2. Provide new community and independent-focused retail
3. Create a night-time and leisure economy within the town centre
4. Generate an increase in local spending of almost £9m every year, supporting over a further 300 new jobs in the local area
5. Support the delivery of circa 800 new homes on a brownfield site that will support reducing the requirement to develop virgin land

6. The support to the local economy will result in a tangible reduce in the long-term unemployment rate
7. Result in a £25m increase in Council Tax and Business Rate income to the Council
8. Help the Council to meet the delivery of new homes for Thurrock's growing residential population
9. Deliver development that minimises its impact on the environment by providing new uses and homes next on previously developed land and next to existing public transport infrastructure
10. Deliver an enhanced outdoor shopping and meeting environment that will include biodiversity features that remove the existing concrete built form

SUSTAINABLE CREDENTIALS

1. Town Centre Location

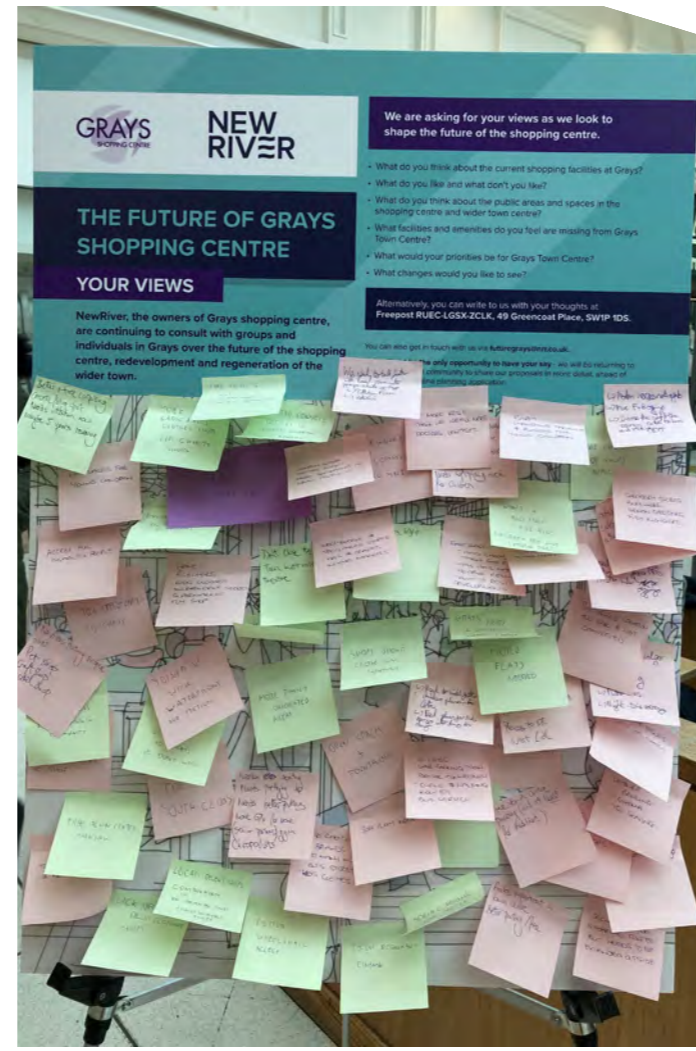
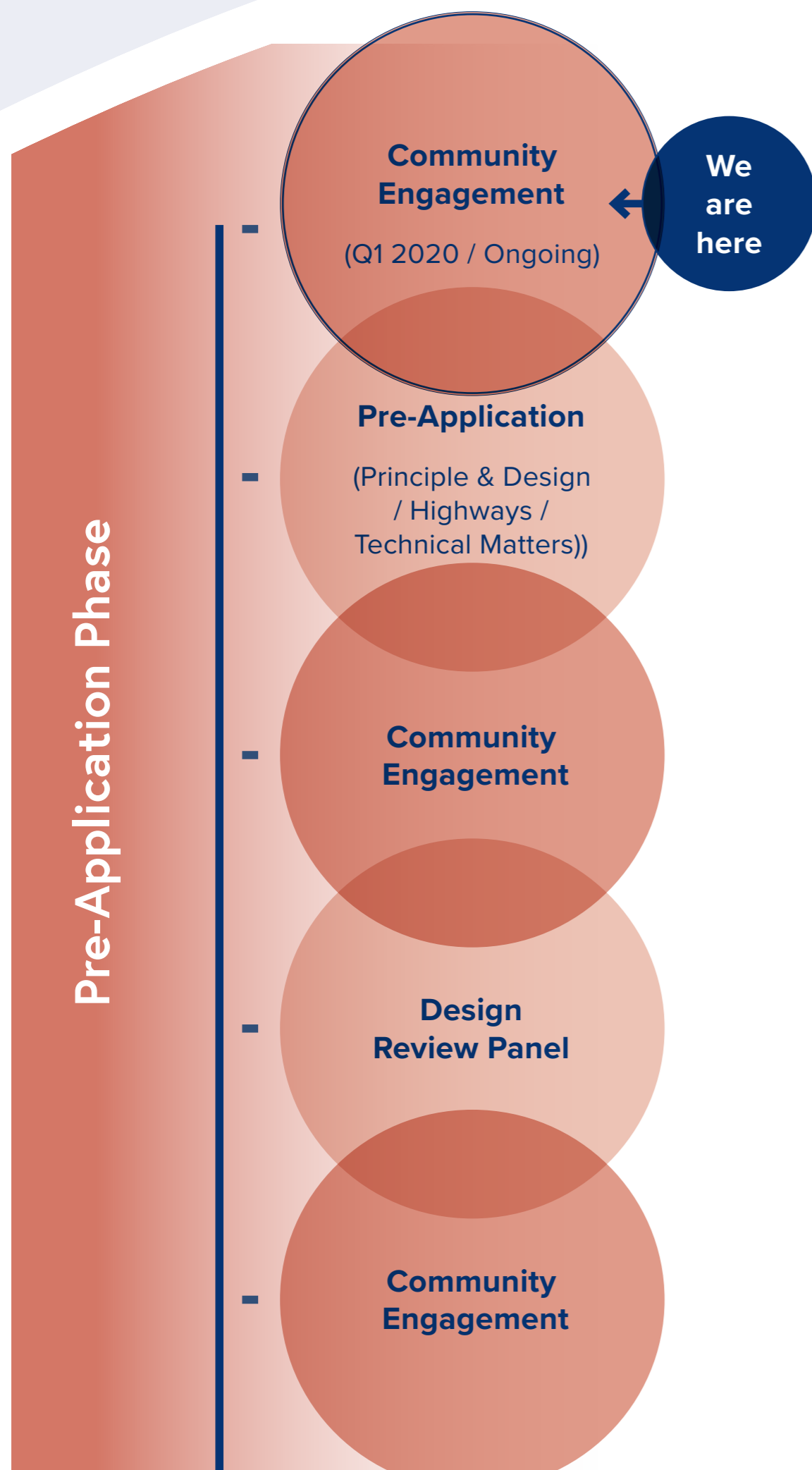


2. Brownfield site



3. Supports the development of the wider town centre



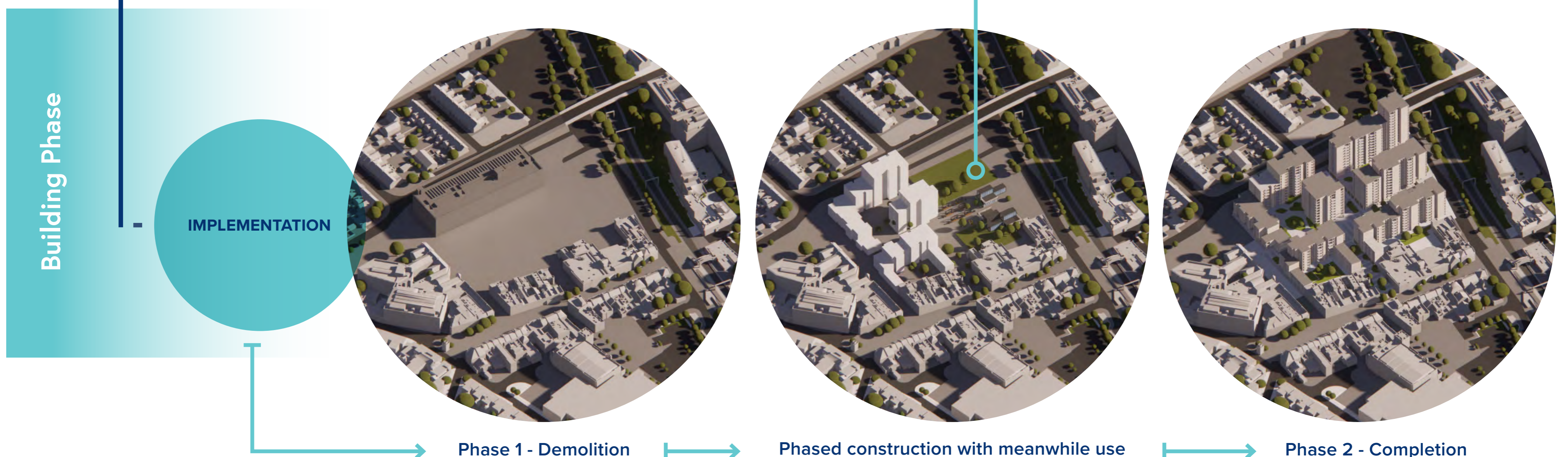
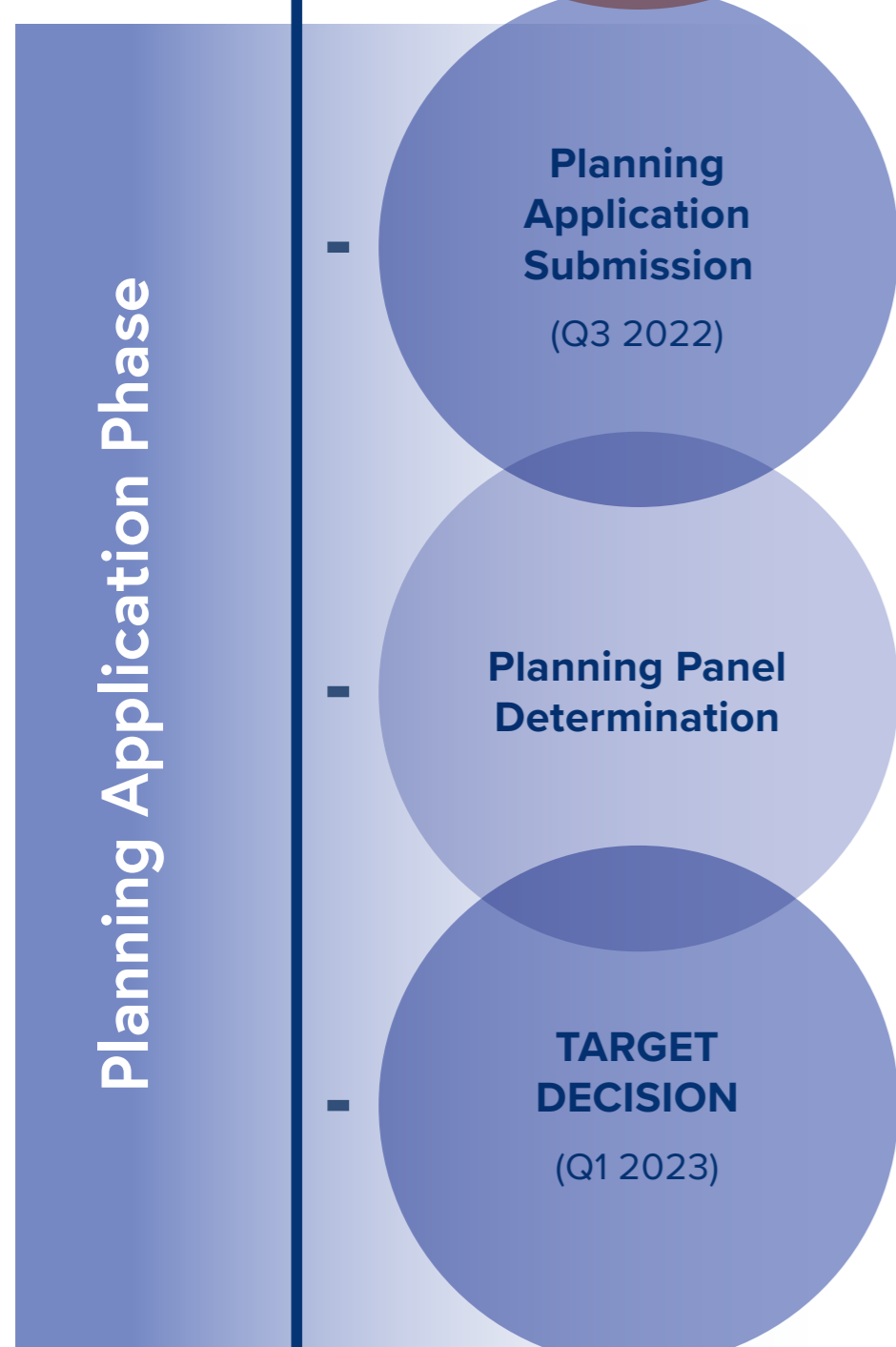


Example of meanwhile uses on development sites:



The following key points were generated from the feedback in the workshops:

- **Safety and security**
- **Inclusive and accessible**
- **Mobility**
- **Affordability**
- **Infrastructure**



Phase 1 - Demolition

Phased construction with meanwhile use

Phase 2 - Completion

