

6 December 2023		ITEM: 3
Extraordinary Council		
Local Plan – Initial Proposals Consultation (Regulation 18)		
Wards and communities affected: All	Key Decision: Key	
Report of: Cllr Ben Maney - Cabinet Member for Regeneration and Highways		
Accountable Assistant Director: Tracey Coleman – Interim Chief Planning Officer		
Accountable Director: Mark Bradbury – Interim Director of Place		
This report is Public		

Executive Summary

There is a statutory requirement placed on all Local Planning Authorities to have an up-to-date Local Plan in place and for Local Planning Authorities to review their plans every five years. This Council's current 'Local Plan' was adopted 8 years ago.

Local Plans set out the future land use and planning policies for the borough over a set time frame. Consultation on the Thurrock Local Plan: Initial Proposals document (Initial Proposals document) forms the next stage in the preparation of the new Local Plan. This consultation will enable the Council to receive comments on the proposed way forward for the plan before the Council move to the next stage of a fully worked up draft Local Plan for consultation.

If approved, consultation on the Thurrock Local Plan: Initial Proposals document and the Initial Proposals Integrated Impact Assessment will commence later in December and run for a minimum of 8 weeks. After the consultation period has ended, the Council will need to consider all received comments, prepare additional technical evidence, and potentially undertake a series of focussed engagement activities with some stakeholders to better understand the comments raised and try to agree a pathway forward.

1. Recommendation(s)

- 1.1 To note the contents of the Thurrock Local Plan: Initial Proposals document (Regulation 18) (Appendix A) and approve it for public consultation.**
- 1.2 To agree that any subsequent minor amendments and editing changes that do not materially affect the content of the Thurrock Local Plan: Initial Proposals document (Appendix A) be delegated to the Director of Place in consultation with the Cabinet Member for Regeneration and Highways.**
- 1.3 To endorse the suggested approach to stakeholder engagement set out in the Local Plan – Regulation 18 Engagement Strategy (Appendix B).**

2. Introduction and Background

- 2.1 Local Plans set out the future land use and planning policies for the borough over a set time frame. Its main purpose is to ensure that new development comes forward in a way that responds positively to the needs of local people and businesses as well as environmental challenges and opportunities.
- 2.2 Local Plans are key in making decisions on future planning applications in the area, alongside national planning policy, other development plan documents, made neighbourhood plans and other supplementary guidance.
- 2.3 The process for preparing a Local Plan is set out in national legislation and guidance. The preparation of the new Local Plan has been underway now for several years. In that time, the Council has undertaken a range of formal and informal consultations with local communities and other stakeholders to inform both the emerging Local Plan and key pieces of evidence.
- 2.4 Consultation on the Thurrock Local Plan: Initial Proposals document (Initial Proposals document) forms part of the Regulation 18¹ stage of plan making, which is described as the ‘preparation’ stage of the plan and still offers the Council the opportunity to amend what is being proposed in response to comments received. Consultation on the Initial Proposals document will enable the Council to gain additional insights on the proposed structure of the emerging Local Plan and potential growth areas. Comments received in response to the consultation and any subsequent informal engagement activities will be used to help refine options for policy directions and growth areas and inform the Publication Draft Plan (Regulation 19) which is anticipated to be consulted upon in late 2024.
- 2.5 Information set out in the Initial Proposals document has been informed by the information we have received to date. It is recognised that following the Initial Proposals document consultation there will be a need to prepare additional technical evidence and undertake further engagement with some

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

stakeholders to better understand their perspectives and ensure that policies in the plan are deliverable and, more importantly, sets out the right policies to enable areas to change, grow and adapt in the right way.

Local Plan Proposed Structure

2.6 One of the things that the Initial Proposals document is seeking feedback on is the proposed structure of the emerging Local Plan. We are suggesting that boroughwide policies within the new Local Plan are organised into the following themes:

- **Successful places** – Policies in this chapter will be relevant to all development proposals in the borough and will cover things like placemaking and design, climate change, green and blue infrastructure, biodiversity, and water management.
- **Places people live** – These are policies that will apply to residential areas in the borough. Policies in this section look at housing issues but also consider the other things that are needed to make residential areas successful such as local shops and supporting infrastructure.
- **Places people work** – These policies apply specifically to sites and areas that are in an employment use – i.e., industrial units and offices. Policies in this section will also consider things like increasing skills and employment opportunities for residents.
- **Places people visit** – Policies in this chapter focus on places that people are likely to visit including town centres, country parks, cultural and sporting activities as well as more strategic health/social facilities.
- **Moving around places** – These policies focus on how people and goods move around the borough. Policies in this chapter will look at roads, public transport, and active travel.

2.7 It should be noted that the Initial Proposals document does not refer to any specific policy directions – the reason for this is that we have already undertaken extensive consultation on potential policy approaches as part of earlier consultations (Issues and Options – Stage 1 and Stage 2). We also know that there will be additional changes to national planning policy² that will have a material effect on potential policy directions.

2.8 Appendix B sets out our suggested approach to stakeholder engagement up to but not including consultation on the Publication Draft Plan (Regulation 19) – it sets out our intention to undertake more focussed engagement on potential policy areas if they are required.

² The Levelling Up and Regeneration Bill received Royal Assent on 26 October 2023 and is now the Levelling Up and Regeneration Act 2023. The Act makes several significant changes to the role and formation of development plans within the English planning system. The Act gives the Secretary of State a very broad power to create 'National Development Management Policies' (NDMPs). NDMPs, once adopted, will be extremely significant, as the act changes the wording of s.38 Planning and Compulsory Purchase Act 2004 to place NDMPs on the same level in the decision-making process as a local planning authority's adopted local plan. If there is a conflict between the wording of the Local Plan and a NDMP, then the NDMP will take precedence.

Local Plan Vision

- 2.9 One of the key components of a new Local Plan is putting forward a clear and concise vision of how Thurrock as a place should adapt, grow, and evolve over the next 15-20 years. In the absence of an up-to-date Corporate Plan, the emerging Local Plan has sought to build on the aims of the recently adopted Health and Wellbeing Strategy, focussing on the need to ‘Level the Playing Field’ across the borough, recognising the competing roles the place plays (protecting the environment, boosting jobs, delivering homes) but ensuring that all the different places within the borough put people at their heart.

“In 2040 Thurrock will be a place that celebrates its location on the Thames; a place where innovation thrives and residents and businesses coexist together in a way that’s good for the environment and makes everyone’s lives healthier; it will be a more resilient place able to respond quickly to changes in climate, economic pressures and social/health challenges; ultimately, it’s a place where no one gets left behind, and everyone has the opportunity to reach their full potential.”

- 2.10 It is recognised that the vision may need to be adapted further following the consultation to reflect received comments and to ensure that it appropriately responds to other corporate strategies including the emerging Economic Strategy.

Development Strategy

- 2.11 The need for growth in housing and employment, due to population and lifestyle changes and an evolving economy, means that the borough will change considerably over the coming years. The challenge is to grow the borough in a way that is socially, economically, and environmentally sustainable, with the necessary supporting infrastructure in place.
- 2.12 In determining an appropriate development strategy for the plan, we first need to consider the quantum of growth needed – what are the objectively assessed needs for Thurrock for jobs and homes for the period up to 2040.
- 2.13 The Thurrock Economic Development Needs Assessment (EDNA) (March 2023) recommends that there is a need to plan for approximately 27,000 new jobs under a higher growth scenario primarily associated with the Thames Freeport designation and that we try to identify a sufficient supply of employment land to meet these needs.
- 2.14 South Essex Housing Needs Assessment (SEHNA) (June 2022) indicates that there is a need for 23,320 new homes. The previous 2016 South Essex Strategic Housing Needs Assessment and 2017 Addendum used a localised economic uplift assumption to calculate the overall housing need for Thurrock. The 2022 South Essex Housing Needs Assessment was prepared in advance of the Thurrock Economic Development Needs Assessment; we feel that

further work is needed to check whether the job forecast in the Economic Development Needs Assessment is likely to materially affect our housing need requirements going forward. This work hasn't been completed yet, so the 23,320 figure should be treated as a conservative need figure.

- 2.15 At this stage in preparing the Local Plan we are not able to set out our 'targets' for new homes, employment floorspace and other commercial uses. That is because these targets are not just based on what is needed, they are also based on the amount of suitable land available for those uses and other deliverability factors.
- 2.16 Over the last few years there have been over 400 potential development sites put forward for the Council to assess. These sites have been (and will continue to be) assessed individually, looking at site-specific constraints and in the context of potential cumulative impacts and opportunities, looking at whole settlements, collections of settlements and boroughwide.
- 2.17 The Initial Proposals Integrated Impact Assessment has suggested that the most sustainable way to grow the borough would be to focus growth on the places where additional growth will help improve connectivity and help facilitate infrastructure improvements that would make places more resilient and sustainable in the future. It also recognised that while new place typologies may not necessarily deliver the same level of benefit to existing residents as a well-planned urban extension/s would, they could still help to deliver much-needed new homes in the borough and, if designed right, could create compact, more walkable, and sustainable communities.

Site Allocations - Initial proposals and reasonable alternatives

- 2.18 The Initial Proposals document considers growth at a settlement level - for each settlement it sets out a range of potential sites that, based on existing evidence and discussions with key stakeholders, we believe should be allocated for new uses or safeguarded for specific uses in the emerging Local Plan. Designations include new neighbourhoods, new employment areas, Local Green Spaces³ and opportunity areas where we think there is the potential to intensify existing uses, introduce new ones and/or make improvements to the public realm and the way people move around the area.
- 2.19 The document also sets out a series of reasonable alternatives at a settlement level – these consider different levels of growth and include new sites that weren't considered in the initial proposals. National legislation requires us to assess reasonable alternatives, which are defined as different realistic options considered by the plan-maker in developing the policies in the plan. They need to be sufficiently distinct to highlight the different

³ Local Green Space designation is a way to provide special protection against development for green areas that are of particular importance to local communities. Designated local green spaces are afforded the same level of protection as green belts, ruling out development in all but very exceptional circumstances.

sustainability implications of each so that meaningful comparisons can be made.

- 2.20 The new Local Plan is subject to the Integrated Impact Assessment (IIA) process which incorporates a Sustainability Assessment⁴ alongside other impact assessments. The IIA is developed alongside the Local Plan, continuously assessing it to check how policies and sites identified within it and reasonable alternatives may impact social, economic, and environmental factors within Thurrock. The Local Plan should be reducing and mitigating any potential negative effects in relation to these factors and seeking ways to deliver improvements and benefits. If the Initial Proposals document is approved for consultation by Members we will publish and consult upon the IIA during the same timeframe.

3. Issues, Options and Analysis of Options

Option 1: Do Nothing

- 3.1 The Council's current Local Plan (Core Strategy and Policies for Management of Development) is over 8 years old and the policies within it are becoming increasingly out of date.
- 3.2 There is a statutory requirement placed on all Local Planning Authorities to have an up-to-date Local Plan in place and to review their plans every five years. As such, we have a statutory duty to review and update policies in our existing Local Plan. Where a local authority fails to meet this requirement, the Secretary of State has the power to intervene and direct the review and/or preparation of a Local Plan which, depending on the circumstances, could be undertaken by another authority or jointly in partnership with surrounding authorities.
- 3.3 The Council is not currently meeting the nationally set Housing Delivery Test because there are not enough homes being built within the borough to meet the borough's current housing target. We also do not have a five-year housing land supply which Local Planning Authorities are meant to have to ensure there is a sufficient supply of land to enable enough homes to be built. One of the key roles of a Local Plan is to identify and allocate enough land for housing and other uses so that growth can happen in a coordinated and planned way. The absence of an up-to-date Local Plan can make it more difficult to resist unplanned and even unauthorised developments and can result in additional planning appeals with added cost risks to the Council.
- 3.4 Not having an up-to-date Local Plan also impacts on our ability to appropriately plan for infrastructure improvements, local housing needs and

⁴ A Strategic Environmental Assessment (SEA) is used to assess the validity of plans, programmes, and policies in terms of environmental impact. The SEA process is a legal requirement for certain types of plans or programmes while Sustainability Appraisals are a requirement for strategic development strategies and local plans. This means there are different procedures that are followed, with an SEA having a legal framework and a Sustainability Appraisal having an informing role.

fully realise and take advantage of the benefits associated with Thames Freeport.

- 3.5 Noting the reasons above we feel that a 'do nothing approach' is not a viable option.

Option 2: Delay the preparation of a new Local Plan until the new plan-making system is in place

- 3.6 The Levelling Up and Regeneration Act received royal assent on the 26th October 2023. The Act sets out a framework for future planning reforms including the introduction of new style Local Plans with an updated preparation process.
- 3.7 In July 2023 the government invited comments on its proposals for the implementation of plan-making reforms. The government has not yet published a response to comments received. It should also be noted that any changes to the current plan-making process would require secondary legislation and we do not currently have any indication when this legislation will come forward.
- 3.8 As noted in paragraphs 3.1-3.4, there is currently an urgent need for the borough to have a new Local Plan in place and any delay to bringing forward a new Local Plan will only increase the intensity of the challenges we are facing and may also have a negative impact on developer confidence, resulting in more planning applications being submitted and assessed in a reactionary/piecemeal way.
- 3.9 Given the uncertainty around the timing of the introduction of the new system and the urgency for us to have a new Local Plan in place, we feel that delaying the plan to make it fit in with the new plan-making system is not a viable option at this point.

Option 3: Progress straight to a consultation on a Regulation 19 Publication Draft Plan

- 3.10 When drafting a new Local Plan, the Council must follow a set procedure created by national government. If we do not adhere to this process, then there is a risk that the Plan will be deemed 'unsound'⁵ at the Examination in Public.
- 3.11 Regulation 18 is defined within the regulations as the 'preparation' stage of plan-making. To fulfil the requirements of Regulation 18, we need to make sure that we have told relevant stakeholders that we are preparing a Plan and invite them to make comments on what the Plan should contain. The Council

⁵ The National Planning Policy Framework Paragraph 35 states that 'Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are: positively prepared...; justified...; effective... and consistent with national policy...'

has already undertaken 2 formal consultations and other more informal engagement and has therefore already met the legal requirements for the 'preparation' stage and could technically progress straight to preparing and consulting upon a Publication Draft (Regulation 19 – final consultation stage before the document is submitted to the Secretary of State).

- 3.12 However, the last formal consultation took place five years ago and we believe that progressing to the final formal consultation stage (Regulation 19) without having a more focussed conversation with communities and other stakeholders on specific growth locations first, may result in us putting forward a new Local Plan that does not fully appreciate or reflect the needs and wants of local communities and other key stakeholders. The Local Plan being consulted on at the Regulation 19 stage is meant to be the Council's final version which it intends to submit to the Secretary of State. If, through the Regulation 19 consultation it is brought to the Council's attention that important information has been missed or not considered, we would either have to undertake further consultation or proceed with submission and the risk that the Plan may be found unsound at examination. This is not seen to be a viable option at this point.

Option 4: Do not consult on the Initial Proposals document and prepare a more detailed 'Draft Plan' to act as the final consultation in the Regulation 18 stage

- 3.13 As noted in paragraph 3.12 we believe that there is a need for an additional consultation with communities and other stakeholders before we progress to the final formal consultation stage (Regulation 19).
- 3.14 Regulation 18 is very flexible in terms of the overall approach taken to engagement, making provision for both higher level conversations and consultations on much more detailed matters. Regardless of level of detail, all of the information presented within the document is still subject to change.
- 3.15 Presenting a more detailed consultation document may be helpful to some stakeholders and enable them to put forward more detailed comments; however, some stakeholders could find additional detail unhelpful as it may give the impression that a decision has already been made and put them off making comments.
- 3.16 Presenting a more detailed consultation document would also require the Local Plans Team to commission and/or prepare additional technical evidence – which would potentially take several months to complete and have an impact on the overall budget as some of the evidence we commission may need to be reviewed and updated after the consultation period has ended to respond to issues raised during the consultation. It is also worth noting that some of the additional technical evidence may be difficult to prepare without a public document indicating potential growth locations – i.e., conversations with statutory agencies and infrastructure providers who are not willing to engage

in a meaningful way without some certainty around where growth could potentially take place.

- 3.17 As part of the proposed plan-making reforms, the government has issued a submission deadline of Summer 2025 for plans to be assessed under the existing system. The Council's current election cycle means that we will enter into a pre-election period in late March so it is likely that the earliest we could take a revised Regulation 18 document to Full Council would be Summer 2024. There is also likely to be a national pre-election period at the end of next year which will impact consultation timings. Given these timing constraints, it is unlikely that we would be able to undertake a Regulation 18 consultation and a Regulation 19 consultation before Summer 2025.
- 3.18 It is unclear at the moment what transitional measures will be put in place as part of the plan making reforms, but there is a risk that the Council may have to undertake additional consultations or stages which could further delay adoption of an up-to-date Local Plan.
- 3.19 Given the uncertainty around transitional measures and the urgency for us to have a new Local Plan in place, we feel that preparing a more detailed plan for consultation under Regulation 18 would not generate a huge amount of added value to the plan making process and would cause unnecessary delays. Therefore, we feel like this wouldn't be the most appropriate option at this point.

Option 5: Preparing and consulting on an Initial Proposals document (under Regulation 18) before progressing to a Regulation 19 consultation next year

- 3.20 As noted in paragraph 3.12 we believe that there is a need for an additional consultation with communities and other stakeholders before we progress to the final formal consultation stage (Regulation 19).
- 3.21 The Initial Proposals document gives communities and other stakeholders the opportunity to meaningfully shape the content of the Plan prior to final decisions being made on potential planning policies and development sites. As mentioned in paragraph 3.16 the Local Plans Team has been struggling to meaningfully engage with some stakeholders as they need more certainty around where growth could potentially take place before they dedicate too much time and energy working with the Council to develop and refine proposals.
- 3.22 Feedback from the Initial Proposals consultation (and any subsequent informal consultation activities) will be used to inform the policy directions and site allocations in the Publication Draft (Regulation 19) which is anticipated to be subject to consultation in late 2024.
- 3.23 We feel that the content set out in the Initial Proposals document is proportionate to the stage we are at. The timing of this consultation gives the

Local Plans Team the opportunity to continue engaging with communities and other stakeholders developing and refining potential policies and sites ahead of the Regulation 19 consultation. Option 5 is therefore considered to be the most favourable option at this point.

4. Reasons for Recommendation

- 4.1 There is a statutory requirement placed on all Local Planning Authorities to have an up-to-date Local Plan in place and for Local Planning Authorities to review their plans every five years. Failure to review and adopt a new Local Plan would leave the Council open to sanction and intervention by the Secretary of State.
- 4.2 The Council's current Local Plan is over 8 years old and fails to set out an appropriate strategy for delivering the homes, employment opportunities and supporting infrastructure required to meet the future needs of the borough. Without a new Local Plan in place which delivers future economic growth, the Council will not be able to drive transformational change across the borough or support the wider economic prosperity of South Essex.

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

- 5.1 Development of the emerging Local Plan is currently supported by the Local Development Plan Taskforce who are scheduled to meet 4/5 times a year. Over the last few years, members of the Local Development Plan Taskforce and Planning, Transport and Regeneration Overview and Scrutiny (PTROS) have had the opportunity to scrutinise emerging evidence and feed in their views regarding priorities for the emerging Local Plan.
- 5.2 Unfortunately, the LDP Taskforce has not been in quorum this year and the remaining meetings have been cancelled. The Council are currently reviewing its committee structure for 2024/25 and it is likely that the LDP Taskforce will be disbanded.
- 5.3 In the lead up to Full Council, officers hosted a series of meetings on potential growth options. These meetings were open to all Elected Members but were not public meetings. The Local Plan team hosted 5 sessions and in total 21 Elected Members engaged with these sessions.
- 5.4 In addition, we will be undertaking a briefing session for Elected Members on the 4th December.

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

- 6.1 The new Local Plan will play a key role in creating the right conditions for places to grow, change and adapt over the next 15-20 years and, as a result, it will need to appropriately respond to existing/adopted and emerging strategies that have a spatial element.

6.2 The new Local Plan also has strong links to the Council's adopted Health and Wellbeing Strategy. The Health and Wellbeing Strategy notes that the health and wellbeing status of individuals and communities is driven by broad and complex influences including income, housing, access to green spaces, transport, and active travel and to truly level the playing field, there is a need for the Council to take a broad approach and focus on all these areas as part of place-shaping.

7. Implications

7.1 Financial

Implications verified by: **Laura Last**
Finance Manager

The Initial Proposals consultation is recognised as being a key stage in the emerging Local Plan's development. Once adopted the new Local Plan will help bring forward a wide range of future financial benefits and opportunities for both the Borough and the Council including but necessarily limited to:

- Increases in Business Rate income arising from increased levels of future economic activity and growth.
- Increases in the Borough's Council Tax Base and additional New Homes Bonus payments.
- Additional funding for improved/enhanced infrastructure to support growth and address existing deficits.

The preparation of a statutory plan is also an essential precursor to the successful submission of funding bids to Government.

The Local Plan work is funded by a dedicated reserve of £5m over four financial years (23/24, 24/25, 25/26 and 26/27). This will be drawn down in stages depending on the planned work for each financial year.

7.2 Legal

Implications verified by: **Caroline Robins**
Locum Principal Solicitor

There is a statutory requirement placed on all Local Authorities to have an up-to-date Local Plan in place and for the Local Planning Authorities to review their plans every five years. The Council's current Thurrock Local Plan – "Thurrock Local Development Framework: Core strategy and Policies for Management of Development" – was first adopted in December 2011 and subsequently amended in January 2015. The Core Strategy is now 8 years old and no longer up-to-date or fully consistent with Government policy as set out in the National Planning Policy Framework (NPPF).

The Government has legislated through the Neighbourhood Planning Act 2017 and Planning and Compulsory Purchase Act 2004 the requirement for

all areas to be covered by a Local Plan. Where a local authority fails to meet this requirement, the Secretary of State has the power to intervene and direct the review and/or preparation of a Local Plan which, depending on the circumstances, could be undertaken by another authority or jointly in partnership with surrounding authorities. Should these circumstances arise, the credibility of the Council would be greatly undermined, while the costs of preparing the plan would remain to be borne by Thurrock.

The Local Plan preparation includes rigorous consultation and examination, supported by evidence. Failure to evidence a plan properly and/or undertake an appropriate level of consultation could lead to the plan being found unsound, which could result in unnecessary and potentially substantial additional costs.

The Levelling Up and Regeneration Act 2023 (which received Royal Assent on 26.10.23) will be relevant to consider as the Local Plan progresses.

The absence of an up-to-date Local Plan can make it more difficult to resist unplanned and even unauthorised developments and can result in additional planning appeals with attendant cost risks to the Council.

7.3 Diversity and Equality

Implications verified by: **Becky Lee**
Team Manager – Community Development and Equalities

The new Local Plan is subject to the Integrated Impact Assessment (IIA) process. The IIA is developed alongside the Local Plan, continuously assessing it to check how it, and possible alternative options, may impact social, economic, and environmental factors within Thurrock. The Local Plan should be reducing and mitigating any potential negative effects in relation to these factors and seeking ways to deliver improvements and benefits.

The IIA contains the following assessments:

- A Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) which assesses the policies in the Local Plan against the Sustainability Objectives identified in the Scoping Report.
- An Equalities Impact Assessment (EqIA) which assesses the likely impacts of the site and policy options on each of the nine protected characteristics set out in the Equality Act 2010. The EqIA will take into consideration additional groups and characteristics contained in the Council's Community Equality Impact Assessment (CEIA) including unpaid carers, veterans and serving members of the armed forces, workforce along with implications for communities overall and specific localities as well as health and wellbeing and socio-economic factors.
- A Health Impact Assessment (HIA) which provides a systematic approach to predicting the potential health and wellbeing impacts of the Local Plan. An HIA identifies actions that can enhance positive effects

on health, reduce or eliminate negative effects, and reduce health and social inequalities.

- A Habitats Regulation Assessment (HRA) which considers the potential impact of the Local Plan on significant natural habitats.

7.4 Other implications (where significant) – i.e., Staff, Health Inequalities, Sustainability, Crime and Disorder, or Impact on Looked After Children

The new Local Plan is subject to the Integrated Impact Assessment (IIA) process. The IIA is developed alongside the Local Plan, continuously assessing it to check how it, and possible alternative options, may impact social, economic, and environmental factors within Thurrock.

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):

- Local Plan – Issues and Options (Stage 1 and Stage 2) - <https://www.thurrock.gov.uk/new-local-plan-for-thurrock/issues-and-options>
- There are several technical evidence and supporting documents that have been used to help inform emerging policy directions these documents can be accessed via <https://www.thurrock.gov.uk/new-local-plan-for-thurrock/evidence-to-support-local-plan>
- Statement of Community Involvement - <https://www.thurrock.gov.uk/get-involved-in-planning/community-involvement>
- Integrated Impact Assessment – Initial Proposals Draft – a hard copy of this document has been made available in Group Offices. If the Initial Proposals document is approved for consultation, then the Integrated Impact Assessment will be published on our website and made available for consultation alongside the Initial Proposals document.

9. Appendices to the report

- Appendix A – Thurrock Local Plan: Initial Proposals document (Regulation 18)
- Appendix B – Local Plan: Initial Proposals Engagement Strategy

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