



Creating Successful Places

Page 1

Thurrock Local Plan

Existing Development Plan

National Planning Policy and Guidance

Core Strategy and Policies for Management of Development (2015)

Saved Policies – Borough Local Plan (1997)

Saved Policies Essex Minerals Local Plan (1996)

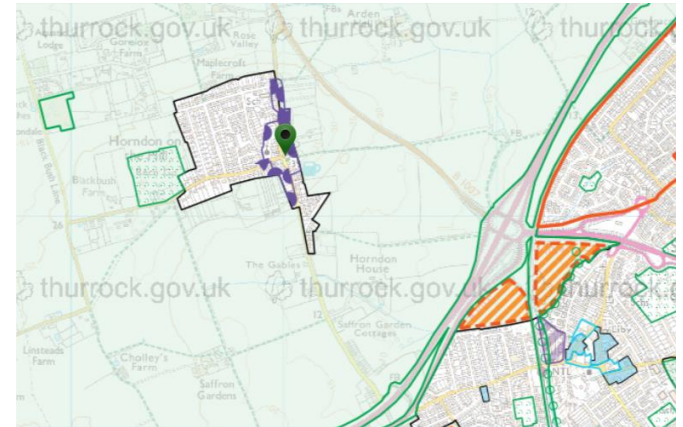
Page 2

Material Considerations

Design Strategy

Residential alterations and extensions guidance

Conservation Area Appraisals and Management Plans



<http://www.planvu.co.uk/thurrock/>

Why do we need a new Plan?



- ❑ The existing Plan is over 7 years old. Lots has changed locally since then including the needs and aspirations of communities and local businesses
- ❑ There have been changes to the national planning system including changes to the 'Use Classification Order' and permitted development rights we need local policies that reflect these changes
- ❑ Housing delivery has been relatively low in the last few years which means that we are now subject to the 'presumption in favour of' policy within the National Planning Policy Framework – this gives us less control/influence over proposals for new housing developments
- ❑ Applications for new development proposals are increasing and our policies are becoming outdated - which may mean we run the risk of planning by appeal

Championing a Plan-Led approach to growth in Thurrock



Supporting the successful delivery of the **Thames Free Port**, creating a **more inclusive economy** and delivering at least

26,000*
New jobs

Reinvigorating our Town Centres



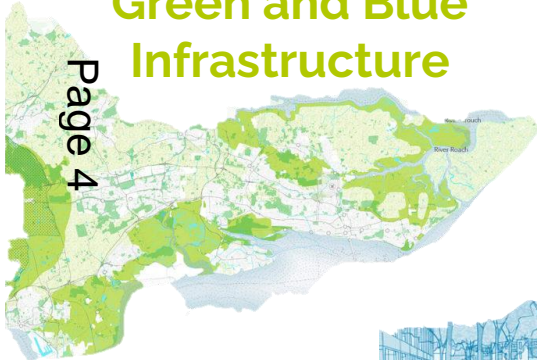
Planning for approx.

32,000*
Additional homes



Making sure that the **right infrastructure is delivered in the right place at the right time**

Maximising opportunities for new **Green and Blue Infrastructure**



Page 4

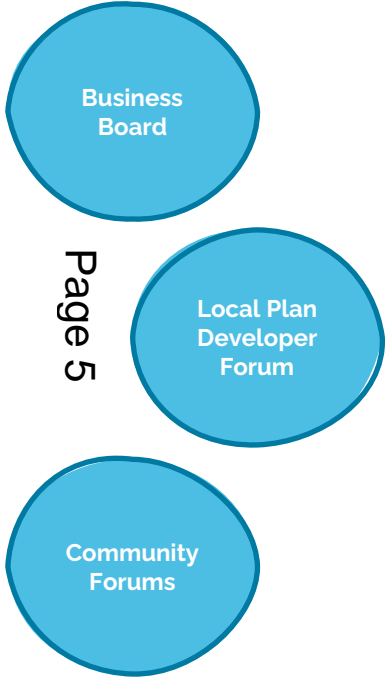
Doing all we can to tackle **Climate Change**



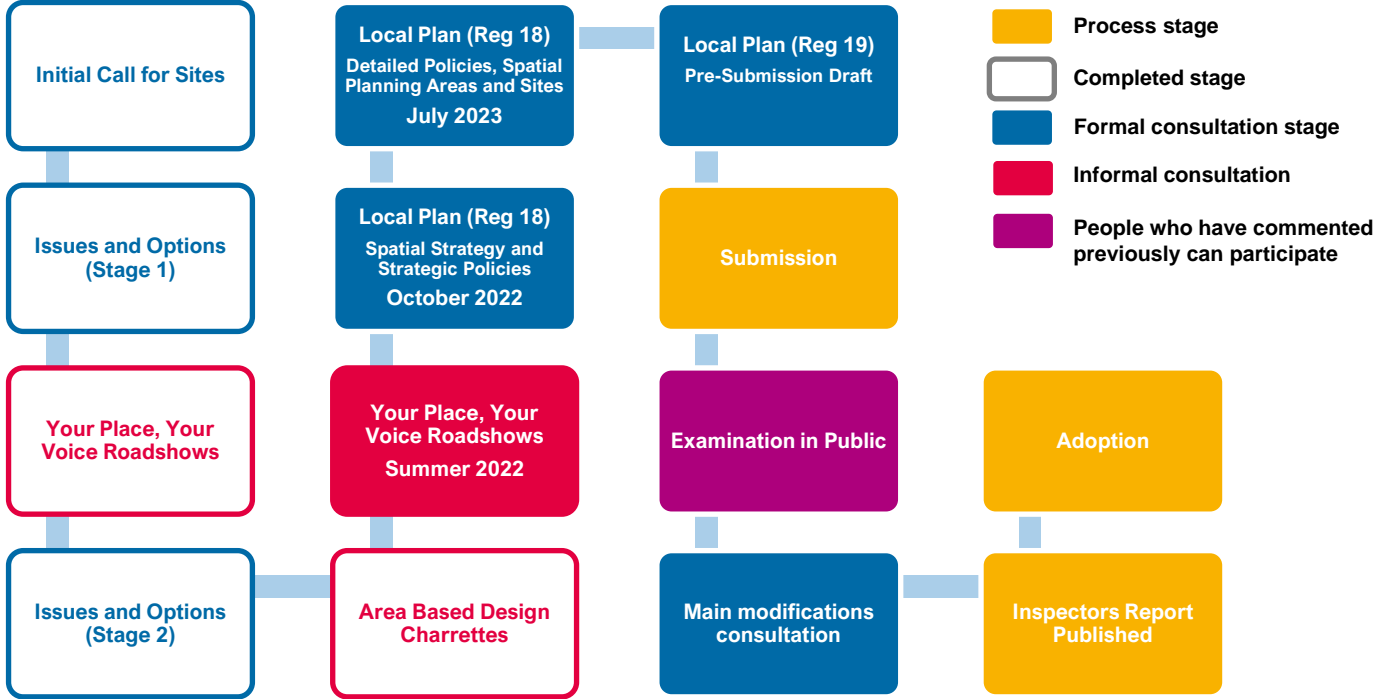
Transforming the way **goods and people move around the borough**

* These figures are currently in the process of being reviewed/updated

Main Plan Making Stages



Page 5



Local Plan Spatial Strategy and Strategic Policies (Regulation 18)

October 2022

Indicative Contents

- About the Plan, Place and People (wider context and overview of earlier consultations)
- Identify main issues and opportunities
- Spatial vision for Thurrock in 2040
- Spatial strategy setting out where development is going to be focussed
- Strategic policies which will be used as a golden thread for detailed policies and allocations in the Part 2 Plan

Spatial vision for Thurrock will need to be aspirational yet achievable

Boroughwide and spatial planning area targets for homes, jobs and retail needs

List of preferred development sites included in the Appendix

Detailed policies may end up being replaced by national policies in the future

Area wide policies would apply to allocated and non allocated (windfall sites)

Site allocation policies will set out an indicative capacity for each site

Indicative Contents

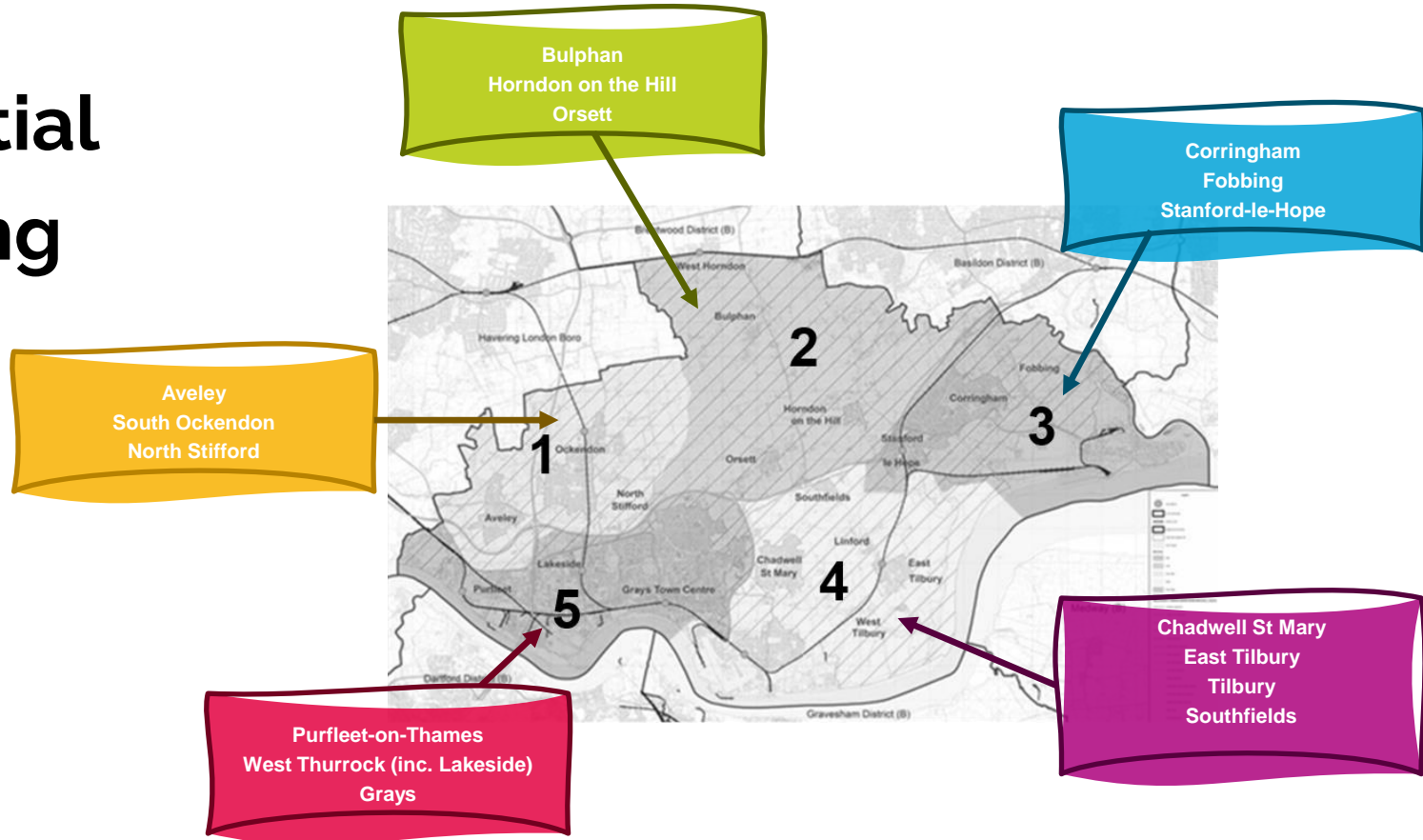
- ❑ About the Plan, Place and People (wider context and overview feedback from earlier consultations)
- ❑ Detailed Policies (Placemaking, Climate Action, Homes, Economy and Centres, Infrastructure, Movement, Heritage and Natural Environment)
- ❑ Chapter on each Spatial Planning Area – These chapters would include a range of area wide, settlement policies and site allocation policies
- ❑ Concept plans to illustrate key development principles

Local Plan Detailed Policies, Spatial Planning Areas and Sites (Regulation 18)

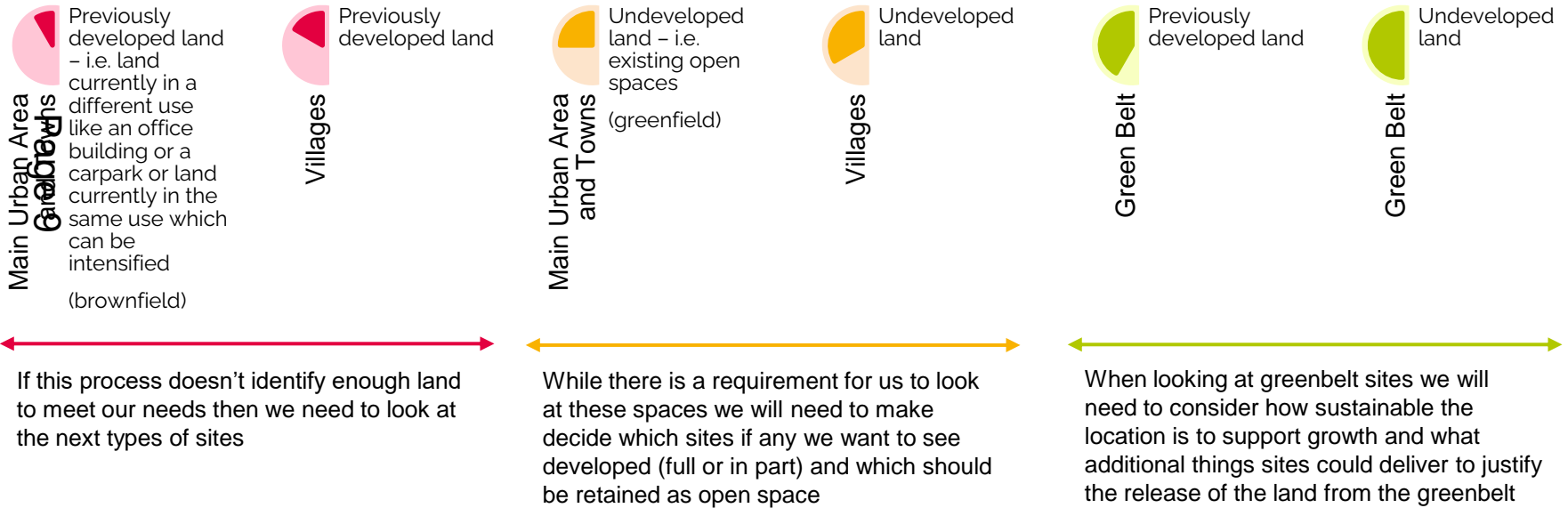
July 2023

5 Spatial Planning Areas

Page 8



Site allocation prioritisation/process



Local Plan Pre-Submission Draft (Regulation 19)

Page 10

TBC

Indicative Contents

This is the first time the Plan will be viewed as a whole – some of the more detailed explanatory text will be removed from the document and placed into topic papers

- ❑ Spatial vision for Thurrock in 2040
- ❑ Spatial strategy setting out where development is going to be focussed
- ❑ Strategic policies
- ❑ Detailed policies
- ❑ Area policies and site allocations
- ❑ Appendix will include a housing trajectory and a monitoring framework

This is the final consultation stage before the Plan is submitted to the SoS

Only people/ organisations who have commented at this stage will be able to speak at the hearings

Comments need to respond specifically to legal compliance matters and the tests of soundness

Developing a robust evidence base

Page 11

Emerging Technical Evidence (Stage 1)

Housing and Economy

- ❑ Thurrock Housing Sites Assessment Study
- ❑ South Essex Strategic Housing Market Assessment
- ❑ Thurrock Economic Development Needs Assessment
- ❑ Thurrock Employment Land Availability Assessment Update
- ❑ Town Centre Strategy

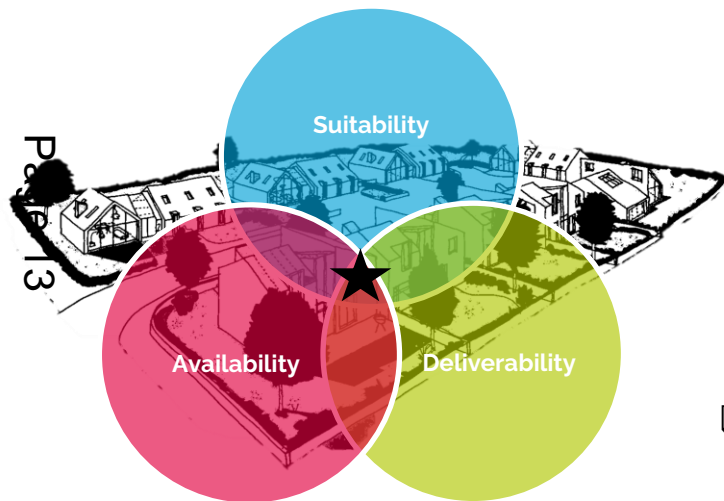
Transport and Infrastructure

- ❑ Infrastructure Baseline and Delivery Plan Report
- ❑ Thurrock Transport Strategic Growth Options Assessment
- ❑ Thurrock 2050 - Vision for Movement
- ❑ Thurrock Transport Strategy
- ❑ Thurrock Transport Action/Implementation Plan
- ❑ Thurrock Transport Model

Environment and Place Making

- ❑ Landscape Character Assessment
- ❑ Interim Flood Risk Assessment
- ❑ Thurrock Green and Blue Infrastructure Strategy
- ❑ Stage 2 Green Belt Study
- ❑ Thurrock Climate Change Strategy
- ❑ Thurrock Energy Strategy

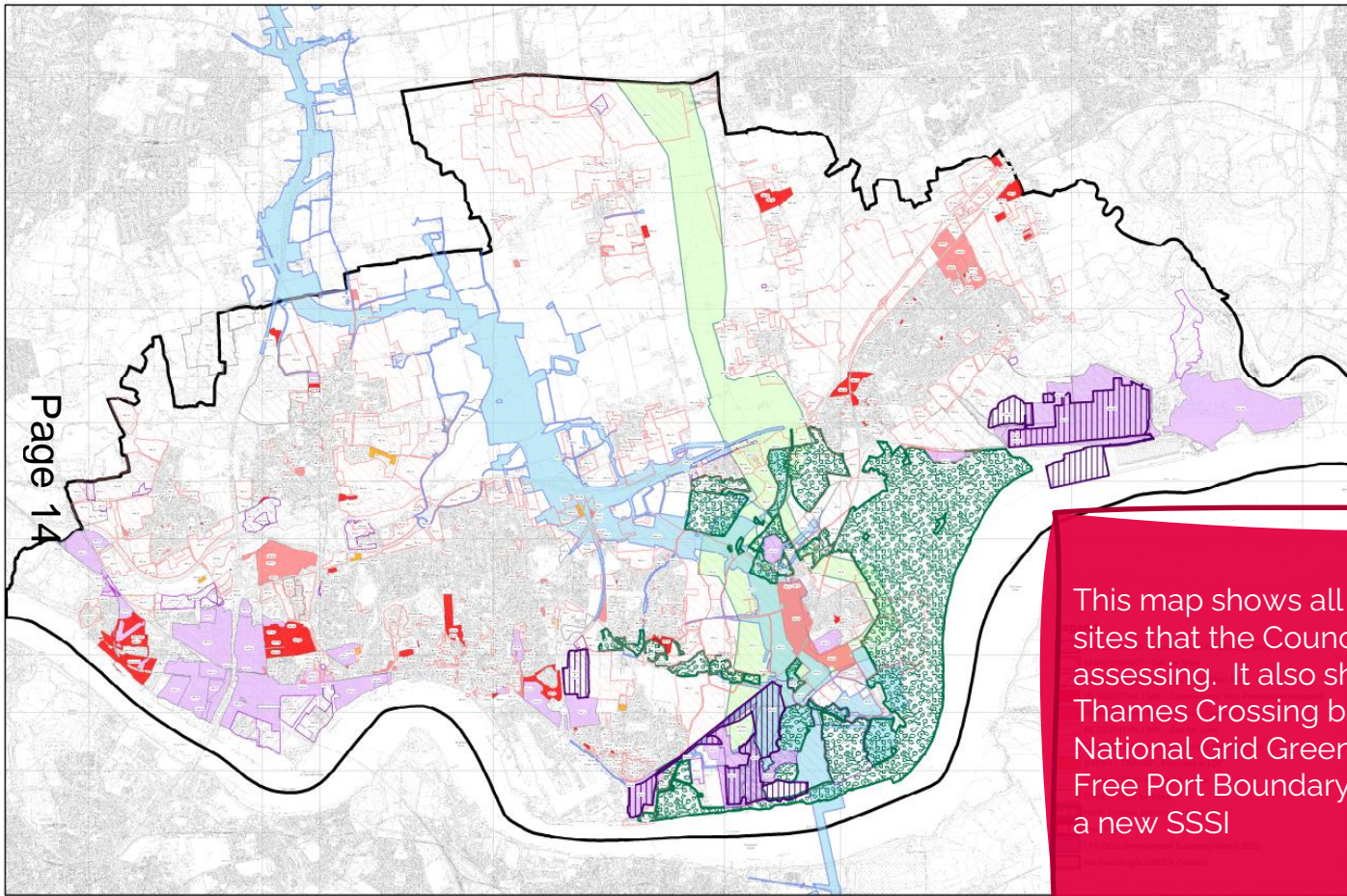
Initial Site Assessment



- ❑ High level site suitability and availability assessment:
 - **Environmental and policy constraints** – potential impacts on landscape, townscape, nature and heritage conservation
 - **Physical limitations** – access, infrastructure capacity, ground conditions, hazardous risks, air quality
 - **Site availability and market interest** in the site

If we haven't identified enough land we need to look at how potential constraints can be overcome

- ❑ Assess deliverability potential of preferred sites looking at things like viability assessments and phasing strategies



This map shows all potential development sites that the Council are currently assessing. It also shows the proposed Lower Thames Crossing boundary, the proposed National Grid Green alignment, the Thames Free Port Boundary and an area of search for a new SSSI

Iterative approach to site assessments

Page 15



Local Plan PPA's

This is a paid for service that we are offering to site promoters. This process gives us a chance to supplement our initial site assessment work and determine whether potential site constraints can be overcome. It also gives us a chance to look beyond red boundaries and ensure that collectively the sites coming forward in a locality appropriately address local needs and aspirations.

Page 16

Stage 1: Strategic Policies and Spatial Hierarchy

Confirm that the proposed uses and suggested capacity are appropriate and that the scheme is capable of being delivered and/or substantively commenced within the plan period. For some sites this may include the need for more detailed discussions on specific thematic areas or a commitment to work with nearby site promoters.

Stage 2: Detailed Policies and Character Areas

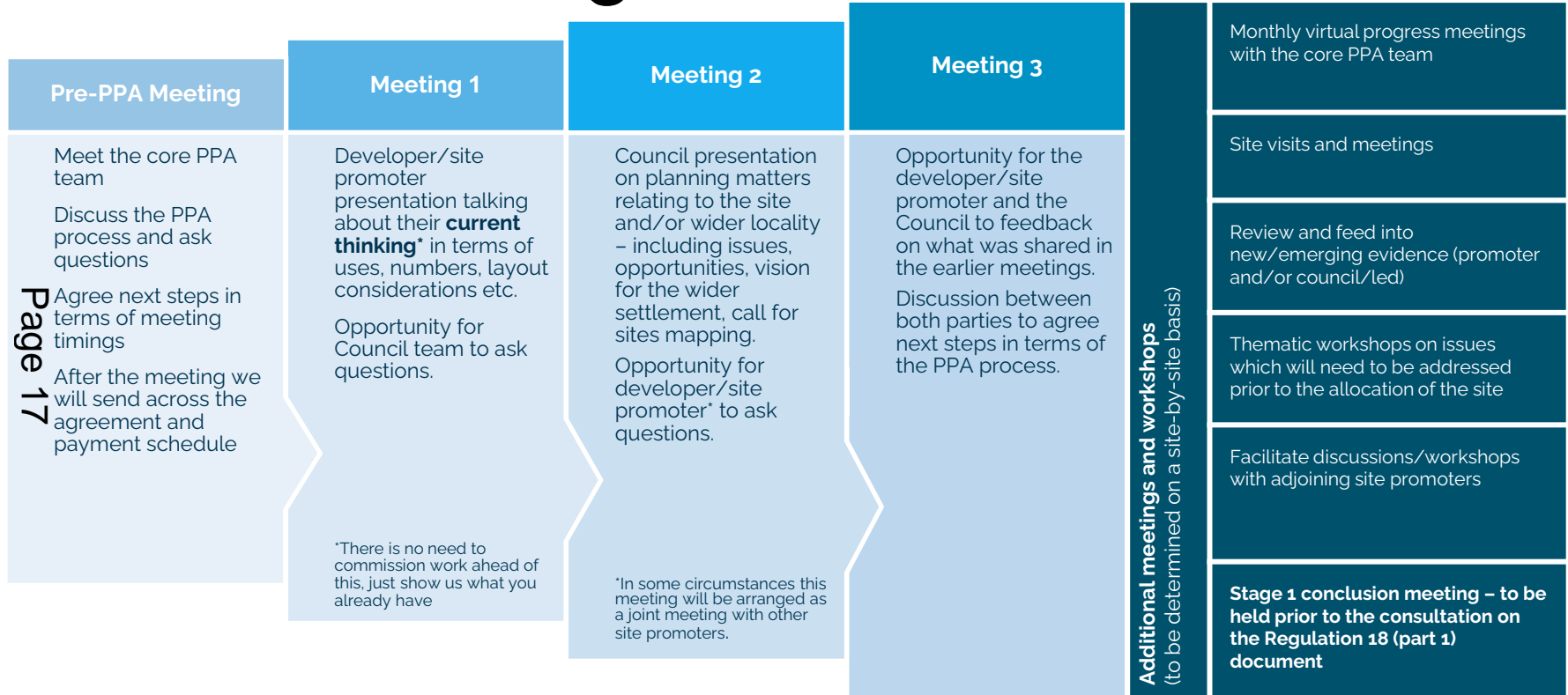
Explore in more detail specific uses and quantum of development on the site and ensuring that any potential scheme coming forward on the site would deliver the maximum benefit to both new and existing residents i.e. for greenbelt sites we need to make sure that the gains outweigh the harm and that there is a strong enough justification to release the site from the green belt.

Stage 3: Pre-Submission Draft

Check that the preferred scheme is deliverable in viability terms and that there is some market interest in the site.

Explore in more detail when the site is likely to come forward and anticipated phasing/build out rates to feed into our final trajectory.

PPA Process – Stage 1



Page 17

*There is no need to commission work ahead of this, just show us what you already have

*In some circumstances this meeting will be arranged as a joint meeting with other site promoters.

Engaging with key stakeholders

Page 18

Local Plan Task Force (Indicative work programme)

Focus on Placemaking

26 September

Local Plan Update inc.
summer feedback

Climate Change Strategy

Design Strategy

Transport Strategy

Infrastructure Delivery Plan

Focus on Spatial Planning Areas and Sites

28 November

Local Plan Update

Spatial Planning Area –
baseline assessments and
opportunity analysis

Green Belt Assessment
(Stage 2)

Focus on Deliverability and Social Value

30 January

Local Plan Update

Whole Plan Viability

Planning Obligations

Social value through the
planning system

Focus on Consultation Feedback and Next Steps

27 March

Local Plan Update inc.
overview of consultation
feedback and next steps

Local Plan Developer Forum and Business Board (Indicative work programme)



LPDF Focus on Placemaking

(22 September)

- Local Plan Update
- Infrastructure Delivery Plan
- Planning for healthy places (link to HWB Strategy)
- Design Strategy workshop

LPDF Focus on the Regulation 18 Document

(TBC Nov/December)

- Local Plan Update inc. overview of consultation document
- Breakout rooms for specific thematic discussions

LPDF Focus on Deliverability and Social Value

(TBC March 23)

- Local Plan Update
- Whole Plan Viability
- Green Belt Assessment (Stage 2)
- Facilitated discussion on maximising social value through the planning system

YPYV Community Panel

- ❑ The panel will bring together a demographically-representative mix of approx. 30-50 people from across the borough (6-10 members from each spatial planning area)
- ❑ The panel would meet every other month to talk about local priorities around specific thematic areas (i.e. Housing, Town Centres, Climate Action) emerging evidence and potential policy options. The sessions would run in a similar way to citizen assemblies.
- ❑ Panel meetings could either be held virtually or in person depending on the preferences of the group

Page 21



Thurrock Youth Cabinet

Page 22

Our goal:

We want to make Thurrock a more successful place

- What problems do we need to solve?
- Can you think of any potential solutions?
- Think about all the different types of people who live, work and play in the borough, would they think the same way about place as you?

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Thurrock's Youth Cabinet is a group of 11 to 19 year-olds who work to make Thurrock a better place for young people. We have just launched a new working group for Youth Cabinet to support the development of the emerging Local Plan.

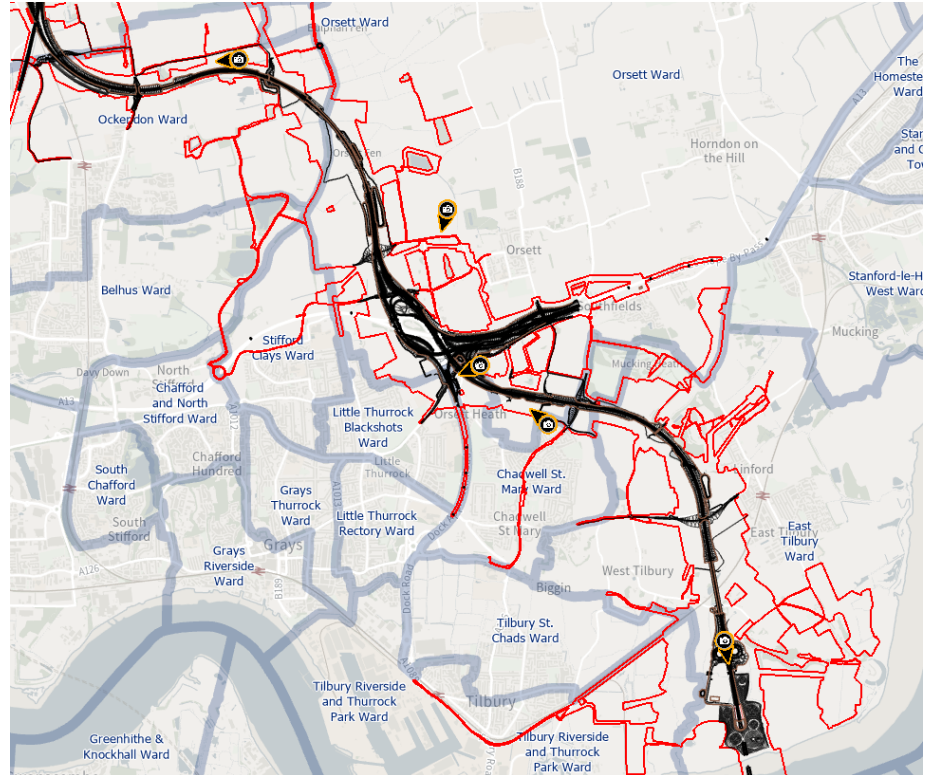
Wider planning matters that may influence the Plan

Page 23

Nationally Significant Infrastructure Projects

Page 24

- Lower Thames Crossing
- East Anglia Green
- London Resort



Levelling Up and Regeneration Bill

- ❑ Published on 11 May 2022, Second reading on 8 June, now with a Public Bill Committee (report due by 20 September)
- ❑ Proposed changes to plan-making
 - National Development Management Policies (NDMPs)
 - Duty to Cooperate to be repealed and replaced
 - Supplementary plans and design codes
 - Neighbourhood Planning Priority Statements
- ❑ Infrastructure Levy
 - S106 (and CIL) to remain in place until the IL is introduced
 - IL would largely replace CIL and financial contributions via S106
 - IL would be based on Gross Development Value rather than additional floorspace



Questions?

Page 26