Thurrock Local Plan update
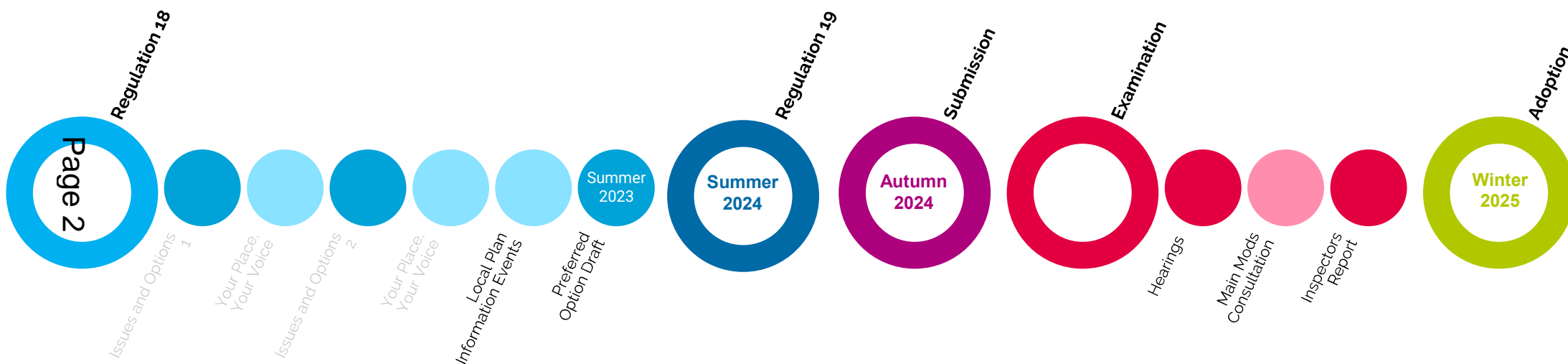
Kirsty Paul
Local Plan Manager

Thurrock Council

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Local Plan Timeline

Page 2

Regulation 18

Regulation 19

Submission

Examination

Adoption

Issues and Options 1

Your Place, Your Voice

Issues and Options 2

Your Place, Your Voice

Local Plan Information Events

Preferred Option Draft

Summer 2023

Summer 2024

Autumn 2024

Hearings

Main Mods Consultation

Inspectors Report

Winter 2025

Regulation 18 Project Plan

	Jan 23	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept
Full Council					Full Council Lead-In (6 weeks)		■		
PTR O/S		■							
LDP Taskforce	■		■						
LP Member Briefing	■	■			■	■			
Formal Public Consultation							Minimum of 6 weeks		
Community Information Sessions	Community Forum Piggybacking (pre-Purdah)								
Developer Forum		■			■		■		
YPYV Community Panels						EOI			
Youth Cabinet Working Group	■	■	■	■	■	■	■		
Consultation Document	Policy drafting and site selection			1st Draft	2nd Draft	Final version/desktop publish			
Integrated Appraisal			Spatial Options	Initial Appraisal		Draft version	Final version		
Technical Evidence (Stage 1)	Due to be published Pre-Purdah								
Technical Evidence (Stage 2)				Advanced drafts available		Documents published alongside consultation doc			

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Reg 19 Publication Draft Project Plan

	July 23	Aug	Sept	Oct	Nov	Dec	Jan 24	Feb	Mar	Apr	May	Jun	July	Aug	Sept
Full Council											Full Council Lead-In				
PTR O/S	TBC														
LDP Taskforce	TBC														
LP Member Briefing															
Formal Consultation		Regulation 18												Regulation 19	
Community Info							Piggyback on Forums								
Developer Forum															
YPYV Com Panels															
Youth Cabinet															
Consultation Doc															
Integrated Appraisal									Initial		Draft	Final			
Tech Evidence (2)															
Tech Evidence (3)			Advanced drafts available												
Tech Evidence (4)									Advanced drafts						

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Stakeholder Engagement: Member briefings

Placemaking and Site Selection Process	Mon 10 October (In person)
Potential Development Sites (Drop In)	Wed 19 October (In person)
Growth (how much do we need and where will it go)	Thurs 3 November
Homes and Social Infrastructure	Mon 21 November
Transport	Mon 5 December
Jobs and Centres	Tues 20 December
Climate Change (inc. energy and waste)	Thurs 19 January
Viability and Planning Obligations	Mon 6 February
Natural and Historic Environment	Wed 8 March
Water Supply and Management	Mon 13 March

COMPLETED

Stakeholder Engagement: Community Information Events

So we know we need a Local Plan but how do we get one?

Welcome to our Kitchen

Core ingredients   Development process   End product: 'Local Plan'

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Open to all. Contextual presentation with interactive elements.

❑ 14 March – Grays

❑ 15 March – Corringham

❑ 16 March – Aveley

❑ 18 March – Horndon

❑ 21 March – Orchards Community Forum (Grays)

❑ 22 March – Bulphan

COMPLETED

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Stakeholder Engagement: Youth Cabinet

❑ Members are aged 11-18 years

❑ Facilitated discussion on a planning problem picked by Cabinet Members

❑ Opportunity to engage with 'expert witnesses'

❑ The last 'problems' that they explored was looking at the future of Lakeside and Grays Town Centre

❑ Our next session is looking at how we make the most of our open spaces


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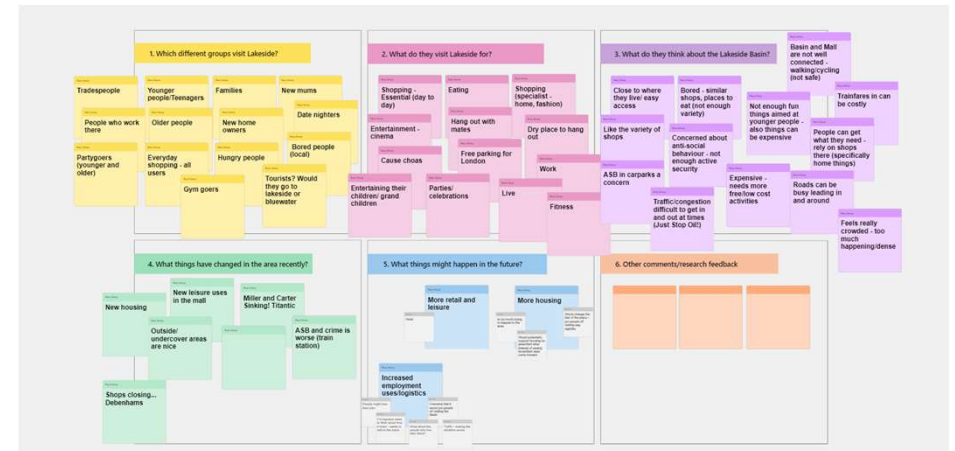
YPYV Art Competition

We invited children and young people across Thurrock to take part in an art competition! We wanted to see their original artwork celebrating a favourite place in the borough or something special in a town or village.

The competition was open to anyone aged 18 years and under. The closing date for entries was Monday 20 February 2023.

We received 27 submissions these were voted on at the LP Community Information Event at the Civic Offices. Ozan aged 9 was the winner.
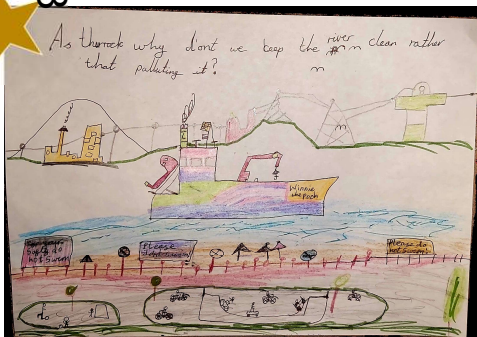
Technical Evidence (Stage 1)

Housing and Economy

- ❑ South Essex Housing Needs Assessment (completed and on our website)

- ❑ Thurrock Interim Site Assessment Study 2022 (reviewing document)

- ❑ Thurrock Economic Development Needs Assessment (reviewing document)

- ❑ Thurrock Employment Land Availability Assessment (completed and on our website)

Transport and Infrastructure

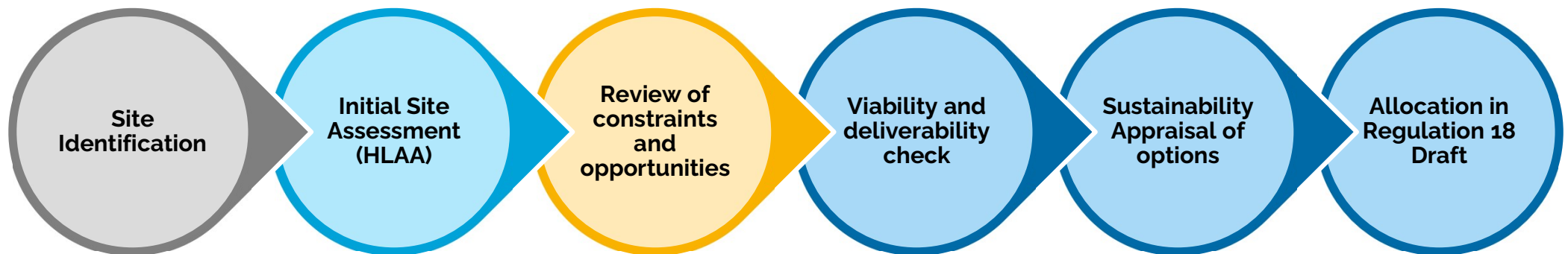- ❑ Infrastructure Baseline (reviewing document)

Environment and Place Making

- ❑ Landscape Character Assessment (completed)

- ❑ Princes Foundation – Design Charette Outcomes Report (completed)

- ❑ Thurrock Green and Blue Infrastructure Strategy (completed)

Update: Spatial options and site selection

To understand potential impacts of growth we need to look beyond site boundaries, looking at the impact on settlements as a whole, neighbouring settlements and the wider borough. This testing feeds into the review of constraints and opportunities part of the site assessment process.

Site Identification → Initial Site Assessment (HLAA) → Review of constraints and opportunities → Viability and deliverability check → Sustainability Appraisal of options → Allocation in Regulation 18 Draft

Spatial Planning Areas
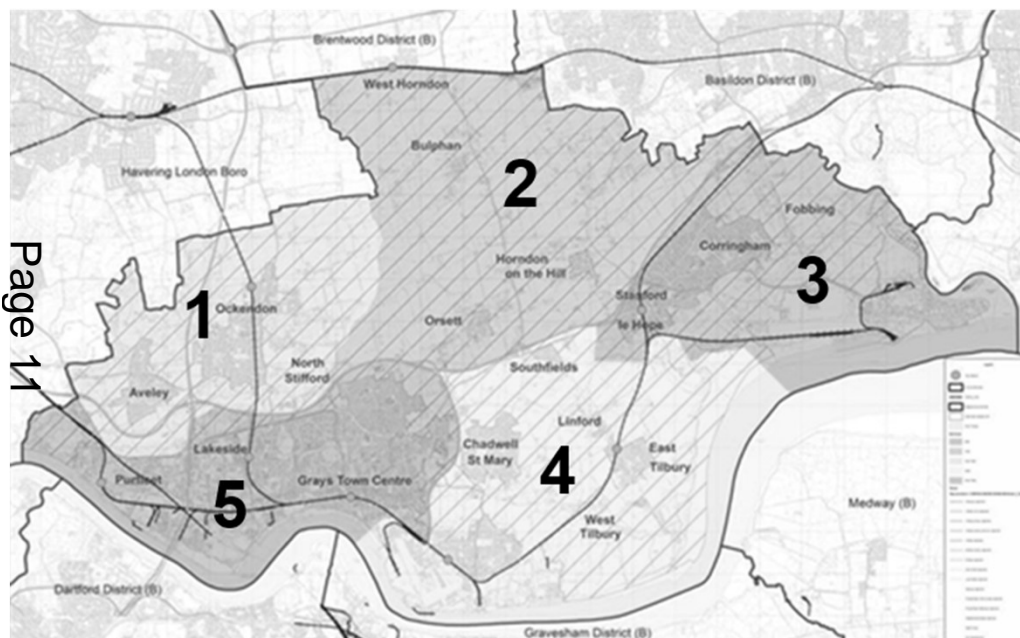
SPA Area	Settlement
1	Aveley
1	North Stifford
1	South Ockendon
2	Bulphan
2	Horndon on the Hill
2	Langdon Hills
2	Orsett
2	West Horndon (settlement within Brentwood)
2 (potentially 3)	New Horndon/North Stanford/Lower Langdon (potential new town to the north of the A13 near Stanford-le-Hope/Corringham)
3	Corringham
3	Fobbing
3	Stanford-le-Hope
4	Chadwell St Mary
4	East Tilbury (and Linford)
4	Southfields
4	Tilbury
4	West Tilbury
5	Grays (inc. Chafford, Little Thurrock, Stifford Clays)
5	Purfleet-on-Thames
5	West Thurrock (inc. Lakeside)

Proposed Spatial Options

These options will be tested through a range of different studies looking at sustainability, infrastructure, transport/movement and potentially centre hierarchy/catchments. We are anticipating that this high level analysis will be complete by Spring 23.

Focus on locations that are currently the most connected
- Existing commitments and brownfield sites in the urban area
- High growth in settlements with good connectivity – rail and bus
- Urban extension at West Horndon
- Low growth in all other areas

Increased development in locations that have direct access to key services and facilities
- Existing commitments and brownfield sites in the urban area
- High growth in well serviced settlements and those with good connectivity
- Low growth in the smaller villages and W.Horndon

Increased development in the smaller villages
- Existing commitments and brownfield sites in the urban area
- High growth in small village locations – inc. Fobbing, Southfields and North Stifford
- Medium growth in all other areas – Low growth W.Horndon

New town at West Horndon
- Existing commitments and brownfield sites in the urban area
- New town at West Horndon
- Medium/low growth in settlements that are well serviced and/or have good connectivity
- Low growth in the smaller villages

New towns at 'West Horndon' and 'North Stanford'
- Existing commitments and brownfield sites in the urban area
- New town at West Horndon
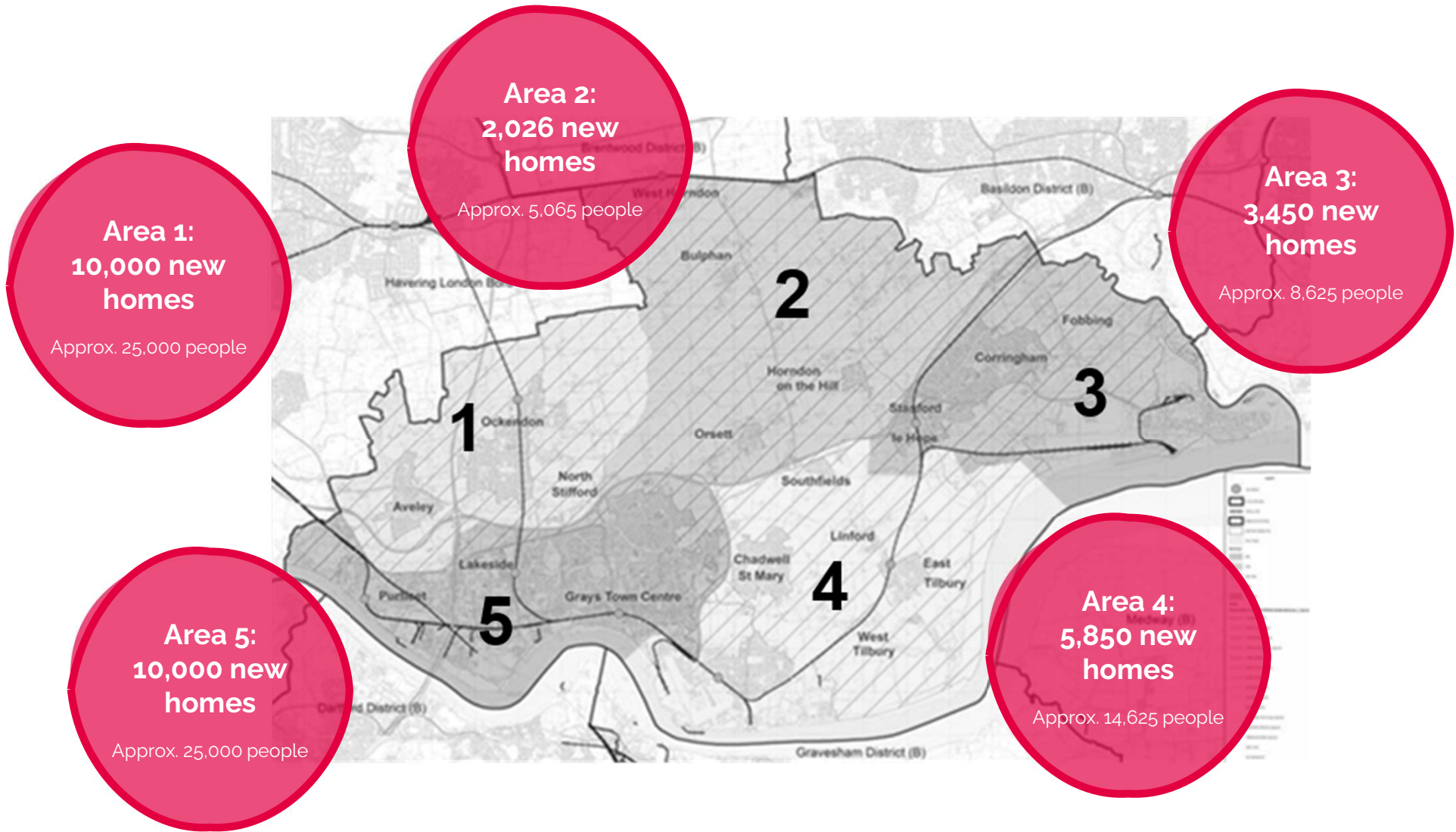- New town at 'North Stanford'
- Low growth in all other areas

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Focus on locations that are currently the most connected

o Existing commitments and brownfield sites in the urban area
o High growth in settlements with good connectivity – rail and bus
o Urban extension at West Horndon
o Low growth in all other areas

31,326

Settlement	Baseline (commitments)	Baseline + Low	Baseline + Medium	Baseline + High
Aveley	19	**1000**	2000	2700
Bulphan	2	**50**	450	2500
Chadwell St Mary	123	**1500**	3500	5500
Corringham	62	**750**	2500	5000
East Tilbury (and Linford)	217*	700	2000	**3750**
Fobbing	188	**200**	300	550
Grays (inc. Chafford, Little Thurrock, Stifford Clays)	366	1000	2000	**2800**
Horndon on the Hill	1	**75**	300	900
Langdon Hills	181	**181**	181	181
North Stifford	0	**0**	80	280
New Horndon/North Stanford/Lower Langdon (potential new town)	0	**0**	0	4000
Orsett	6	**220**	675	1400
Purfleet-on-Thames	2850	2850	2850	**3200**
Southfields	0	**0**	600	1500
South Ockendon	94	2600	6000	**9000**
Stanford-le-Hope	257	800	1800	**2500**
Tilbury	229	300	600	**600**
West Horndon (settlement within Brentwood)	0	0	**1500**	7000
West Tilbury	0	**0**	0	0
West Thurrock (inc. Lakeside)	78	1000	1500	**4000**

NB: High level spatial Option Testing - numbers will change, and no consideration has been given to suitability, phasing and lead in times at this point

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Area 2:
2,026 new homes

Approx. 5,065 people

Area 1:
10,000 new homes

Approx. 25,000 people

Area 3:
3,450 new homes

Approx. 8,625 people

Area 5:
10,000 new homes

Approx. 25,000 people

Area 4:
5,850 new homes

Approx. 14,625 people

NB: High level spatial Option Testing - numbers will change, and no consideration has been given to suitability, phasing and lead in times at this point

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Increased development in locations that have direct access to key services and facilities

o Existing commitments and brownfield sites in the urban area
o High growth in well serviced settlements and those with good connectivity
o Low growth in the smaller villages and W.Horndon

39,776

Settlement	Baseline (commitments)	Baseline + Low	Baseline + Medium	Baseline + High
Aveley	19	1000	2000	**2700**
Bulphan	2	**50**	450	2500
Chadwell St Mary	123	1500	3500	**5500**
Corringham	62	750	2500	**5000**
East Tilbury (and Linford)	217*	700	2000	**3750**
Fobbing	188	**200**	300	550
Grays (inc. Chafford, Little Thurrock, Stifford Clays)	366	1000	2000	**2800**
Horndon on the Hill	1	**75**	300	900
Langdon Hills	181	**181**	181	181
North Stifford	0	**0**	80	280
New Horndon/North Stanford/Lower Langdon (potential new town)	0	**0**	0	4000
Orsett	6	**220**	675	1400
Purfleet-on-Thames	2850	2850	2850	**3200**
Southfields	0	**0**	600	1500
South Ockendon	94	2600	6000	**9000**
Stanford-le-Hope	257	800	1800	**2500**
Tilbury	229	300	600	**600**
West Horndon (settlement within Brentwood)	0	**0**	1500	7000
West Tilbury	0	**0**	0	0
West Thurrock (inc. Lakeside)	78	1000	1500	**4000**

NB: High level spatial Option Testing - numbers will change, and no consideration has been given to suitability, phasing and lead in times at this point
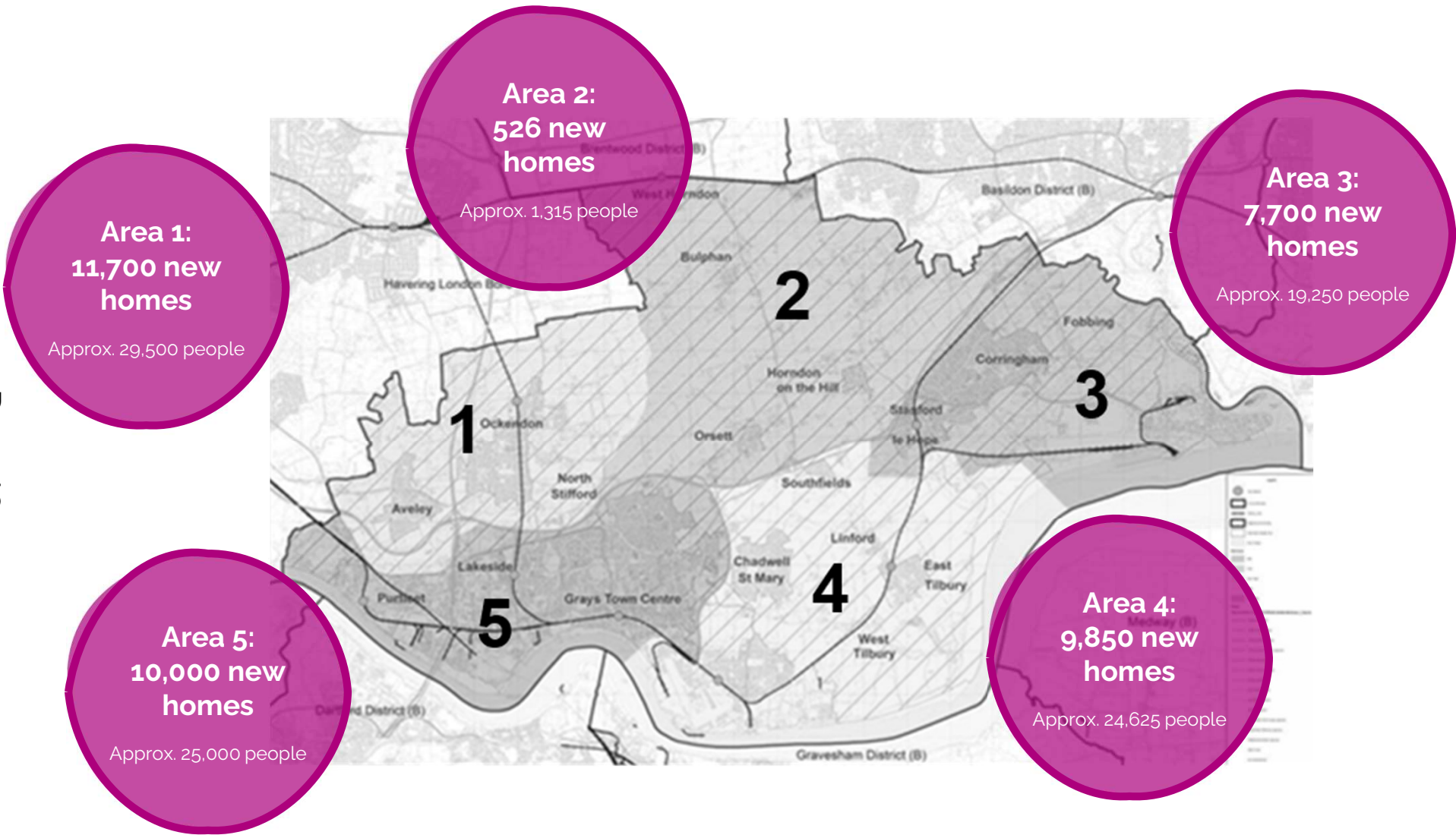
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Area 2:
526 new homes

Approx. 1,315 people

Area 1:
11,700 new homes

Approx. 29,500 people

Area 3:
7,700 new homes

Approx. 19,250 people

Area 5:
10,000 new homes

Approx. 25,000 people

Area 4:
9,850 new homes

Approx. 24,625 people

Increased development in the smaller villages

o Existing commitments and brownfield sites in the urban area
o High growth in small village locations – inc. Fobbing, Southfields and North Stifford
o Medium growth in all other areas – Low growth W.Horndon

32,061

Settlement	Baseline (commitments)	Baseline + Low	Baseline + Medium	Baseline + High
Aveley	19	1000	**2000**	2700
Bulphan	2	50	450	**2500**
Chadwell St Mary	123	1500	**3500**	5500
Corringham	62	750	**2500**	5000
East Tilbury (and Linford)	217*	700	**2000**	3750
Fobbing	188	200	300	**550**
Grays (inc. Chafford, Little Thurrock, Stifford Clays)	366	1000	**2000**	2800
Horndon on the Hill	1	75	300	**900**
Langdon Hills	181	181	181	**181**
North Stifford	0	0	80	**280**
New Horndon/North Stanford/Lower Langdon (potential new town)	0	**0**	0	4000
Orsett	6	220	675	**1400**
Purfleet-on-Thames	2850	2850	**2850**	3200
Southfields	0	0	600	**1500**
South Ockendon	94	2600	**6000**	9000
Stanford-le-Hope	257	800	**1800**	2500
Tilbury	229	300	**600**	600
West Horndon (settlement within Brentwood)	0	**0**	1500	7000
West Tilbury	0	0	0	**0**
West Thurrock (inc. Lakeside)	78	1000	**1500**	4000

NB: High level spatial Option Testing - numbers will change, and no consideration has been given to suitability, phasing and lead in times at this point
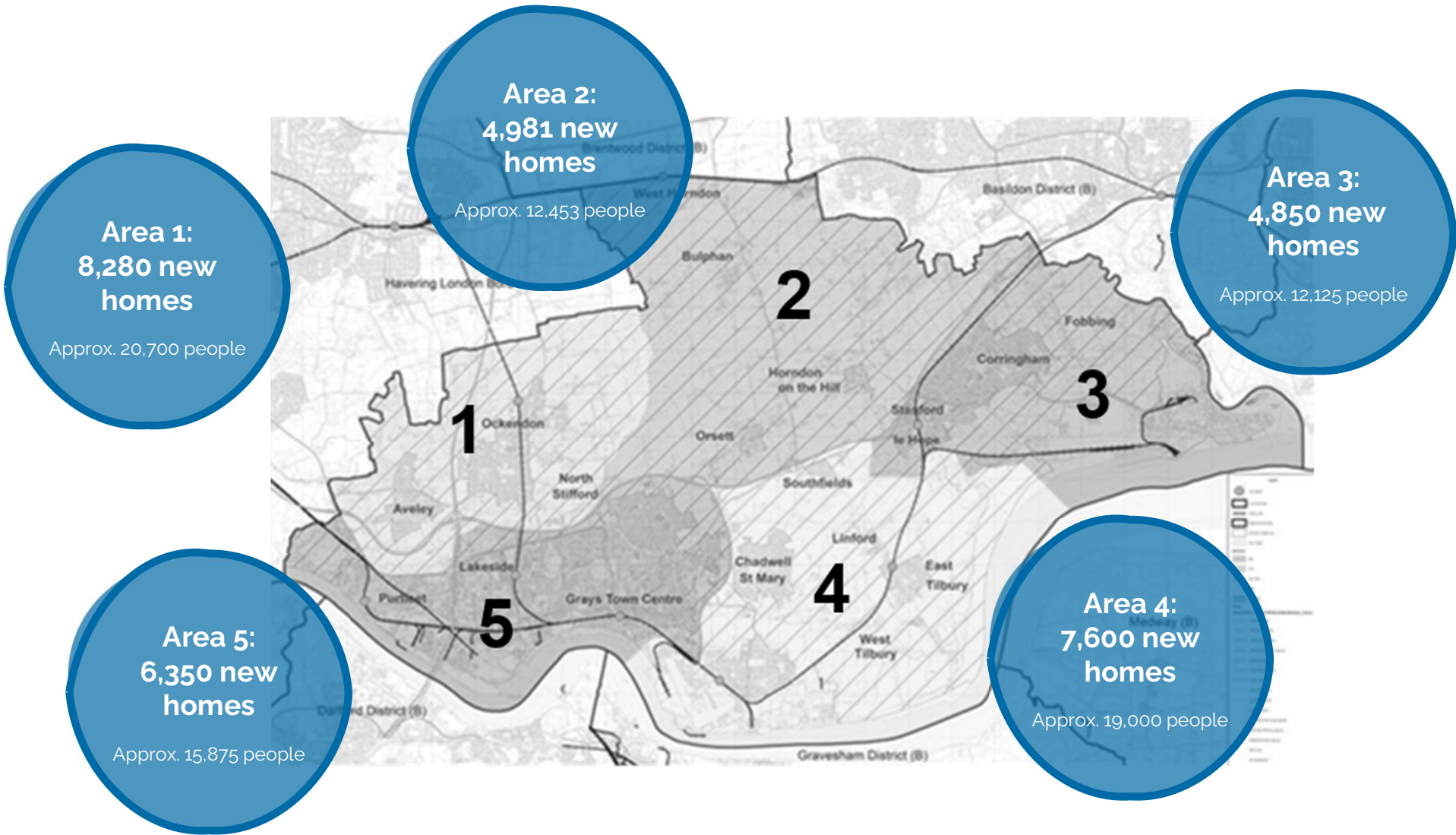
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**Area 1:
8,280 new homes**

Approx. 20,700 people

**Area 2:
4,981 new homes**

Approx. 12,453 people

**Area 3:
4,850 new homes**

Approx. 12,125 people

**Area 4:
7,600 new homes**

Approx. 19,000 people

**Area 5:
6,350 new homes**

Approx. 15,875 people

NB: High level spatial Option Testing - numbers will change, and no consideration has been given to suitability, phasing and lead in times at this point
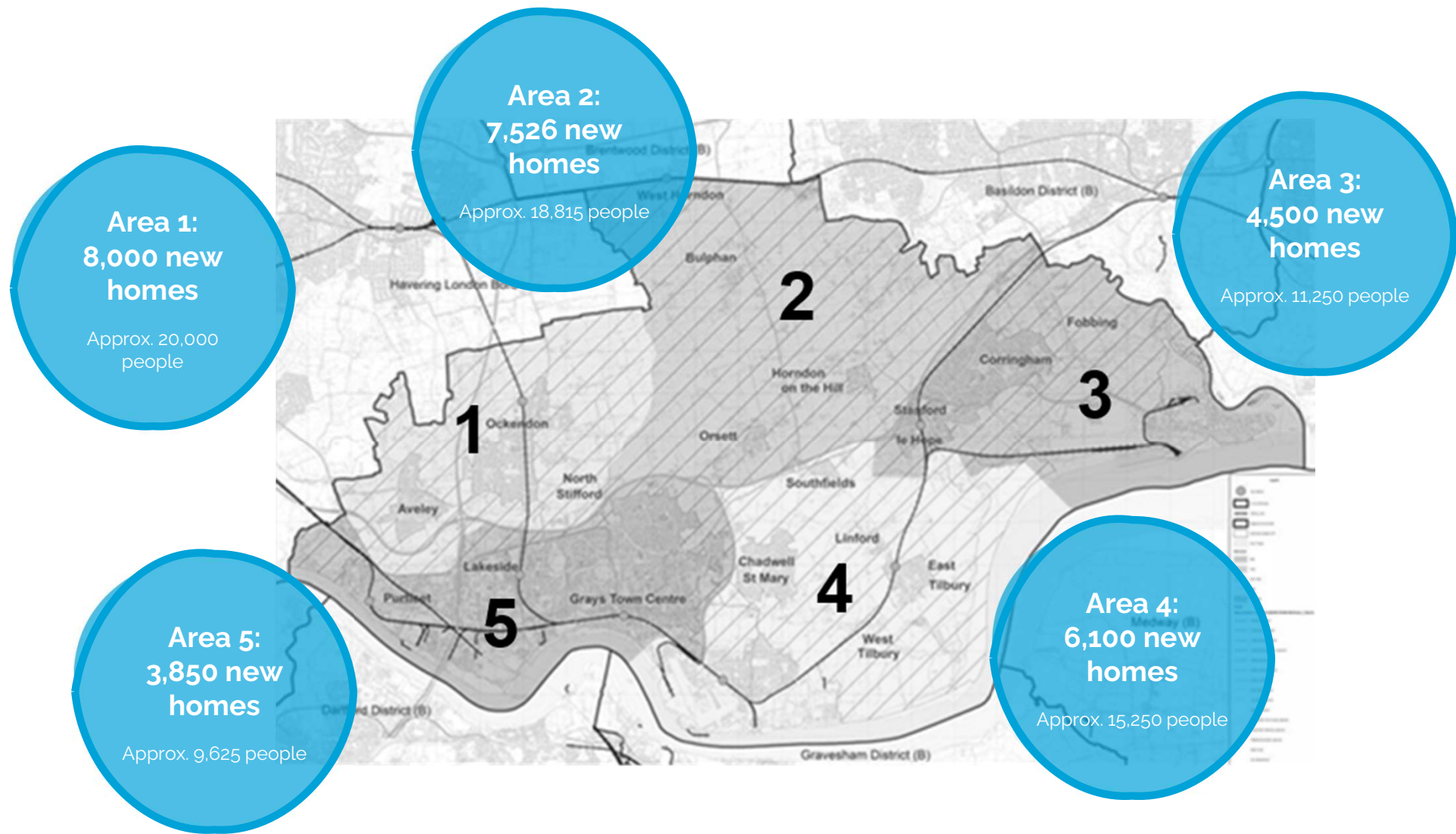
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New town at West Horndon

- Existing commitments and brownfield sites in the urban area
- New town at West Horndon
- Medium/low growth in settlements that are well serviced and/or have good connectivity
- Low growth in the smaller villages

30,976

Settlement	Baseline (commitments)	Baseline + Low	Baseline + Medium	Baseline + High
Aveley	19	1000	**2000**	2700
Bulphan	2	**50**	450	2500
Chadwell St Mary	123	1500	**3500**	5500
Corringham	62	750	**2500**	5000
East Tilbury (and Linford)	217*	700	**2000**	3750
Fobbing	188	**200**	300	550
Grays (inc. Chafford, Little Thurrock, Stifford Clays)	366	**1000**	2000	2800
Horndon on the Hill	1	**75**	300	900
Langdon Hills	181	**181**	181	181
North Stifford	0	**0**	80	280
New Horndon/North Stanford/Lower Langdon (potential new town)	0	**0**	0	4000
Orsett	6	**220**	675	1400
Purfleet-on-Thames	2850	**2850**	2850	3200
Southfields	0	**0**	600	1500
South Ockendon	94	2600	**6000**	9000
Stanford-le-Hope	257	800	**1800**	2500
Tilbury	229	300	**600**	600
West Horndon (settlement within Brentwood)	0	0	1500	**7000**
West Tilbury	0	**0**	0	0
West Thurrock (inc. Lakeside)	78	**1000**	1500	4000

NB: High level spatial Option Testing - numbers will change, and no consideration has been given to suitability, phasing and lead in times at this point

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Area 1:
8,000 new homes

Approx. 20,000 people

Area 2:
7,526 new homes

Approx. 18,815 people

Area 3:
4,500 new homes

Approx. 11,250 people

Area 4:
6,100 new homes

Approx. 15,250 people

Area 5:
3,850 new homes

Approx. 9,625 people

NB: High level spatial Option Testing - numbers will change, and no consideration has been given to suitability, phasing and lead in times at this point
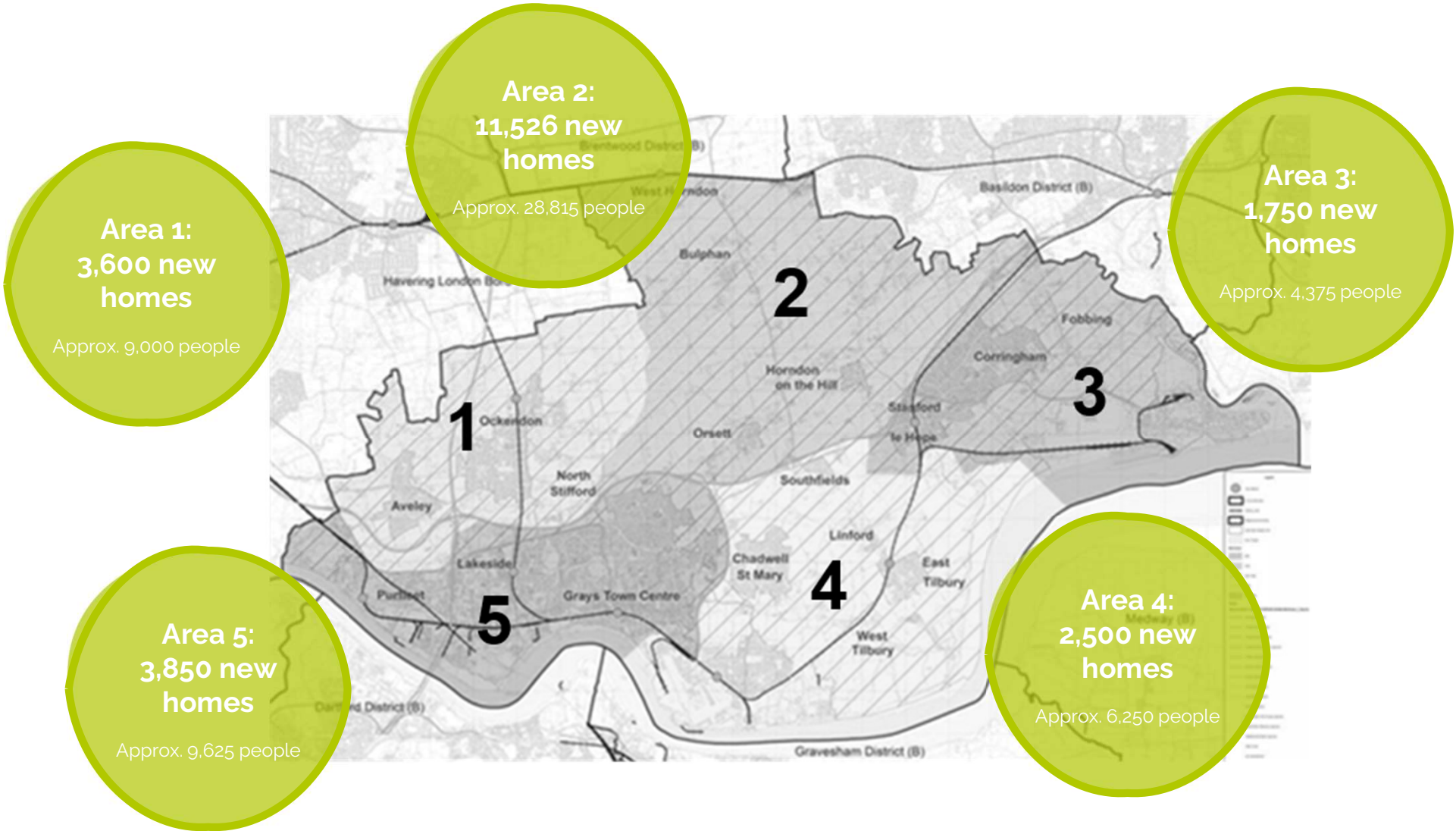
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New towns at 'West Horndon' and 'North Stanford'

o Existing commitments and brownfield sites in the urban area
o New town at West Horndon
o New town at 'North Stanford'
o Low growth in all other areas

24,226

Settlement	Baseline (commitments)	Baseline + Low	Baseline + Medium	Baseline + High
Aveley	19	1000	2000	2700
Bulphan	2	50	450	2500
Chadwell St Mary	123	1500	3500	5500
Corringham	62	750	2500	5000
East Tilbury (and Linford)	217*	700	2000	3750
Fobbing	188	200	300	550
Grays (inc. Chafford, Little Thurrock, Stifford Clays)	366	1000	2000	2800
Horndon on the Hill	1	75	300	900
Langdon Hills	181	181	181	181
North Stifford	0	0	80	280
New Horndon/North Stanford/Lower Langdon (potential new town)	0	0	0	4000
Orsett	6	220	675	1400
Purfleet-on-Thames	2850	2850	2850	3200
Southfields	0	0	600	1500
South Ockendon	94	2600	6000	9000
Stanford-le-Hope	257	800	1800	2500
Tilbury	229	300	600	600
West Horndon (settlement within Brentwood)	0	0	1500	7000
West Tilbury	0	0	0	0
West Thurrock (inc. Lakeside)	78	1000	1500	4000

NB: High level spatial Option Testing - numbers will change, and no consideration has been given to suitability, phasing and lead in times at this point

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Area 1:
3,600 new homes

Approx. 9,000 people

Area 2:
11,526 new homes

Approx. 28,815 people

Area 3:
1,750 new homes

Approx. 4,375 people

Area 4:
2,500 new homes

Approx. 6,250 people

Area 5:
3,850 new homes

Approx. 9,625 people

NB: High level spatial Option Testing - numbers will change, and no consideration has been given to suitability, phasing and lead in times at this point

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Levelling Up and Regeneration Bill

The "Levelling-up and Regeneration Bill: reforms to national planning policy" consultation began on 22 December and ended on Thursday 2nd March 2023. The consultation:

❏ Sets out NPPF amendments intended to be made quickly

❏ Discusses the potential scope of a future NPPF consultation, to be carried out alongside a consultation on the first National Development Management policies

❏ Proposes other policies and legislation that would be enabled by Royal Assent of the Levelling Up and Regeneration Bill

❏ Includes policy and legislation related to other primary legislation and topics

LURB NPPF Proposed Amendments

- Minor modification to the presumption in favour

- Removal of the justified test of soundness

- Additional text relating to Green Belt

- Emphasis on design has been strengthened further, with a focus on 'beautiful design' throughout and the requirement for LPAs to bring forward design codes for their area

- Greater weight to energy efficiency improvements in existing buildings and there is also increased support for applications for the repowering and life-extension of existing renewable sites.

'Green Belt boundaries are not required to be reviewed and altered if this would be the only means of meeting the objectively assessed need for housing over the plan period.'
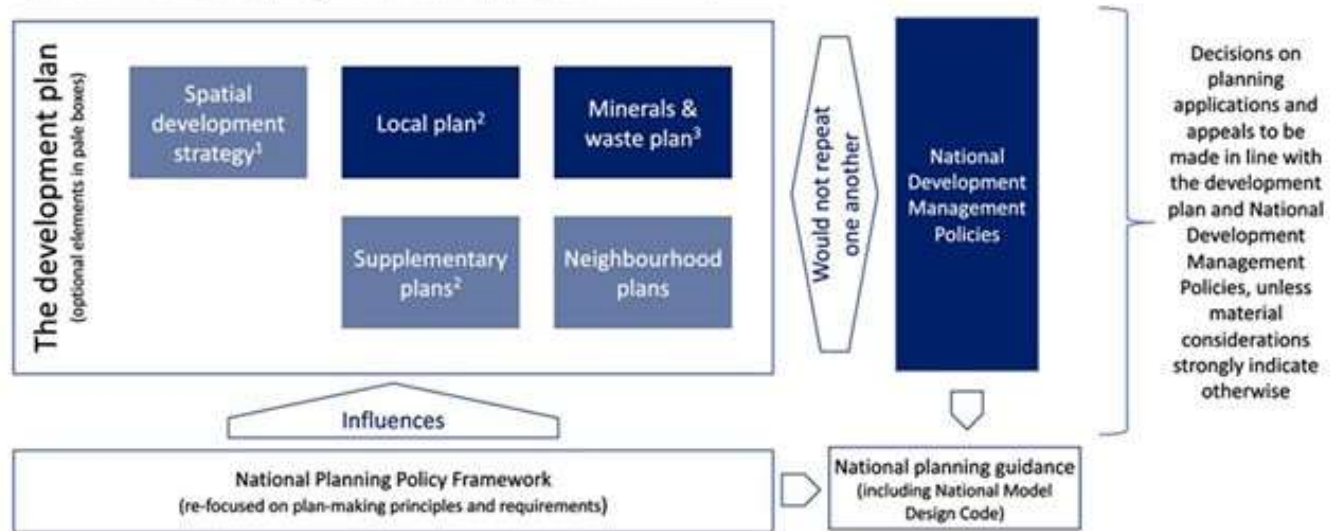
NB: Consultation has now ended

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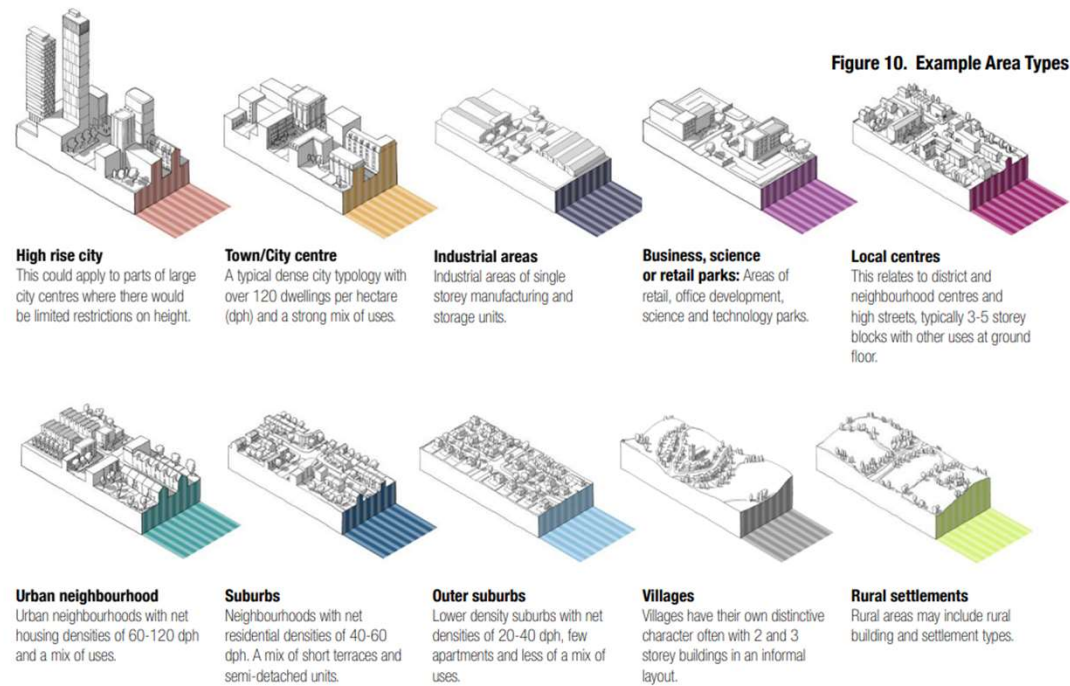# LURB

National Development Management Policies (NDMPs)

The role of plans and national policy in the reformed system
(elements with full statutory weight in decisions on applications shown in blue)

The development plan (optional elements in pale boxes)

- Spatial development strategy[1]
- Local plan[2]
- Minerals & waste plan[3]
- Supplementary plans[2]
- Neighbourhood plans

Would not repeat one another

National Development Management Policies

Decisions on planning applications and appeals to be made in line with the development plan and National Development Management Policies, unless material considerations strongly indicate otherwise

Influences

National Planning Policy Framework
(re-focused on plan-making principles and requirements)

National planning guidance
(including National Model Design Code)

1 Mandatory where SDS powers have been conferred on Mayoral/combined authorities; voluntary elsewhere.

2 A district-wide design code must form part of the local plan, or else be contained in a supplementary plan. The local plan will also be informed by an Infrastructure Delivery Strategy, to be produced by the local planning authority, and by any Neighbourhood Priorities Statements produced by neighbourhood planning groups in the area.

3 Minerals and waste can be covered in separate documents, and can be combined with the local plan where an authority has powers over both.

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LURB Design Codes

Design Codes, once forming part of the development plan, will have the same weight as NDMPs, unless in conflict with them, and the proposed consultation on NDMPs is to include discussion on the new weight to be given to design codes.

Figure 10. Example Area Types

High rise city
This could apply to parts of large city centres where there would be limited restrictions on height.

Town/City centre
A typical dense city typology with over 120 dwellings per hectare (dph) and a strong mix of uses.

Industrial areas
Industrial areas of single storey manufacturing and storage units.

Business, science or retail parks: Areas of retail, office development, science and technology parks.

Local centres
This relates to district and neighbourhood centres and high streets, typically 3-5 storey blocks with other uses at ground floor.

Urban neighbourhood
Urban neighbourhoods with net housing densities of 60-120 dph and a mix of uses.

Suburbs
Neighbourhoods with net residential densities of 40-60 dph. A mix of short terraces and semi-detached units.

Outer suburbs
Lower density suburbs with net densities of 20-40 dph, few apartments and less of a mix of uses.

Villages
Villages have their own distinctive character often with 2 and 3 storey buildings in an informal layout.

Rural settlements
Rural areas may include rural building and settlement types.

14

National Model Design Code - GOV.UK (www.gov.uk)

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LURB What was missing...

Consultations expected later this year:

- ❏ The first draft National Development Management Policies

- ❏ NPPF refocused on plan-making policies

- ❏ Permitted development rights and design codes

- ❏ **Detailed information on the Infrastructure Levy**

- ❏ **Detailed information on Environmental Outcomes Reports**

- ❏ Increase to planning fees

- ❏ Neighbourhood Priorities Statements (a formal input to a local plan) and Street Votes

- ❏ Review the implications on the standard method of new household projections data based on the 2021 Census, which is due to be published in 2024.

- ❏ Details of the "alignment policy" that will replace the duty to cooperate

Consultation: Infrastructure Levy

❑ Intended to replace S106 and Community Infrastructure Levy

❑ The amount developers pay calculated once a project is complete – instead of at the stage when the site is given planning permission. To make sure that councils benefit from increases in land value. Minimum threshold set locally (and indexed) – i.e. developments generating less that £X per sq.m would be exempt

❑ Commitment to ensure that "at least as much affordable housing as the current system"

❑ Defines two different types of infrastructure – integral (needed for the site to function) and levy-funded (address cumulative impacts). Large/complex sites could follow an 'in-kind' route

❑ Introduction of a 'right to require' – Council's would determine what proportion is spent on affordable housing and what will be spent on other infrastructure

❑ New system would be phased in over 10 years – test and learn and they are inviting applications for pilot authorities

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Consultation: Infrastructure Levy

❑ Three-step payment process. Initial assessment of liability; provisional payment – prior to commencement; and final adjustment payment - consultation document states that the provisional payment will "reduce the risk of the developer defaulting, leaving the local authority with no cash revenue from development".

❑ Requirement for a Infrastructure Delivery Strategy (subject to examination)

❑ New delivery mechanisms for integral infrastructure – targets S106 style agreement

❑ Levy could be spent on non-infrastructure matters inc. social care, subsidised/free childcare schemes, improving other local services

❑ Authorities will be permitted to borrow against anticipated income to provide an infrastructure first approach

❑ Opportunities for a 25% 'neighbourhood share'

❑ Potential for permitted development to be subject to a more constrained version of the Levy charge

Consultation closes on 9 June

Consultation: Environmental Outcomes Reports

Consultation closes on 9 June

❑ Intended to supersede existing framework of Strategic Environmental Assessments (SEA) and Environmental Impact Assessments (EIA) – more streamlined system

❑ Linked to the achievement of statutory environmental targets and the Environmental Improvement Plan

❑ EORs will still consider reasonable alternatives - new system will "require plan-makers and developers to provide a summary record of their decision-making on alternatives (key dates when decisions were taken, and how the mitigation hierarchy was applied throughout the design and development of the plan or project)

❑ Introduction of an adaptive mitigation approach - "maximise the value of assessment through effective monitoring and mitigation, backed up with powers to address issues if they arise"

❑ Increased duties surrounding monitoring and performance reporting

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