

## **THURROCK BOROUGH COUNCIL**

### **THURROCK LOCAL DEVELOPMENT FRAMEWORK**

#### **Thurrock Core Strategy and Policies for Management of Development**

#### **Focused Review – Consistency with National Planning Policy Framework Local Plan**



**By a decision of Thurrock Council dated 28 January 2015 the policies and supporting text of the *Thurrock Core Strategy and Policies for Management of Development 2011* are amended as follows:-**

Following publication of the NPPF, the Council have identified a number of policies in the Core Strategy and Policies for Management of Development DPD (adopted in December 2011) that require amendment in order to remain consistent with the NPPF.

This Focused Review amends certain policies to which amendments could be taken forward without the need to prepare additional evidence. These policies are: CSSP5, CSTP8, CSTP23, CSTP25, CSTP26, CSTP27, CSTP28, CSTP31, CSTP32, PMD1, PMD2, PMD4, PMD6, PMD7, PMD10, PMD12, PMD15, PMD16. On adoption of the Focused Review, the previous adopted versions of these policies are replaced by the amended versions. New Policy OSPD1 is also added.

All other policies of the Core Strategy and Policies for Management of Development DPD remain unchanged. The Examination of the Focused Review: Consistency with National Planning Policy Framework (NPPF) did not endorse any of the unchanged policies as being consistent with the NPPF. The Council intend to prepare a Local Plan for the Borough which will include a full review of all of the policies in the Core Strategy and Policies for Management of Development DPD.

## **CHAPTER 3 – THE FUTURE OF THURROCK**

3.50 The Council has developed policies at four levels:

- **Overarching Sustainable Development Policy** – sets out the Council’s commitment to the sustainable growth and regeneration of Thurrock’s communities through a presumption in favour of sustainable development. This policy is set out in full as the final section of this chapter as the scene-setter and overarching policy context for the spatial , thematic and Management of Development policies that follow in the subsequent chapters.
- **Core Strategic Spatial Policies** – deal with the overall spatial distribution, broad locations and key strategic schemes for development that will deliver the Spatial Vision for Thurrock. Chapter 4 sets out in full the five Core Strategic Spatial Policies.
- **Core Strategic Thematic Policies** – deal with each important theme or topic in turn and set out in detail how the Council intends to ensure the best outcomes are delivered. Chapter 5 sets out in full the thirty-three Core Strategic Thematic policies.
- **Core Strategic Policies for Management of Development** – which in conjunction with the Thematic and Strategic Spatial Policies are the basis for the determination of planning applications for the development and use of land and buildings.

### **OSDP1 – PROMOTING SUSTAINABLE GROWTH AND REGENERATION IN THURROCK**

Thurrock Council is committed to promoting sustainable growth in Thurrock that serves to regenerate its communities by proactively engaging with developers to deliver high quality sustainable development schemes across all types of land uses and facilities.

Thurrock Council, when considering development proposals, will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Thurrock. Working pro-actively to find solutions will be achieved by measures such as encouraging applicants to hold early pre-application discussions and through the use of Planning Performance Agreements and Local Development Orders in appropriate circumstances.

Planning applications that accord with the policies in this Core Strategy, (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- (i) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- (ii) Specific policies in that Framework indicate that development should be restricted.

The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.



## **CHAPTER 4 – SPATIAL POLICIES**

### **CSSP5 – SUSTAINABLE GREEN GRID**

- 4.32 The Thames Chase Community Forest has been identified as an asset of regional significance for the retention, enhancement and provision of Green Infrastructure for its value as an area of landscape, ecological and recreational importance. Natural England's *Green Infrastructure Guidance* (2009) confirms the value of Green Infrastructure and sets out how this can be promoted through development plans, which should link into Sustainable Communities Strategies, Local Area Agreements and partnership working.
- 4.33 '*Greening the Gateway*' published in 2004, set out the Government's vision for the Thames Gateway as a world class model of sustainable development. It calls for the landscape to be regarded as 'functional Green Infrastructure' and suggests that the Thames Gateway should promote a high quality, functional green space network for use by local people. The NPPF recognises the importance of green infrastructure, the principles of which are incorporated in the Green Grid. The Council will plan positively for the creation, protection, conservation, enhancement and management of networks of biodiversity, heritage assets and green infrastructure as appropriate to their significance, and will identify opportunities to incorporate adaptation measures that will address risks associated with climate change. The Parklands Projects are large-scale projects announced by Government in 2008 to deliver large areas of the South Essex Greengrid. Two of these projects are in Thurrock, including Wildspace, which is a project focused around the Rainham RSPB Reserve, Purfleet and the Thameside Nature Park, Mucking. The Council will actively participate in effective joint working arrangements with neighbouring local authorities in the case of those sites of importance that cross administrative boundaries. In addition a substantial part of Thurrock lies within the Greater Thames Marshes Nature Improvement Area. Nature Improvement Areas aim to achieve significant and demonstrable enhancements of the ecological network over large areas by such actions as increasing the size and number of, and connectively between, wildlife sites. The proposals encompass consideration of the historic dimension of the landscape among the shared objectives for such areas and the Greengrid generally. The Council will take account of any ecological network components and locations for priority action identified in project plans for the designated area.
- 4.35 The Council's *Community Needs and Open Spaces Study (2005)* assesses open space including parks and gardens; amenity green spaces; children's play space; outdoor sports facilities; and allotments and community gardens. The report sets out current provision levels, and confirms the deficit throughout the Borough. It identifies a need to

enhance existing open space provision to ensure that it meets the standards for quality, quantity and accessibility as set out in the *Open Spaces Strategy 2006-2011*. Based on the best available evidence and understanding of community needs the Council will designate open spaces through the forthcoming Thurrock Local Plan. However the Council welcomes the opportunity afforded to local communities to designate additional Local Green Spaces through neighbourhood plans. Should any such spaces be designated the Council will respect the wishes of the community that these areas be protected.

#### **CSSP5 – SUSTAINABLE GREENGRID**

It is the policy of the Council and its Partners to:

1. Deliver the Greengrid Strategy as part of the Thurrock Core Strategy Infrastructure Prioritisation and Implementation Plan and the Adopted Statutory Development Plan
  - I. Ensure that all development proposals take account of the objectives of the Greengrid network and where appropriate contribute to the management and enhancement of the Greengrid.
  - II. Deliver the area based Greengrid Improvement Zones to ensure that the location, planning, design and ongoing management of sites is appropriate, and that opportunities are sought to make best use of land and green infrastructure assets in delivering ecosystem services.
  - III. Set out guidance for the delivery of Thurrock Greengrid in the Thurrock Greengrid Supplementary Planning Document.
  - IV. Ensure the Thurrock Greengrid is delivered by Developer Contributions as necessary.
  - V. Provide opportunities for skills development, education and public awareness-raising on the value and importance of the Greengrid.
2. The Greengrid will be delivered at a spatial level through a series of 8 Greengrid Improvement Zones. The Improvement Zones are listed below:
  - i. Aveley and South Ockendon (Including Thames Chase)
  - ii. Mardyke Valley
  - iii. West Thurrock/Lakeside/Chafford
  - iv. Purfleet
  - v. North Grays & Chadwell St Mary
  - vi. Grays Riverside/ Tilbury
  - vii. East Thurrock / Rural Riverside
  - viii. Stanford-le-hope/ Corringham/ Horndon/ Langdon Hills

Across the borough, considerations will include:

- Semi-natural green space
- Multifunctional greenspace

- Promotion and safeguarding of biodiversity and geodiversity
- Urban and rural trees and woodlands
- Historic Environment and Heritage assets
- Ecosystem services opportunities
- Strategic links and bridging points
- Flood Risk and water management
- Mitigation of and adaptation to effects of climate change through the use of natural systems and green infrastructure assets
- Strategic views
- Broad landscape management areas

### 3. Develop and protect Local Scale Assets

The Council will promote and protect Local-scale assets including any Local Green Spaces identified in local plans or neighbourhood plans that contribute to Thurrock's sustainable Greengrid including:

- i. Doorstep sites, play areas, amenity open spaces and allotments, which are often local sites within urban areas and villages and the first link to the wider setting;
- ii. Local green links, which provide vital routes for people to access local sites and the wider Rights of Way and Safe Routes to School network;
- iii. Registered commons and villages and town greens;
- iv. Biodiversity interests and local nature reserves, such as Linford Wood and Grove House Wood;
- v. Local productive land, including local allotments, community gardens and commercial small-holdings involved in supplying local food or craft resources.

Development within Local Green Spaces will not be permitted unless there are very special circumstances. The Council envisages these circumstances will include where such development would support the functional value of such spaces without detracting from the visual qualities which the community may value.

4. In addition to the above actions, specifically support the objectives of the Greater Thames Marshes Nature Improvement Area by taking account of any core areas and buffer zones, corridors and stepping stones, restoration areas, and locations for priority action which may in due course be identified by the project plans of the Nature Improvement Area Partnership.

### 5. Promote productive land and natural system opportunities

The Council and Partners will promote productive land and natural systems opportunities (soils, bio and geo diversity), including:

- i. current allotments
- ii. agricultural/rural lands



- iii. the potential for biomass cropping in the northeast of Thurrock
- iv. potential co-firing using biomass fuels in the Tilbury area
- v. the potential use of the Thames Chase Community Forest area for sustainable management of wood fuel.

#### **Key diagrams and Maps**

Map 3 provides an indicative illustration of the elements of the Thurrock Greengrid. The precise location and extent of the Greengrid sites and the designated Greater Thames Marshes Nature Improvement Area will be identified in the forthcoming Thurrock Local Plan.

## **CHAPTER 5 – THEMATIC POLICIES**

### **CSTP5 – NEIGHBOURHOOD RENEWAL**

5.37 The NPPF sets out the framework for delivering sustainable communities. In support of the regeneration approach the DCLG recently published *Transforming places; changing lives: taking forward the regeneration framework* (2009). This document sets out the Government's approach to taking forward regeneration initiatives. It is stated that regeneration can help remove the barriers, that hold back local areas and provide an important catalyst for reversing decline and improving prosperity and can help retain existing businesses whilst also attracting new inward investment and enterprise.

### **CSTP8 – VITALITY AND VIABILITY OF EXISTING CENTRES**

5.61 Alongside the transformation of Lakeside into a regional centre and the creation of the new Purfleet Centre, the improvement of the vitality and viability of Grays town centre, the local centres and neighbourhood centres is fundamental to the achievement of sustainable development. Therefore, development of an appropriate scale will be directed to these centres, and out-of-centre proposals for main town centre uses will be resisted if suitable sites are available within, or failing that, adjacent to these centres.

#### **CSTP8 - VITALITY AND VIABILITY OF EXISTING CENTRES**

The Council will maintain and promote the retail function of existing centres. Measures to improve the vitality and viability of the network of centres will be encouraged in order to meet the needs of the Borough's residents and act as a focus for retail, leisure, cultural, business and residential uses. The Council will do this in the following ways:

- (i) Permitting applications for main town centre uses on suitable sites of an appropriate scale to the role and function of the centres, with Town Centres being the preferred locations, followed by edge of Town Centre locations;
- (ii) Resist proposals for main town centre uses in out of centre locations if town centre or edge of town centre locations are available, and also at edge of town centre locations if Town Centre locations are available,
- (iii) Encouraging diversification and improvement of the range and quality of facilities including retail, employment, leisure and entertainment, community, culture and education;
- (iv) Retaining and, subject to other Core Strategy policies, permitting additional residential development in appropriate locations and in particular on sites identified for mixed development;

- (v) Improving access for public transport, pedestrians, cyclists and those with special needs, whilst managing road traffic and improving road safety;
- (vi) Improving the wider environment by ensuring new development protects and/or enhances the designated centres including historic character, townscape and biodiversity;
- (viii) Where appropriate seeking to improve personal safety and contribute to crime reduction by design and other measures.

'Town Centres' for the purposes of this policy means:- Grays; Aveley, Socketts Heath, South Ockendon; Corringham; Stanford le Hope; and Tilbury on the Proposals Map.

'Main town centre uses' for the purposes of this policy means:- retail development, including warehouse clubs and factory outlet centres; leisure, entertainment facilities and the more intensive sport and recreational uses, including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls; offices except where ancillary to other permitted or permissible uses; and arts, culture and tourism development, including theatres, museums, galleries and concert halls, hotels and conference facilities.

'Edge of town centre' for the purposes of this policy means:- for retail purposes, a location that is well connected to and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a Town Centre boundary. For office development this includes locations outside Town Centres but within 500 metres of a public transport interchange.

'Out of centre' for the purposes of this policy means:- a location which is not in or on the edge of a Town Centre but not necessarily outside the urban area.

### **Key Diagram and Maps**

Key Diagram.

The Regional Centre Boundary will be identified in the forthcoming Thurrock Local Plan and on the Proposals Map.

Existing Town Centres and other centres are shown on the Key Diagram and Proposals Map. Primary shopping areas and any additional Town Centres will be identified in the forthcoming Thurrock Local Plan and on the Proposals Map.

## **TRANSPORT AND ACCESS**

### **INTRODUCTION: THURROCK TRANSPORT STRATEGY**

- 5.93 The strategy is consistent with the subsequently issued NPPF which states that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. It further states that plans and decisions should ensure that developments generating significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. The priority will be to deliver accessibility improvements both where deprivation is most apparent and where significant levels of growth need to be accommodated sustainably. The strategy will give a priority to promoting active transport to improve health, a key element of which will be helping to deliver the Greengrid. Improved accessibility will also be delivered in a way that supports the large-scale jobs growth in Thurrock, such as widening the labour market.
- 5.94 The strategy will tackle congestion by focusing interventions on where congestion and poor journey reliability are having the most adverse impact on quality of life and on economic productivity and competitiveness. This will mean tackling congestion as a priority around strategic employment sites and employment growth locations (much of the Thurrock Urban Area and London Gateway), and on the routes that provide access to strategic employment and ports, especially for freight traffic.
- 5.95 The strategy will achieve reduced congestion by, in priority order, delivering a modal shift to more sustainable modes of transport particularly in the urban areas (including Smarter Choices), improving the efficiency of the road transport network, and as a last resort providing additional highway infrastructure. This is broadly consistent with national policy as set out in the NPPF and the Government's vision for the transport system as set out in the *Creating Growth, Cutting Carbon* White Paper.
- 5.97 **DELETED**
- 5.98 The Road Safety Strategy, whilst aiming to reduce the number of people killed and seriously injured, will take a proactive approach by reducing road danger and thereby promoting accessibility and community regeneration as a way of supporting other strategy areas. The strategy will therefore improve conditions for vulnerable road users and sustainable transport modes, and give priority to improving road safety in disadvantaged communities as well as around schools and major workplaces. In addition, the strategy will give a priority to casualty reduction where the resultant incident based congestion has

the greatest adverse impact on economic productivity and competitiveness, such as routes to strategic employment locations, as well as on inter-urban public transport routes.

#### ***CSTP14 – TRANSPORT IN THE THURROCK URBAN AREA***

5.101 Combined with parking controls, the improvement of sustainable transport modes can tackle congestion in urban areas by means of modal shift and improve economic productivity. The policy highlights the benefits of modal shift for reducing emissions, and the health benefits of active transport.

#### ***CSTP16 – NATIONAL AND REGIONAL TRANSPORT NETWORKS***

5.110 The NPPF indicates that the transport system needs to be balanced in favour of sustainable transport modes.

#### ***CSTP23 – THURROCK CHARACTER AND DISTINCTIVENESS***

5.140 The character of a place or area is derived from the recognisable and consistent patterns of natural, historic and built elements within it, which make it different or distinct from another place or area. Thurrock recognises that protecting and promoting the best elements of the Borough's character and strengthening its sense of place provides benefits for community cohesion, the quality of life, and economic growth.

5.143 The requirement for increased housing in Thurrock exerts pressure on both the industrial river frontage of the Thames and the central swathe of rural Green Belt, while the transport agenda also remains central and will have major implications for the character and sense of place of the Borough. Residential areas are subject to proposals for infill and backland development but some of these areas have distinctive characters which would be degraded by such development. Thurrock character studies identify five broad types: Fenland, Rolling Farmland / Wooded Hills, Marsh, Urban Fringe and Urban which are distributed into 23 distinct landscape character areas, 14 urban character areas and 7 villages. The purpose of the policy is to ensure that the character of Thurrock is preserved and improved.

## **CSTP23 – THURROCK CHARACTER AND DISTINCTIVENESS**

The Council will protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place.

- I. The Council identifies the following key areas where character is a key issue:
  - i. Regeneration Areas
  - ii. Lakeside Basin
  - iii. Strategic Employment Hubs
  - iv. High volume transport networks
  - v. Urban Fringe
  - vi. Town/Village centres
  - vii. Historically Sensitive Areas
  - viii. Strategic Natural and Semi- Natural Spaces
  - ix. Strategic Multifunctional Green Space
  - x. Rural landscapes
  - xi. Green Belt
  - xii. Wooded Hills
  - xiii. Residential Precincts comprising distinctly spacious residential areas and the intensively developed Homesteads ward
  - xiv. Small scale sites where development may contribute to cumulative degradation.
- II. The Council requires the retention and enhancement of significant natural, historic and built features which contribute to the character of the Borough as defined by their value, quality, cultural association and meaning or their relationship to the setting and local context.
- III. The Council requires the retention and enhancement of strategic and local views, which contribute to a distinctive sense of place. Where development will affect these views, their sensitivity and capacity for change must be adequately assessed and the effect of the development on them appropriately tested.

In order to assess the sensitivity and capacity for change of Thurrock's character, the Council will require an assessment based on *The Guidelines for Landscape and Visual Impact Assessment*, or other methodology supported by the Council.

The Council will provide further guidance in the Design and Sustainability SPD.

### **Key Diagrams and Maps**

Map 4: Location of Landscape Character Areas

Residential Precincts are identified on the Interim Adopted Proposals Map.

## **CSTP25 – ADDRESSING CLIMATE CHANGE**

5.152 As referenced in Policy CSTP22– Thurrock Design, new developments in Thurrock provide an opportunity to promote new techniques in design and renewable energy. To achieve this, the Council will:

- Secure the use of sustainable construction techniques;
- Develop guidance on sustainable construction and design for the construction of any new facilities;
- Enable increase of sustainable construction, design and renewable energy in new housing and industrial development;
- Reduce waste and carbon emissions; encourage better use of water and energy; and reduce environmental impact and increase efficiency of construction industry;
- Reduce our impact and increase our preparedness for climate change;
- Develop an action plan to improve energy efficiency in existing communities, and
- Promote and support climate change adaptation measures through the use of green infrastructure.

5.154 The *Climate Change Act (2008)* sets challenging but achievable targets for net UK carbon emissions, to reduce emissions to at least 80% lower than the 1990 baseline by 2050, with a reduction of at least 26% by 2020. The NPPF indicates that Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure.

5.155 In 2003, the East of England Sustainable Development Roundtable commissioned *Living with Climate Change in the East of England* to determine the regional impacts of climate change.

### **CSTP25 – ADDRESSING CLIMATE CHANGE**

#### **1. Adaptation**

- I. The Council will require climate change adaptation measures and technology to be considered from the outset in any development proposal including reduction of emissions, renewable and low carbon technologies, passive design, recycling and waste minimisation, and through the application of green infrastructure techniques.
- II. The Council will work to ensure that vulnerability to climate change impacts is minimised in new development, and that such development does not increase vulnerability to climate change impacts.
- III. The location and layout of new buildings should minimise vulnerability to climate change.

- IV. Developers must consider the potential effects of climate change on their development, including:
- i. Water conservation and drainage
  - ii. Need for summer cooling
  - iii. Risk of subsidence
  - iv. Flood risk from tidal, fluvial and surface water

**2. Mitigation**

- I. The Council will require new and existing development and associated activities to adhere to local, regional and national targets for reducing carbon emissions.
  
- II. The Council will seek the achievement and maintenance of the following minimum reductions in CO2 emissions compared to emissions in 2005:-

Sector	By 2015	By 2020
Domestic: CO2 per household	4.0%	5.8%
Road Transport: CO2 per AADT*	6.0%	6.5%
Business: CO2 per job	9.0%	11.3%

\*Annual Average Daily Traffic

- III. The Council will employ innovative methods of reducing and mitigating emissions, including the introduction of a Carbon Offset Fund.

**Key Diagrams and Maps**

Not Applicable

***CSTP26 – RENEWABLE OR LOW-CARBON ENERGY GENERATION***

5.161 ***DELETED***

**CSTP 26- RENEWABLE OR LOW-CARBON ENERGY GENERATION**

As part of the shift to low-carbon future and to tackle climate change, the Council will encourage opportunities to generate energy from non-fossil fuel and low-carbon sources.

- I. The Council will promote and facilitate proposals for centralised renewable or low-carbon energy schemes at appropriate locations and standards, including but not exclusively at Tilbury and London Gateway.
  
- II. The Council will promote the delivery of renewable and low-carbon energy developments utilising technology such as solar panels, biomass heating, small-scale wind turbine, photovoltaic cells, Combined Heat and Power and other methods.



III. The Council will promote the delivery of district energy networks in appropriate locations, in order to increase the proportion of energy delivered from renewable and low-carbon sources in the Borough.

IV. The Council will ensure that effort is made to achieve a significant carbon reduction in all new development, at least matching the national targets.

The Council will view an application as unacceptable where it produces a significant adverse impact that cannot be mitigated, including cumulative landscape or visual impacts.

#### **Key Diagrams and Maps**

Not applicable.

### ***CSTP27 – MANAGEMENT AND REDUCTION IN FLOOD RISK***

5.164 In relation to flood risk the primary aim of the NPPF is to ensure that flood risk is taken into account at all stages in the planning process in order to avoid inappropriate development in areas at risk of flooding, and wherever possible, to direct development towards areas at least risk of flooding. This is achieved through the application of the Sequential Test.

5.168 Core Strategy policies CSSP1 to CSSP5 identify the 5 Broad Areas for Regeneration within the Borough, these have all been subject to the Sequential Test. Future site allocations will be subject to a more detailed Sequential Test in accordance with the NPPF.

5.169 Due to the location of the main settlements in Thurrock and the nature of flood risk in the Borough, it has not been possible to locate all new development in areas of least flood risk. The NPPF therefore requires the application of the Exception Test which will ensure that proposed development will deliver sustainability benefits to the whole community, makes effective use of land and can be achieved safely without increasing flood risk elsewhere, and where possible, reduces flood risk overall.

#### **CSTP27 – MANAGEMENT AND REDUCTION OF FLOOD RISK**

I. The Council will ensure that flood risk management is implemented and supported through effective land use planning. The Sequential, and where necessary Exception Test, as set out in the NPPF and associated Planning Practice Guidance will be employed when allocating sites for development and an Emergency Plan for the Borough will be completed.

II. The Council will also continue to work collaboratively with the Environment Agency by supporting the area based policy approach

adopted in the Thames Estuary 2100 Project. In particular the Council will seek to safeguard existing flood defences and new areas for flood defences, water storage and drainage areas, as well as seeking secondary defences for key assets.

- III. The Council will support the work of the Environment Agency in the Environmental Enhancement Project for the Mucking Flats and Marshes to ensure the delivery of appropriate flood mitigation and environmental enhancement measures.
- IV. The Council will work with the Environment Agency and other main stakeholders to ensure that fluvial and surface water flood risk is managed within Thurrock. This will include supporting the policies identified in the South Essex Catchment Flood Management Plan, such as identifying and safeguarding areas of land for existing and future areas of water storage in Policy Units 9, 10, 11 & 12 and in formulating System Asset Management Plans (SAMP) and the Integrated Urban Drainage Plans for Stanford-le-Hope, Tilbury and Purfleet. A Surface Water Management Plan will also be carried out to assist in the identification and mapping of areas susceptible to surface water flooding as recommended by Defra and the Pitt Review. Development proposals that will affect these locations will be expected to contribute towards infrastructure improvements, including where appropriate green infrastructure, in these locations to enable the development to proceed.
- V. The Council will ensure that, where necessary, new development throughout the Borough contains space for water including naturalisation and environmental enhancement.
- VI. Developers will be required to incorporate sustainable drainage systems as a priority and to contribute towards flood risk management infrastructure where appropriate.
- VII. Planning applications received for sites within Flood Zone 3 will be treated in accordance with the NPPF, this policy and Policy PMD15.

#### **Key Diagrams and Maps**

Where appropriate sites will be identified in the forthcoming Thurrock Local Plan and on the Proposals Map.

5.178 Less vulnerable development might therefore be permitted on previously developed land in Flood Zone 3a. More vulnerable development may also be permitted in areas identified as Flood Zone 3a, but will be subject to the Exception Test, as outlined in the NPPF. Essential infrastructure will also be required to pass the Exception Test in both Flood Zone 3a and 3b. Highly vulnerable development will not

normally be permitted in Flood Zone 3a in accordance with NPPF. All development within a flood zone must apply the NPPF Sequential Test and it must be shown that there are no other sites where the proposed development can be situated within a lower risk flood zone.

## **CSTP28 – RIVER THAMES**

### **5.182 DELETED**

5.183 A key feature of the Thames Gateway Parklands Vision (2008) is to improve the river setting, its environment and landscape, and make it more accessible and visible for people. This is also reflected in Delivering the Future by the Thames Gateway South Essex Partnership which promotes bringing the natural environment closer to communities through development of a Greengrid. People can currently interact with the Thames ‘riverscape’ in a variety of ways, such as enjoying walks on the various nature trails. However, much of the river and its landscape are not easily accessible or visible, both of which are important to define the area’s identity. For operational reasons, many of the industrial complexes and port areas are fenced in, posing significant obstacles to permeability along the river edges.

## **CSTP28 – RIVER THAMES**

- I. The Council and Partners will ensure that the economic and commercial function of the river will continue to be promoted through:
  - i. Priority being given to allocating riverside development sites to uses that require access to the river frontage, especially those which promote use of the river for passenger transportation purposes.
  - ii. Safeguarding port-related operational land.
  - iii. Safeguarding additional adjacent land required for further port development, including expansion. For port development onto additional land to be acceptable however, it will be necessary to substantiate the need for it over and above land that is already available for operational port uses.
  - iv. To safeguard existing and promote new jetties and wharves facilities where appropriate for transport of goods and materials.
- II. New development will provide new or enhanced sustainable, safe and equitable access to and along the river foreshore, especially using natural and semi-natural corridors and other elements of the Greengrid.
- III. Development Proposals will be required to undertake appropriate level of flood risk assessment as set out by the NPPF and take account of the need for flood mitigation measures and to accommodate any necessary flood defence measures.

IV. New development will also maintain or enhance views, particularly of key features including heritage and landscapes, and will improve recreational interaction with the river and its setting. Critical elements include:

- i. The Thames Path through Thurrock, a designated National Trail.
- ii. National Cycle Network Route 13, which overlaps with the Thames Path through much of Thurrock.
- iii. Safeguarding of strategic and locally important views.

V. The following exceptions to this may apply:

- i. Where industrial/commercial development requires use of the river and its foreshore and needs to restrict public access for operational or safety reasons.
- ii. Where unrestricted public access is likely to result in unacceptable adverse impacts on riverside habitat or biodiversity.

In both cases, reasons for access restrictions will need to be substantiated and justified with supporting evidence. In addition, the expectation will be that opportunities will still be sought to enable views of the river and its setting, such as through the design of development.

The proposed power generation plant at Tilbury will require controlled and secure access to the waterside including using the river as its water supply source.

#### **Key Diagrams and Maps**

Key Diagram – Where applicable.

Sites will be identified in the forthcoming Thurrock Local Plan and on the Proposals Map.

### ***CSTP31 – PROVISION OF MINERALS***

5.235 The NPPF sets out the overall objectives of Government policy for minerals provision. It recognises that minerals are essential to support sustainable economic growth and quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the Country needs. Local planning authorities are required to:

- identify, and have policies for the extraction of, mineral resources of local and national importance;
- so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would

make to the supply of materials, before considering extraction of primary materials;

- plan for a steady and adequate supply of aggregates by preparing an annual Local Aggregate Assessment based on a rolling average of 10 years sales data and other relevant local information, and an assessment of all supply options including marine dredged, secondary and recycled sources;
- plan for a landbank of permitted reserves of sand and gravel to be maintained for at least seven years.

5.236 **DELETED**

5.237 **DELETED**

5.240 There are a limited number of ports and wharves in the region able to receive marine sand and gravel imports to England and these include wharves and combined wharves and rail depots on the River Thames in Thurrock. There is a need for Thurrock to continue to maintain these facilities. Although the NPPF effectively encourages facilities for recycling of construction and demolition waste there is no target or sub-regional split for the provision of alternative materials. This is in part due to limited data. Furthermore the great majority of facilities for the provision of such materials in Thurrock are temporary facilities associated with mineral workings which are being 'fuelled' by imports of waste into Thurrock. Consequently while the Council will encourage the provision of appropriate facilities for these purposes it considers that it is not currently practicable to take account of the contribution these sites make to the supply of materials before considering extraction of primary materials.

## **CSTP31 – PROVISION OF MINERALS**

### **1. Land Won Minerals**

- I. The Council will endeavour to maintain a landbank of at least 7-years and aim to meet the sub-regional apportionment of 0.14mt per annum of sand and gravel throughout the Plan period or meet any subsequent change in the period as agreed by national policy or as a result of a review of the regional apportionment. The Council will assess the provision of the landbank through its monitoring framework.
- II. To ensure the prudent use of Thurrock's mineral resources:
  - i. Mineral working will only be permitted where there is an identified national, regional or local need and the sites fall within the criteria policies outlined in the forthcoming Thurrock Local Plan
  - ii. The forthcoming Thurrock Local Plan will identify 'Preferred Areas' located within the Minerals Safeguarding Area (MSA) (Policy

CSTP32) which, if granted planning permission, will contribute to maintaining the sand and gravel annual apportionment and the 7-year landbank. Sites will be phased depending on the identified need, based upon the requirements outlined above (see Table 13) to 2021 or beyond, where the site will contribute to maintaining the 7-year landbank and meeting the sub-regional apportionment throughout the Plan period.

## **2. Recycled and Secondary Aggregate**

Subject to the waste policies of this plan the Council will encourage the use of facilities for recycling aggregate or secondary materials, or processing of such materials, as alternatives to land won aggregate. Proposals on unallocated sites which do come forward must meet the criteria set out in the forthcoming Thurrock Local Plan.

### **Key Diagrams and Maps**

Not Applicable

## ***CSTP32 – SAFEGUARDING MINERALS RESOURCES***

5.250 The NPPF requires local planning authorities to:

- define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of minerals are not needlessly sterilised by non-mineral development;
- safeguard existing, planned and potential rail heads, wharfage and associated storage, handling and processing facilities for the bulk transport of minerals including recycled, secondary and marine-dredged materials;
- safeguard existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.

5.253 The Proposals Map will include the designation of the Mineral Safeguarding Area (MSA), in accordance with paragraph 143 of the NPPF. The purpose of the MSA is not to identify all minerals deposits which will be extracted, but to identify and indicate to developers the possible presence of workable mineral deposits, and to consider these deposits when submitting proposals for non-mineral related development. This is to ensure valuable mineral resources are not needlessly sterilised.

## **CSTP32 – SAFEGUARDING MINERALS RESOURCES**

### **1. Mineral Safeguarding Area**

All site allocations for mineral extraction identified in the forthcoming Thurrock Local Plan will be based on the MSA to be identified in the forthcoming Thurrock Local Plan and on the Proposals Map. All areas identified in the MSA will be safeguarded from non-mineral related development. Applications for non-mineral related development on the site allocations will be assessed against the policies provided in the forthcoming Thurrock Local Plan.

### **2. Aggregate Recycling and Secondary Processing Sites**

The permanent authorised aggregate recycling capacity will be safeguarded from non-mineral related development, unless the proposals meet the criteria outlined in the forthcoming Thurrock Local Plan and/or the site is identified for alternative use in the forthcoming Thurrock Local Plan.

All safeguarded sites will be allocated in the forthcoming Thurrock Local Plan.

### **3. Coated materials and concrete products**

The permanent authorised facilities for concrete batching, manufacture of coated materials and concrete products, and the handling, processing and distribution of substitute, recycled and secondary aggregate material will be safeguarded from non-mineral related development, unless the proposals meet the criteria outlined in the forthcoming Thurrock Local Plan and/or identified for alternative use in forthcoming Thurrock Local Plan.

All safeguarded sites will be allocated in the forthcoming Thurrock Local Plan.

### **4. Aggregate Wharves**

All existing aggregate wharves will be safeguarded against proposals which prejudice their use for the importation of aggregates. The Council will favour proposals which contribute to the importation of aggregates where they accord with the policies in the forthcoming Thurrock Local Plan. New sites for possible aggregate wharves will be encouraged through policies in the forthcoming Thurrock Local Plan.

All existing aggregate wharves will be identified in the forthcoming Thurrock Local Plan.

## **Key Diagrams and Maps**

Not Applicable – To be added at Adoption stage.

The Minerals Safeguarding Area and sites will be identified in the forthcoming Thurrock Local Plan and identified on the Proposals Map.



## **CHAPTER 6 – POLICIES FOR MANAGEMENT OF DEVELOPMENT**

### **INTRODUCTION**

The Policies for the Management of Development include:

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PMD2- Design and Layout	193
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### **POLICY PMD1 – MINIMISING POLLUTION AND IMPACTS ON AMENITY**

#### **PMD1 – MINIMISING POLLUTION AND IMPACTS ON AMENITY, HEALTH, SAFETY AND THE NATURAL ENVIRONMENT**

- 6.5 The main sources of pollution in Thurrock are emissions from road transport and industrial processes. Although in recent decades, cleaner fuels and the implementation of pollution control policies have led to some reductions, pollution attributed to motor vehicles remains, with heavy goods vehicles (HGVs) being the main contributors. Thurrock has fifteen Air Quality Management Areas (AQMAs) mainly in the west of the Borough, in close proximity to major transport routes, such as the M25 and A13.



- 6.6 Owing to Thurrock's industrial and extensive quarrying and land-filling past, the area has a legacy of contaminated land. Consequently it also has land where stability may be an issue. Some of this land lies within the urban area where development needs to take place to avoid intrusion into the Green Belt.
- 6.7 The Borough also has a history of incompatible land uses, with housing having been developed next to heavy industries. This has resulted in a poor living environment. The Council's aspiration is to break from previous trends and to minimise pollution, enhance local amenity and provide safe and healthy environments for the community. The Council does not wish legitimate business activities to have to be curtailed because of the introduction of sensitive uses in locations where their presence would be likely to lead to restrictions over business activity having to be imposed in order to avoid unacceptable nuisance to those sensitive uses, unless that is part of the planned change of an area.
- 6.8 The Council will be guided by the NPPF, EC Directive 2000/60/EC and Environmental Agency Acts to assess the implications of development, and will seek compliance with, and contribution to, EU limit values and national objectives for pollutants taking into the presence of AQMAs.

**PMD1 – MINIMISING POLLUTION AND IMPACTS ON AMENITY, HEALTH, SAFETY AND THE NATURAL ENVIRONMENT**

1. Development will not be permitted where it would cause or is likely to cause unacceptable effects on:
  - i. the amenities of the area;
  - ii. the amenity, health or safety of others;
  - iii. the amenity, health or safety of future occupiers of the site; or
  - iv. the natural environment.
2. Particular consideration will be given to the location of sensitive land uses, especially housing, schools and health facilities, and nationally, regionally and locally designated biodiversity sites, and areas of recreational and amenity value which are relatively undisturbed by noise and valued for this reason.
3. The Council will require assessments to accompany planning applications where it has reasonable grounds to believe that a development may suffer from, or cause:
  - i. Air pollution;
  - ii. Noise pollution;
  - iii. Contaminated land/soil;
  - iv. Odour;
  - v. Light pollution and shadow flicker;
  - vi. Water pollution;
  - vii. Invasion of privacy;
  - viii. Visual intrusion;
  - ix. Loss of light;
  - x. Ground instability;

xi. Vibration

4. Where the assessment confirms such potential harm, planning permission will only be granted if satisfactory solutions can be achieved through design, or suitable mitigation measures can be put in place through conditions or a planning obligation. Where an assessment is not forthcoming the Council may refuse permission on a precautionary basis.
5. The Council will seek compliance with, and contribution to, EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality in local areas arising from individual sites.
6. In the interests of supporting legitimate business activity pursuant to policy CSSP2 the Council will resist the introduction of sensitive uses in locations where their presence would be likely to lead to unreasonable restrictions over business activity having to be imposed in order to avoid unacceptable nuisance to those sensitive uses. Exceptionally the Council may accept co-location of sensitive uses with business uses where the sensitive uses are part of approved proposals for the redevelopment of a wider area from business use to a predominantly residential use.

**Key Diagrams and Maps**

Not Applicable

***PMD2 – DESIGN AND LAYOUT***

6.11 Thurrock has an environment of surprising contrast of industry, housing, infrastructure, farming and wildlife habitats. In some cases this has led to fragmented character and poor quality of physical and visual linkages. To rectify these deficiencies, the Council considers it essential that new schemes are built to appropriate design and layout standards to protect and enhance the quality and value of the built environment, natural assets and amenity on and around the development site. The NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It further states that it is important to plan positively for the achievement of high quality and inclusive design for all development including individual buildings, public and private spaces and wider area development schemes. Development should function well and add to the quality of the area, not just for the short term but over the lifetime of the development. Thurrock Council fully embraces these objectives. This policy sets out the criteria that will be assessed when considering schemes to ensure that their design and layout contributes to a high quality accessible environment in Thurrock.

## PMD2 - DESIGN AND LAYOUT

1. The Council requires all design proposals to respond to the sensitivity of the site and its surroundings, to optimise the potential of the site to accommodate development, to fully investigate the magnitude of change that would result from the proposals, and mitigate against negative impacts.

All development proposals must satisfy the following criteria:

- i. **Character** – Development must contribute positively to the character of the area in which it is proposed, and to surrounding areas that may be affected by it. It should seek to contribute positively to local views, townscape, heritage assets and natural features, and contribute to the creation of a positive sense of place.
- ii. **Continuity** – Development proposals must promote continuity of street frontages and provide active ground floor frontages as far as reasonably possible.
- iii. **Public Realm** – New development should contribute to improvements in the public realm by contributing sensitive planting, street furniture, appropriate lighting and public art where appropriate. The quality of the design and detailing of all development, including interfacing elements such as facades, steps and walls should be robust, engaging and contribute positively to the public realm.
- iv. **Public and Private Amenity space** – Development proposals must provide adequate public and private amenity space in accordance with Thurrock's relevant adopted standards, particularly in areas with identified deficiencies. It should be attractive, safe, uncluttered, readily accessible and should promote play.
- v. **Accessibility** – Development proposals must allow easy and safe access for all members of the community. Development must also integrate land uses and all modes of transport but pedestrians and cyclists must be given priority over traffic in scheme design.
- vi. **Permeability and Legibility** – Development should promote connections between places that people wish to use, including public transport links, community facilities and the Greengrid. Development should be designed to help people find their way and must be legible for all members of the community, providing recognisable routes using landmarks and signage where appropriate.
- vii. **Safety and Security** – Development proposals must create safe and secure environments and reduce the scope for crime and fear of crime. Where appropriate, proposals should adopt the principles of *Designing Out Crime* set out in the Police Service's publication '*Secured by Design*'.
- viii. **Landscape** – Features contributing to the natural landscape in the Borough, such as woods, hedges, specimen trees, unimproved grassland, ponds and marshes, will be protected and where appropriate enhanced to maintain their landscape and wildlife value.

<p>Provision and enhancement of landscape features will also be required to contribute to multiple uses and/or eco-system services, including amenity, recreation, flood alleviation and Sustainable Urban Drainage Systems.</p> <p>ix. <b>Diversity</b> – Development proposals must promote variety and choice through a mix of mutually compatible developments and uses.</p> <p>x. <b>Utilities</b> – Development proposals must accommodate public services and utilities without compromising design and layout. This includes providing suitable access to maintenance, waste and emergency service vehicles.</p> <p>xi. <b>Energy and Resource use</b> – Development should be designed to minimise energy and resource use. This includes integrating sustainable construction techniques, siting and orientation of buildings to maximise energy and water efficiency.</p> <p>xii. <b>Layout</b> – The layout of all development should optimise the assets of the site, while conforming to the appropriate standards for layout, design and access set out in the Layout and Standards SPD.</p> <p>2. In the interests of encouraging good design the Council will require residential developers to carry out robust assessments of their proposals using the <i>Building for Life</i> 12 questions, where the questions are relevant to the development being proposed, and submit such assessments in support of planning applications. The Council will use these questions as the basis for discussions with intending developers both before and after submission of planning applications. The objective will be to arrive at a mutually agreed assessment of proposals prior to a decision being made where there are no ‘red’ outcomes and where the only ‘amber’ outcomes are those where the characteristics of the site and its circumstances are such as to make ‘green’ outcomes unachievable.</p> <p>3. The Council will encourage pre-application discussions and design review of development proposals by the Commission for Architecture and the Built Environment (CABE) and/or other relevant bodies, and in relation to proposals having a wider impact, will wish to see that developers have worked closely with local communities to arrive at proposals that take account of their views.</p> <p>4. Where the Council has produced a design brief for a site or sites, developers will be obliged to meet its detailed requirements.</p> <p><b>Key Diagrams and Maps</b></p> <p>Not Applicable</p>
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### **PMD3 – TALL BUILDINGS**

- 6.16 Against the background of design guidance set out in the NPPF Thurrock will operate its tall buildings policy in accordance with guidance recognised as best practice, such as ‘Guidance on Tall

buildings' (2007), published by the Commission for Architecture and the Built Environment (CABE) and English Heritage.

## **PMD4 – HISTORIC ENVIRONMENT**

### **PMD4 - HISTORIC ENVIRONMENT**

The Council will ensure that the fabric and setting of heritage assets, including Listed Buildings, Conservation Areas, Scheduled Monuments and other important archeological sites, and historic landscape features are appropriately protected and enhanced in accordance with their significance.

1. The Council will also require new development to take all reasonable steps to retain and incorporate non-statutorily protected heritage assets contributing to the quality of Thurrock's broader historic environment.
2. Applications must demonstrate that they contribute positively to the special qualities and local distinctiveness of Thurrock, through compliance with local heritage guidance including:
  - i. Conservation Area Character Appraisals;
  - ii. Conservation Area Management Proposals;
  - iii. Other relevant Thurrock-based studies, including the Landscape Capacity Study (2005), the Thurrock Urban Character Study (2007) and the Thurrock Unitary Historic Environment Characterisation Project (2009).
  - iv. Further local guidance as it is developed.
3. The Council will follow the approach set out in the NPPF in the determination of applications affecting Thurrock's built or archaeological heritage assets including the expectation that the relevant historic environment record will be consulted and the heritage asset(s) assessed using appropriate expertise where necessary. This will include consideration of alterations, extensions or demolition of Listed Buildings or the demolition of unlisted buildings within Conservation Areas, and requirements for pre-determination archaeological evaluations and for preservation of archaeology *in situ* or by recording.

### **Key Diagram and Maps**

Map 4: Location of Landscape Character Areas

Map 6: Location of Listed Buildings, Scheduled Monuments and Conservation Areas

## **PMD5 – OPEN SPACES, OUTDOOR SPORTS AND RECREATIONAL FACILITIES**

6.23 The NPPF states that planning policies for open space, sports and recreational facilities should be based on robust and up-to-date need assessments. Thurrock Council undertook quantitative and qualitative assessments of existing local provision and deficiencies in open space in the *Community Needs and Open Spaces Study (2005)*. The findings inform local policy and strategy development, and enable the determination of locally derived standards of provision. The study has informed the *Thurrock Open Spaces Strategy 2006-2011* and the related *Play Strategy for Thurrock: The Thurrock Play Partnership 2007-2017*.

## **PMD6 – DEVELOPMENT IN THE GREEN BELT**

6.32 Although generally open in character the Green Belt contains various buildings which should only be developed or redeveloped in ways consistent with the objectives of Green Belt policy. This policy sets out clear guidance on the types of development that will be permitted within Thurrock's Green Belt and the reasonable limitations that will apply to those developments.

6.33 The Green Belt in Thurrock is protected and maintained though the principles set out in Government guidance. The Council will produce a Supplementary Planning Document to provide guidance on how the Council will define disproportionate additions and materially larger replacement buildings. The *Thurrock Greengrid Strategy* principle puts the natural environment at the centre of land use management and development in Thurrock.

### **PMD6 – DEVELOPMENT IN THE GREEN BELT**

The Council will maintain, protect and enhance the open character of the Green Belt in Thurrock in accordance with the provisions of the NPPF. The Council will plan positively to enhance the beneficial use of the Green Belt by looking for opportunities to provide access to the countryside, provide opportunities for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, and to improve damaged and derelict land.

Planning permission will only be granted for new development in the Green Belt provided it meets as appropriate the requirements of the NPPF, other policies in this DPD, and the following:

#### **1. Extensions**

i. The extension of a building must not result in disproportionate additions

over and above the size of the original building. In the case of residential extensions this means no larger than two reasonably sized rooms or any equivalent amount.

- ii. The extension of the curtilage of a residential property which involves an incursion into the Green Belt will only be permitted where it can be demonstrated that very special circumstances apply.

## **2. Replacement Buildings**

- i. Replacement dwellings in the Green Belt will only be permitted provided that the replacement dwelling is not materially larger than the original building.
- ii. The replacement of other buildings shall only be for the same use, and the replacement building shall not be materially larger than the one it replaces.

## **3. Established Residential Frontages**

- i. Where an established frontage of residential development exists in the Green Belt, planning permission will be granted, subject to compliance with all other relevant policies in this plan, for new dwellings on genuine infill plots and the replacement of existing dwellings and the extension of existing dwellings located on the existing frontage only. Replacement dwellings and extensions to existing dwellings will not be subject to the size limitations contained in paragraphs 2 and 3 of this policy. Established frontages of residential development in the Green Belt are identified on the Interim Adopted Proposals Map.

## **4. Re-Use and Adaptation of Buildings**

- I. The re-use and adaptation of buildings for residential, employment, leisure or community use will be permitted, provided the following criteria are met:
  - i. The building is of a permanent and substantial construction and does not require significant rebuilding before it can be put to its proposed use;
  - ii. The building should not detract from the character and appearance of the locality after implementation of the new use. The bulk, form and general design of the building must reflect its surroundings;
  - iii. The proposed use can be fully contained in the building and would not require extensive new buildings or inappropriate use of open areas;
  - iv. The use does not have a materially greater impact than the present use on the openness of the Green Belt or amenities of the area by reason of noise, visual intrusion, traffic generation, fumes, dust or other forms of nuisance.
- II. Re-use or adaptation of existing farm buildings for non-agricultural purposes will not automatically result in permission being granted to erect additional buildings to accommodate the displaced agricultural



uses. Where permission for re-use or adaptation is granted, the Council will consider attaching a condition that removes permitted development rights for new farm buildings on the agricultural holding. The following factors will be considered when applying such a condition:

- i. The openness and landscape value of the agricultural holding and surrounding area; and
- ii. The grouping and/or dispersion of existing buildings on the agricultural holding and in the vicinity;
- iii. The size of the holding and the ability to disperse new agricultural buildings widely within it.

### **5. Equestrian Facilities**

- i. The Council will expect stables to be located in existing buildings wherever possible. New buildings will only be permitted where there are no suitable existing buildings.
- ii. Stables will only be permitted where they are requisite to the use of the land for grazing. The Council will only permit one stable per 0.6 hectares (1.5 acres)<sup>4</sup> of grazing land and the stable must be on, or immediately adjacent to, the grazing land.
- iii. Stud farms, riding schools and other large-scale commercial equestrian facilities will only be permitted in the Green Belt where they use existing buildings.
- iv. Permission will not be given for additional housing in association with stables.

### **6. Infilling and partial or complete redevelopment of a previously developed site comprising more than a single building, and located outside of Established Residential Frontages**

#### **I. Infilling should:**

- i. have no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development
- ii. not exceed the height of the existing buildings discounting any abnormally tall existing structures; and
- iii. not lead to a major increase in the developed proportion of the site.

#### **II. Redevelopment should:**

- i. have no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development taking into account any proposed enclosure of open land
- ii. contribute to the achievement of the objectives for the use of land

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<sup>4</sup> British Horse Society



- in the Green Belt
- iii. not exceed the height of the existing buildings discounting any abnormally tall existing structures
  - iv. not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity, and
  - v. satisfactorily integrate with its landscape surroundings and, where it may be appropriate in order to meet that objective, buildings should be sited closer to existing buildings.

The relevant area for the purposes of II iv above is the aggregate ground floor area of the existing buildings excluding temporary buildings. Any buildings demolished prior to the grant of permission for redevelopment will not count as developed area.

The Council will expect the site to be considered as a whole, whether or not all buildings are to be redeveloped, and the floor area limitation at II iv above relates to the redevelopment of the entire site. Any proposals for partial redevelopment should be put forward in the context of comprehensive, long-term plans for the site as a whole.

In granting permission the Council may impose conditions to ensure that buildings which are not to be permanently retained are demolished as new buildings are erected in order to keep the total development area under control so that there is no adverse effect on openness.

## **7. Agricultural and Forestry dwellings**

### **I. Permanent agricultural dwellings**

New permanent dwellings will be allowed on well-established agricultural units to support existing agricultural activities providing all of the following are met:-

- i. there is a clearly established existing functional need for one or more workers to be readily available at most times on the unit.
- ii. the need relates to a full time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement.
- iii. the unit and activity concerned:- have been established for at least three years; have been profitable for at least one of them; are currently financially sound; and have a clear prospect of remaining so.
- iv. the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the worker(s) concerned.
- v. the proposed dwelling is of a size commensurate with the established functional requirement.
- vi. the proposed dwelling would be sited so as to meet the identified

- functional need, and be well-related to existing farm buildings or other dwellings, and;
- vii. the relevant requirements of the Council's policies for management of development are met.

In relation to (i) above such need will be considered to exist if workers are needed to be on hand day and night in case animals or agricultural processes require essential care at short notice, or to deal quickly with emergencies that could otherwise cause serious loss of crops or products and pose a substantial threat to the financial soundness of the unit.

The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new dwelling but will not by itself be considered sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, will not be considered justification for a new dwelling.

If any dwelling(s) or building(s) suitable for conversion to dwellings have recently been sold separately from the farmland concerned this will be considered as evidence of a lack of agricultural need.

In relation to (v) above dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income the unit can sustain in the long term will not be permitted. The relevant consideration will be the requirements of the enterprise rather than those of the owner or occupier. The planning permission for a dwelling will be made subject to a condition removing 'permitted development' rights for enlargement in order to ensure that a dwelling once built does not exceed a size commensurate with the established functional requirement.

## **II. Temporary agricultural dwellings**

If a new dwelling is essential to support a new farming activity, whether on a newly created agricultural unit or an established one, the Council will only permit this to be provided by way of a caravan or other temporary removable accommodation.

Temporary accommodation will only be permitted if all of the following are met:-

- i. there is a functional need for the dwelling which could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the worker(s) concerned;
- ii. there is clear evidence of a firm intention and ability to develop the enterprise and it has been planned on a sound financial basis;
- iii. the relevant requirements of the Council's policies for the management of development are met.

Such accommodation will only be permitted to be present on the agricultural

unit for a maximum of four years, unless by this time permission has been granted for a permanent agricultural dwelling and that dwelling is the subject of sustained construction activity. In such case the Council will grant further time limited permissions for the temporary accommodation until the permanent dwelling is habitable or the Council considers the dwelling is no longer the subject of sustained construction activity.

### **III. Forestry dwellings**

The Council does not envisage that requirements for forestry worker accommodation will arise, but should they do so this policy will equally apply.

### **IV. Occupancy restrictions**

In order to ensure that any permitted agricultural dwelling is kept available for meeting the need for such accommodation for so long as it exists planning permission for such accommodation will be subject to an appropriate occupancy condition limiting occupation to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependents. The Council will not agree to the removal of such conditions unless it has been satisfactorily demonstrated that there is no longer any need on the particular holding and in the area for a dwelling for someone solely, mainly or last working in agriculture. Those seeking removal will be expected to show that for the period of two years preceding the planning application for removal of the condition, sustained and appropriately targeted efforts to sell or rent the premises on terms reflecting the encumbrance of the agricultural occupancy condition have been made with no success. The Council will not consider this requirement to have been met unless the property has been marketed for the duration of this period at a discount of at least 35% against open market price. The Council will not agree to the removal of occupancy conditions from temporary accommodation.

## **8. Definitions and Limitations**

In considering whether a proposal complies with the above:

- i. account will only be taken of lawful existing buildings,
- ii. for the purposes of paragraph 1 and 2 'original building' means in relation to a building existing on 1<sup>st</sup> July 1948, as existing on that date, and in relation to a building built on or after 1<sup>st</sup> July 1948, as so built. Any building which is itself a replacement building will not be considered to be an original building for the purposes of this policy and the acceptability or otherwise of any proposals for further extension or replacement will be judged by reference to the 'original building' which preceded it. If the exact size of this previous building is unknown the redevelopment of a replacement dwelling will be limited to a like for like replacement
- iii. for the purposes of paragraph 6 a 'previously developed site' is

one which is, or was, occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure, but excludes the site of agricultural or forestry buildings, land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures, and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

#### **Key Diagrams and Maps**

Established Residential Frontages are identified on the Interim Adopted Proposals Map.

### ***PMD7 – BIODIVERSITY, GEOLOGICAL CONSERVATION AND DEVELOPMENT***

- 6.34 The NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the natural environment, moving from a net loss of bio-diversity to achieving net gains for nature. It further states that the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Thurrock Council is committed to this vision and will protect and enhance all of its designated biodiversity sites, such as Ramsar sites, Sites of Special Scientific Interest (SSSIs), Local Wildlife Sites and Local Nature Reserves in accordance with the requirements of the Natural Environment and Rural Communities Act (2006) and the NPPF. The protection and management of the internationally designated (Ramsar) site within Thurrock is achieved by a combination of the provisions in the Habitat Regulations and Section 28 of the Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000.
- 6.35 With respect to SSSIs, the NPPF indicates that where a proposed development on land within or outside a SSSI is likely to have an adverse effect on an SSSI, planning permission should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at the site, clearly outweigh both the adverse impacts that it is likely to have on those features and any broader impacts on the national network of SSSIs.

#### **PMD7 – BIODIVERSITY, GEOLOGICAL CONSERVATION AND DEVELOPMENT**

1. Development proposals will be required to demonstrate that any significant biodiversity habitat or geological interest of recognised local value is retained and enhanced on-site. Where it can be demonstrated that this is not possible, and there is no suitable alternative site available

for the development, developers will be required to show that their proposals would mitigate any loss of biodiversity or geological interest. In circumstances where it can be demonstrated that neither retention on site nor mitigation is possible, developers will be required to provide appropriate compensation for any significant loss of biodiversity or geological interest, such that there is no overall net loss of biodiversity habitat or features of geological conservation interest in Thurrock. The Council will seek to achieve net gains in biodiversity where such gains would be possible, with particular reference to the desirability of re-creating priority habitats and the recovery of priority species.

2. The Council will not permit development that would result in the loss, or partial loss, of a locally designated biodiversity or geological site, except in exceptional circumstances where it can be demonstrated that there is no alternative, subject to the sequential approach outlined in (1) above.
3. To enable the Council to determine an application which would result in a loss of biodiversity or geological value, the developer will be required to submit a detailed justification setting out:
  - i. why the loss is considered to be unavoidable
  - ii. an assessment of what species and habitat would be lost or adversely affected as a result of development (including an ecological survey where appropriate)
  - iii. how the loss or adverse effect is proposed to be mitigated on-site through habitat restoration or creation; and/or compensated for through the acquisition and management of a suitable site within the area, or a financial contribution towards the purchase and management of such a site or management of an existing site to bring it up to a necessary standard.
4. Thurrock Council will require development proposals to incorporate biodiversity or geological features into the design as far as possible. These may include green roofs, brown roofs and the creation of green corridors for wildlife.
5. Where it is necessary to secure the biodiversity or geological interest of a development site, the Council will seek the provision and implementation of a Biodiversity or Geological Management Plan through planning obligations. The Council will evaluate development proposals and biodiversity management plans or geological management plans against recognised best practice.

### **Key Diagrams and Map**

#### **Map 5: Location of Strategic Biodiversity Sites**

Sites will be identified in the forthcoming Thurrock Local Plan and on the Proposals Map.

## **PMD8 – PARKING STANDARDS**

6.39 The availability and design of car parking are integral to a number of challenges in Thurrock, including the need to promote alternatives to private car use (modal shift), make the best use of land given the high levels of growth being planned and the constraints of the Green Belt, and tackle high levels of vehicle crime. These challenges are particularly pressing in the Thurrock Urban Area. The Core Strategy policy *CSTP14: Transport in the Thurrock Urban Area* clearly states the importance of a policy approach to car parking and the need to link availability with levels of accessibility in order to support efforts to achieve a modal shift. The NPPF advises that when setting local parking standards local planning authorities should take into account accessibility, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels, and the overall need to reduce the use of high-emission vehicles.

6.42 **DELETED**

## **PMD10 – TRANSPORT ASSESSMENTS AND TRAVEL PLANS**

6.50 The purpose of the policy is to encourage safe, healthy and sustainable travel options. By reducing car travel, Travel Plans/ Assessments can improve health and wellbeing, free up car parking space, and make a positive contribution to mitigating adverse impacts on the transport system, the environment and amenity. Taking into account any proposed mitigation including provision of sustainable transport modes and safe and suitable access, the Council will resist development where the residual cumulative impacts would be severe. Depending on the circumstances, this may include development proposals that would have a significant adverse effect on the free flow and safe movements of vehicular and non-vehicular traffic and/or fail to limit the use of motor vehicles and promote adequate alternative modes of transport.

### **PMD10 – TRANSPORT ASSESSMENTS AND TRAVEL PLANS**

Transport Assessments, Transport Statements, and Travel Plans must accompany planning applications in accordance with the Department for Transport guidance in *Guidance on Transport Assessments* (March 2007).

- i. Travel Plans must be consistent with Council policies. They will normally be secured through planning obligations, although planning conditions might suffice where this will clearly be the best option because the outcomes and measures required are simple and very clear, such as where the travel plan is for an existing use.
- ii. All developments that fall below the thresholds for individual Travel Plans will be expected to support the Council's Smarter Choices

programme or Area Wide Travel Plans.

- iii. Where schools add capacity through development or new schools are proposed, they will be required to develop a School Travel Plan or revise their existing Travel Plan.
- iv. Proposals for residential developments of 25 units or more should be accompanied by a 'Safe Routes to School' assessment.
- v. Development will only be permitted where the Travel Plans, Transport Assessments or Transport Statements are agreed by the Council and there is adequate provision for existing or planned transport infrastructure and other proposed measures.

Proposed mitigation measures will either be implemented in their entirety by or on behalf of the developer or will be implemented as part of a wider pooling of resources. Developers will be required to make provision for the objectives of the agreed Travel Plans to be monitored. Agreed Travel Plans will include targets, coupled with penalties if outcomes are not being met.

Where adequate affordable mitigation is not secured or achievable and the residual cumulative impacts of development proposals are likely to be severe, such developments will be resisted.

#### **Key Diagrams and Maps**

Not Applicable

### **PMD12 – SUSTAINABLE BUILDINGS**

6.59 The Code for Sustainable Homes is an environmental assessment method for rating and certifying the performance of new homes against a range of design categories including energy performance. Although devised as a voluntary rating system to foster a step change in sustainable building practice for new homes the intent was that the code would signal the future direction of Building Regulations in relation to carbon emissions ultimately leading to the goal that all new homes would be 'Zero Carbon' by 2016. However the definition of 'Zero Carbon' which is separately emerging for the purposes of national regulation is diverging from that defined by level 6 of the Code. The Council considers that requiring residential development to comply with level 4 of the Code in tandem with other policy requirements set out in this DPD and the future national requirement for homes to be 'Zero Carbon' by 2016 is the most appropriate means to ensure that homes in Thurrock are built to a satisfactory standard against a range of sustainability considerations.

6.61 **DELETED**

## **PMD12 – SUSTAINABLE BUILDINGS**

In determining planning applications for new development, the following criteria must be met:

### **1. Residential**

Proposals for new or conversion to residential development must achieve a “Code for Sustainable Homes” level 4 rating, except in respect of any of the Code’s requirements that have been officially superseded by mandatory national standards.

In meeting the above requirement the Council will require the following credits to be achieved as a minimum in the respective design categories:

- i. External Water Consumption: 1 credit
- ii. Management of surface water run-off from developments: 2 credits
- iii. Ecology: 4 credits

### **2. Non-residential (including Expansions or Extensions) over 1000m<sup>2</sup>**

Proposals for non-residential development must achieve, as a minimum, the following BREEAM standards (or equivalent), where appropriate:

- BREEAM Very Good up to 2016;
- BREEAM Excellent from 2016;
- BREEAM Outstanding from 2019 (in addition to national standards for zero carbon).

These requirements may be relaxed where the developer is able to prove that these requirements will be economically unviable, rendering development of the site undeliverable.

### **3. Proposals for development will be required to submit an Energy and Water Statement in support of planning applications. The statements will be expected to show how the proposed development would:**

- i. Minimise water consumption;
- ii. Minimise energy consumption;
- iii. Maximise water efficiency and water recycling
- iv. Maximise the use of recycled materials and sustainably sourced materials; and
- v. Minimise waste and maximise recycling during construction and after completion.

Further details of these requirements will be set out in the forthcoming Design and Standards DPD.

## **Key Diagrams and Maps**

Not Applicable



## **PMD15 – FLOOD RISK**

- 6.74 Due to its proximity to the River Thames, the management of flood risk in Thurrock should be considered at all stages of the planning process in accordance with the NPPF and Planning Practice Guidance. Through the Strategic Flood Risk Assessment and Sequential Test, Thurrock Council have considered flood risk in relation to strategic planning and policy.
- 6.75 The Sequential test for individual development sites will be addressed on a strategic scale during the production of the Site Specific Allocations and Policies DPD. When planning permission is sought for individual developments on sites allocated in development plans that have been informed by the Thurrock SFRA and sequentially tested on that basis, developers need not reapply the Sequential Test, but must apply the sequential approach when locating development within the site. All other individual development sites will also be expected to pass the Sequential Test, with relevant evidence being provided to the Council by the developer.
- 6.76 Following the application of the Sequential Test, Planning Practice Guidance may indicate the need for the Exception Test to be applied. It is likely given the extensive area of Flood Zones 2 and 3 in Thurrock, that the Exception Test will be required for a significant number of applications.
- 6.77 In light of the above, and in accordance with the NPPF, developers are therefore required to submit a site-specific Flood Risk Assessment (FRA) with all planning applications if:
- The development site lies within Flood Zones 2 and 3, as illustrated by the Environment Agency's Flood Zone maps;
  - The development site is 1 hectare or greater in area and in Flood Zone 1;
  - The development site is in an area of Flood Zone 1 where there are known critical drainage problems.
- 6.78 Site-specific FRAs are required to identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime taking climate change into account. Those proposing developments should take the advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment. The objectives of a site-specific FRA, as set out in Planning Practice Guidance, are to establish the following:
- Whether a proposed development is likely to be affected by current or future flooding from any source;
  - Whether it will increase flood risk on-site or elsewhere;
  - Whether the measures proposed to deal with these effects and risks are appropriate;

- If necessary provide the evidence to the LPA so that the Sequential Test can be applied; and
- Whether the development will be safe and pass part (c) of the Exception Test if this is appropriate.

6.80 Further advice on producing Flood Risk Assessments is provided in Planning Practice Guidance and also by the Environment Agency in their Flood Risk Standing Advice to Applicants and Agents available by following the links on their website at: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

#### **PMD15 – FLOOD RISK ASSESSMENT**

1. Applications relating to sites not covered by the Thurrock Sequential Test will be required to be supported by a site-specific Sequential Test to demonstrate compliance with the NPPF, and associated Planning Practice Guidance. To reflect the nature of Thurrock's defended floodplain, particular reference should be made to the hazard rating for each site where covered by the Thurrock Strategic Flood Risk Assessment.
2. Only those applications classified under the 'minor development' or 'changes of use' categories will be exempt from both the Sequential and Exception Tests, and 'water compatible' development will be exempt from the Exception Test. All developments will still be expected to meet the requirements for Flood Risk Assessments.
3. Development proposals subject to the Exception Test in Thurrock must show that the following criteria have been met (in addition to FRA requirements outlined in the NPPF and associated Planning Practice Guidance):
  - I. In addressing that part of the Exception Test requiring demonstration that the development provides wider sustainability benefits to the community that outweigh flood risk, reference should be made to the main assessment criteria outlined in the Thurrock Sustainability Appraisal and any opportunities to reduce the overall flood risk posed to the community, including schemes to make space for water;
  - II. The FRA must demonstrate that the development will be 'safe', without increasing flood risk elsewhere, and where possible will reduce flood risk overall. For Thurrock, this will mean addressing the following points in particular:
    - i. Flood hazard must be fully considered and reference should be made in the site-specific FRA to the SFRA, or site-specific modelling. This should be used to inform a sequential approach to planning within the site;
    - ii. Where it is deemed acceptable to reduce flood storage as a result of development, level for level compensation storage must be provided to ensure that there is no increased flood risk elsewhere;
    - iii. Where appropriate, an emergency plan for the development must be submitted that is consistent with the emergency plan for the area. This will include evidence that 'more vulnerable'

<p>development can achieve safe access/egress to a communal refuge point or unaffected area accessible to the emergency services. In highly exceptional cases where access/egress to a place of safe refuge cannot be achieved, these will be considered on their individual merits;</p> <ul style="list-style-type: none"><li>iv. Where appropriate, flood avoidance, flood resistance and flood resilience measures must be incorporated into the design of any development;</li><li>v. Evidence that surface water management schemes, and other flood defence measures that are required on-site in order to allow a development to take place will be adequately maintained for the lifetime of that development by the site owner;</li><li>vi. Evidence that the proposed development will not interfere with the potential for future maintenance or improvements to flood defences.</li></ul> <p>4. Developers may be required to provide Developer Contributions towards the improvement of Emergency Planning services and flood defence measures within Thurrock as part of flood management mitigation.</p> <p>5. Developments will be expected to incorporate Sustainable Drainage Systems (SUDS) to reduce the risk of surface water flooding, both to the site in question and to the surrounding area. Where the potential for surface water flooding has been identified, site specific Flood Risk Assessments should ensure that suitable SUDS techniques are incorporated as part of the redevelopment.</p>
<b>Key Diagrams and Maps</b>
Not Applicable

### ***PMD16 – DEVELOPER CONTRIBUTIONS***

- 6.86 The statutory provisions for planning obligations are found at Section 106 of the Town and Country Planning Act 1990 and the Community Infrastructure Levy Regulations 2010 (as amended). The NPPF confirms that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations, and that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. The levy regulations indicate that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
- i) necessary to make the development acceptable in planning terms;
  - ii) directly related to the development, and;
  - iii) fairly and reasonably related in scale and kind to the development.

6.87 **DELETED**

**PMD16 - DEVELOPER CONTRIBUTIONS**

1. Where needs would arise as a result of development, the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and in accordance with the NPPF and any other relevant guidance.
2. Through such obligations, the Council will seek to ensure that development proposals:
  - i. Where appropriate contribute to the delivery of strategic infrastructure to enable the cumulative impact of development to be managed.
  - ii. Meet the reasonable cost of new infrastructure made necessary by the proposal.
  - iii. Mitigate or compensate for the loss of any significant amenity or resource.
  - iv. Provide for the ongoing maintenance of facilities provided as a result of the development.

The wide range of matters that may be covered by obligations include:

<b>Housing</b>	Affordable Housing (including intermediate and key worker housing)
	Mobility Housing
	Lifetime Homes
	Special Needs Housing
<b>Education and Training</b>	Early Years and Childcare
	Primary Schools
	Secondary Schools
	Sixth Form Provision
	Higher Educational Provision
	School Transport
	Adult Learning
	Safer Routes to School
	Vocational training in employment
Employment of local residents	
<b>Transport Infrastructure</b>	Provision of Technical Work
	Network management
	Sustainable Public and Community Transport
	Accessibility and Travel planning
	Pedestrian Infrastructure including Public Rights of Way
	Cycling Infrastructure
	Road Infrastructure
Parking Infrastructure / enforcement	

	Transport Information and Marketing Scheme and Residential Season Ticket Provision
	Maintenance Payments for new and existing infrastructure
<b>Community, Cultural and Social Infrastructure</b>	Library Services
	Community Centres (including Places of Worship)
	Youth Facilities
	Emergency Services – Police Service, Essex Fire and Rescue, Health Care, Ambulance Services
	Public Art
	Recreational and Leisure Facilities including Open Space, Play Equipment and Pitches
<b>Built Environment</b>	Street Scene Improvements
	Preservation and enhancement of the Historic Environment
	Safety and designing out crime
	Sustainable Design and Layout
<b>Environment/ Climate Change</b>	Renewable Energy Additions
	Biodiversity and Landscaping
	Green Infrastructure
	Greengrid
	Carbon Offset Fund
	Flood defense infrastructure
<b>Other Utilities and Communications</b>	District Energy Networks
	Including water and waste water

3. To ensure the robust, sustainable and effective delivery of infrastructure within Thurrock, the Council will seek, where appropriate, different types of contributions from new development. These will be set out in the forthcoming Developer Contributions SPD. The range of contributions that will be utilised in Thurrock include:

- i. **Standard Charges** – to ensure certainty and clarity in the delivery of developer contributions, a formulaic approach with a standard charge will be utilised where appropriate.
- ii. **Maintenance Payments** – where appropriate maintenance contributions will be sought, usually in the form of a one-off payment.
- iii. **Forward or Support Funding** – Specific elements of the development package may be required to be in place at an early stage in the build programme.
- iv. **Pooling of Contributions** – Pooling of contributions will be an appropriate way of collecting together funding from a number of developments in an area to facilitate the provision of infrastructure needed to meet the cumulative impact of development where a single development would not fairly be able to meet the associated costs.

Cross boundary impacts with other Local Planning Authorities will require joint agreement between authorities. Effective and productive joint working with neighbouring authorities will be promoted.

**Key Diagrams and Maps**

Not Applicable

## CHAPTER 7 – MONITORING AND IMPLEMENTATION

Table 17

### Core Output/Significant Effect Indicators

HOUSING				
<b>Policy Cross-Reference</b>	CSSP1, CSTP1, CSTP2, CSTP3, CSTP4, CSTP5			
<b>Appropriate SSOs</b>	SSO1, SSO2, SSO4, SSO12, SSO18			
<b>SA Objective(s)</b>	SEA4, SEA5, SEA13			
Ref	Indicator	Source	Indicator Type	Targets
H2 (d)	i) Managed delivery target ii) Maintaining 5 year supply of deliverable housing sites and buffer	DCLG, LDF Core Output Indicators - Updated 2/2008	Core Output, NPPF requirement	In 2009 published AMR target is 5,645 by 2014
H6	Housing Quality – Building for Life Assessments	DCLG, LDF Core Output Indicators - Updated 2/2008	Core Output	Current position is not to set a target, but to monitor. Subject to periodic review
H7	New developments achieving BREEAM very good or excellent or Code for Sustainable Homes Level 4	Thurrock Borough Council  TTGDC	Significant Effect	Compliance with national standards: 2013 – Level 4

ENVIRONMENT				
<b>Policy Cross-Reference</b>	CSTP18, CSTP19, CSTP20, CSTP21, CSTP22, CSTP23, CSTP24			
<b>Appropriate SSOs</b>	SSO1, SSO3, SSO6, SSO9, SSO19			
<b>SA Objective(s)</b>	SEA4, SEA7, SEA11, SEA12, SEA14, SEA15			
Ref	Indicator	Source	Indicator Type	Targets
E6 (H6)	Housing quality – Building For Life Assessments	DCLG, LDF Core Output Indicators - Updated 2/2008	Core Output	Current position is not to set a target, but to monitor Subject to periodic review

E7 (H7)	Percentage of new developments achieving BREEAM very good or excellent or Code for Sustainable Homes Levels 3-6	DCLG, LDF Core Output Indicators - Updated 2/2008	Significant Effect	Compliance with national standards: 2013 – Level 4
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