

**Adoption of Thurrock Core Strategy and Policies for Management of Development Focused Review: Consistency with National Planning Policy Framework**

**KEY OUTCOMES**

<b>Policy</b>	<b>Change</b>
OSPD1 – Promoting sustainable growth and regeneration in Thurrock	A new policy, closely modelled on the Planning Inspectorate’s suggested model wording. Expresses the intent of the Council to take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework
CSSP5 – Sustainable Greengrid	Sets out more comprehensive considerations
CSTP8 – Vitality and Viability of Existing Centres	Reflects the sequential preference for ‘main town centre uses’ to be located in ‘town centres’ before ‘edge of town centre’ locations before ‘out of centre’ locations
CSTP23 – Thurrock Character and Distinctiveness	Identifies Residential Precincts and the Homesteads ward as key areas where the Council will protect character
CSTP25 – Addressing Climate Change	Recognises the role of green infrastructure as a means to address climate change
CSTP27 – Management and Reduction of Flood Risk	Requires developers to prioritise sustainable drainage systems
CSTP32 – Safeguarding Minerals Resources	Safeguarding of facilities for concrete and coated materials, and those handling, processing and distributing recycled aggregates
PMD1 – Minimising Pollution and impacts on amenity	Includes the considerations of health, safety and the natural environment, and the protection of valued recreational and amenity areas. Guards against the introduction of sensitive land uses in the vicinity of businesses in order to avoid the imposition of restrictions over the activities of the latter
PMD2 – Design and Layout	Introduces requirement that development optimises the potential of sites, and expectation that developers of proposals that would have a wide impact will work with local communities to take account of their views. Changes to reflect the approach of <i>Building for Life 12 (BfL 12)</i> rather than original <i>Building for Life</i> . <i>BfL 12 is the industry standard, endorsed by Government, for the design of new housing developments.</i>
PMD6 – Development in the Green Belt	Introduces parameters for the redevelopment of previously developed sites, and for agricultural workers dwellings
PMD7 – Biodiversity, Geological Conservation and Development	Introduces the achievement of net gains in biodiversity as an objective
PDM12 – Sustainable Buildings	Aligns, so far as possible at this time, the requirements of the policy with emerging national policy. In particular removes the requirement for dwellings to be built to level 6 of the Code for Sustainable Homes from 2016
PMD15 – Flood Risk Assessments	Introduces a requirement that development allowed exceptionally in areas of flood risk should provide wider sustainability benefits