

APPENDIX 2

Thurrock Local Plan consultation – BIMBY process

Briefing for Members

In December 2020 we briefed members on the approach being taken towards developing aspects of the Local Plan, moving on from the Your Place Your Voice consultations which took place in 2019. The BIMBY (Beauty in My Back Yard) process was launched in December 2020. Due to the implementation of Tier 4 restrictions and subsequently, lockdown 3, the launch of the BIMBY survey through social media was delayed until early 2021 and is currently being stepped up through an intensive social media campaign.

Landowner Charrette sessions

In January of this year, we commenced the landowner Charette sessions. These are a series of full day site promoter workshops, designed to bring together the core team of Thurrock Borough Council and landowners. The workshops are taking place through to March 2021.

Focused around eight individual charrette areas they have, to date, proved extremely insightful in terms of establishing the opportunities, constraints, and requirements of each area and the development potential of various sites. The intention is not for landowners to promote individual sites but to have an open and balanced discussion in which valuable technical information is shared by both sides and a common vision for sustainable development can take shape.

The Charette sessions are as follows:

- Bulphan, 12 January 2021
- Chadwell St Mary, 19 January 2021
- Corringham, 27 January 2021
- Stanford Le Hope, 1 February 2021
- South Ockendon, 8 February 2021
- Orsett, 15 February 2021
- Horndon on the Hill, 22 February 2021
- East Tilbury, 1 March 2021

To date, key insights have included:

- Major road infrastructure has severed original movement patterns, undermining the logic of the settlements and their relationship to the landscape.
- Post-war developments/extensions are often divorced from the original historic settlement.
- There is valuable green infrastructure, but a lack of continuity between its elements, particularly concerning the Mardyke.
- There is a feeling that large scale infrastructure has been imposed on Thurrock, without it reaping the benefit, and that this could happen again with the Lower Thames Crossing (LTC).
- What architectural heritage there is has often not been well-maintained and is outbalanced by poor 20th century development.
 - Heritage assets should be better maintained and highlighted.
 - Local listings need to be documented; conservation areas reviewed.

- The building stock owned by the local authority needs to be better understood, as well as its potential for development/regeneration.
- Employment provision and needs was a missing component, and so we have set up a workshop to engage Thurrock's business groups, leaders, and Commerce Forum.
- It is clear that the council needs to encourage landowners to work together and deliver mixed-use, walkable places.
- In certain areas of post-war suburban development, roads do not seem to be adopted, leading to a poor quality public realm.
- Reinforced awareness that Call for Sites process does not naturally engender forward-thinking planning and is reactive rather than proactive.
- There is a perceived low expectation of what is possible amongst the landowners/agents.

BIMBY survey – public consultation

As previously highlighted, we are keen to take a full, rounded approach to consultation and are committed to reaching everyone in communities to ensure that views are heard from a cross section of residents. The BIMBY survey will run until late spring to give maximum opportunities for communities and individuals to be involved.

We are in the process of launching a comprehensive social media strategy which is tailored to appeal to different demographics and age groups. Since December, we have also issued announcements in Council newsletters, sent information to local press, and reached out to local community groups to try and encourage more people to get involved in our survey, and have their voice heard for the future of Thurrock.

As discussed, we are keen to 'tap into' the knowledge of members and would welcome any suggestions on local community groups, sports clubs, care groups, or vulnerable residents who are potentially harder to reach, perhaps as a result of the current lockdown, for us to reach out to.

We have enclosed for your reference a leaflet which was recently distributed to local communities in the key identified growth areas (named above in the Landowner charrette section) and would be grateful if Members could, where possible, share the attached leaflet with their communities and encourage residents to get involved in the survey and have their voices and opinions heard. We are committed to boosting the number of residents engaging with the process.

To date, key feedback has included:

Bulphan

- Concerns about industrial areas and more commercial development;
- The need for affordable housing;
- The need for improved transport services;
- Concern over reducing carbon footprint .

Chadwell St Mary

- The need for greater diversity in shops;
- More GPs for the area;

- Need for affordable housing;
- Development to lessen the impact of the Lower Thames Crossing.

Corringham

- The new port will be important for employment;
- Area needs more independent shops;
- More affordable housing needed;
- Infill housing can be delivered to protect other sites.

Stanford Le Hope

- People have to travel out of the area for key services, such as banks;
- DP World is a big employer that benefits the community;
- Need more affordable housing;
- More diversity in shopping choices needed.

South Ockendon

- Better public transport needed that is affordable and frequent ;
- Make paved area outside shops more amenable by addressing anti-social behaviour;
- More affordable homes needed;
- Need more bars and restaurants.

Orsett

- Orsett doesn't need any more development – it has grown enough with the development of the hospital estate;
- Speeding is an issue;
- Fields surrounding Orsett give a rural feel;
- More facilities for young adults and teenagers are needed.

Horndon on the Hill

- Historic character needs to be preserved and enhanced
- Village character needs to be maintained
- No need for any more development in Horndon on the Hill
- Slowly becoming industrialised, which is not popular

East Tilbury

- Need for better transport infrastructure and a crossing over the railway line;
- East Tilbury club should be tidied up and provide a youth club;
- Too many new houses have been built in the area;
- Coalhouse Fort is an important community asset which is falling into disrepair.

Next steps

The Council and the Prince's Foundation will take all of the feedback received from public consultation (BIMBY survey) and the landowner charrettes and start developing an idea of the key elements of importance for each of the character areas. The public and landowners / agents will then be reconsulted on these to help develop the emerging themes in more detail.

We hope that you have found this briefing helpful and we would be grateful if any ideas could be sent through to Snapdragon at PLMR. Please do also get in touch should you have any questions on any of the information contained in this update.