

Creating Successful Places

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Review of Thurrock Design Strategy

What is the aim?



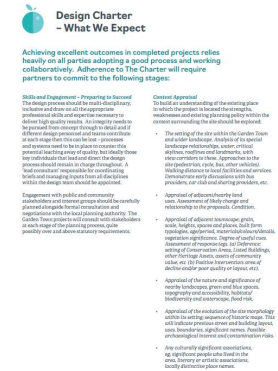
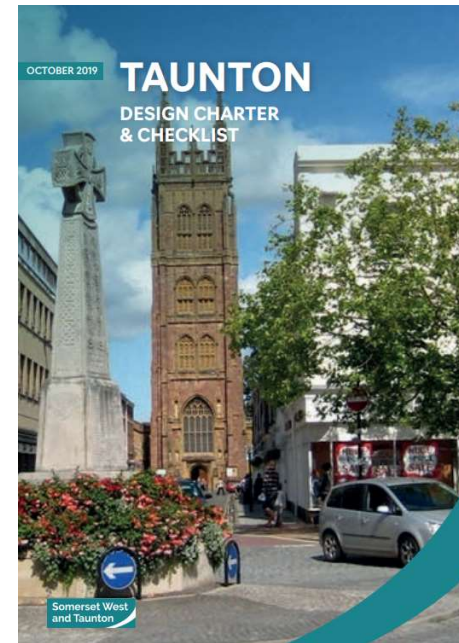
- High-level guide to the importance Thurrock Council place on good design in placemaking and planning
- Will replace existing Design Strategy SPD
- Aligns expectations between stakeholders
- Gives guidance on key design opportunities
- Links to the Local Plan
- Supports and streamlines well-designed development

Emerging Local Plan

- Document will sit at the top level of emerging Thurrock Design Guide
- Will be a corporate document
- Supporting planning guidance to be produced
- Signposts to other planned / emerging SPDs
- Works with and codifies PPAs



Examples from elsewhere



Anticipated Content



- Why? The Importance of Good Design in Thurrock
- The Design 'Contract'
- Design Principles
- Design in the Planning Process
- Designing for Thurrock's Opportunities

Design 'Contract'

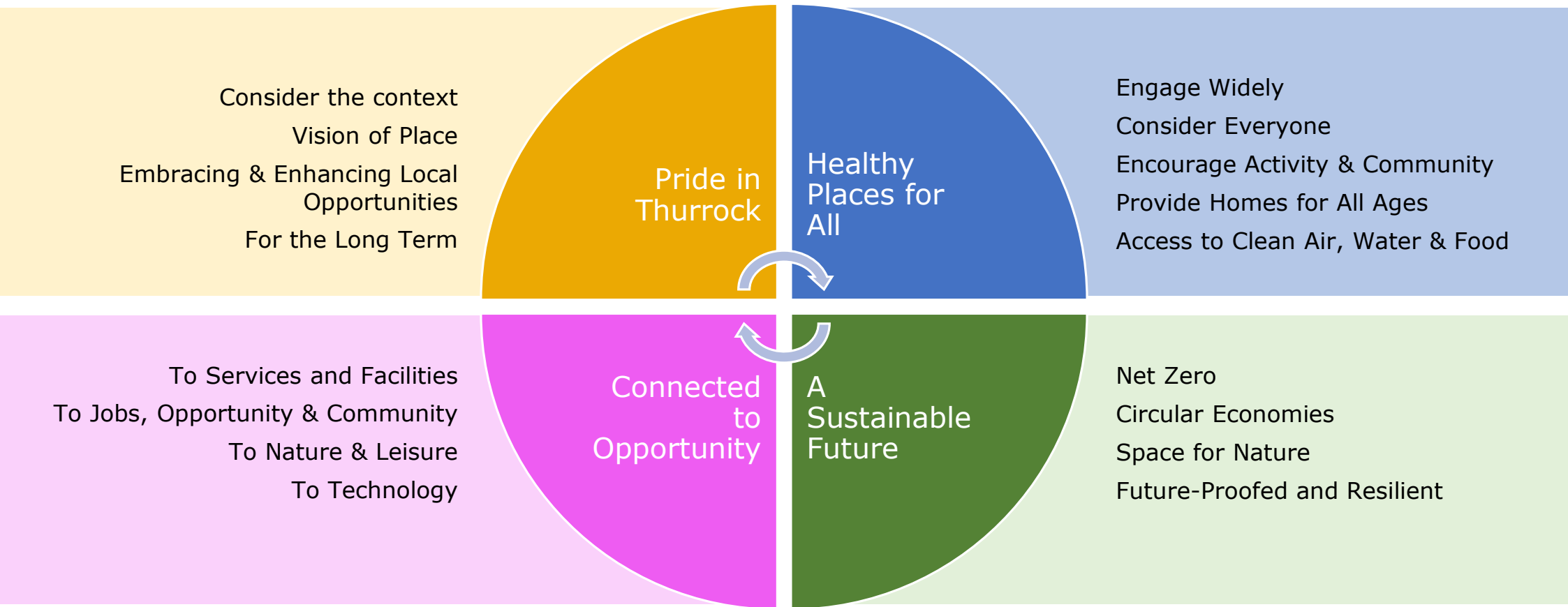
Thurrock Council

- Corporate objectives
- Early/continuous collaboration
- Embedding and clarifying design in the planning process
- Regeneration projects

Stakeholders/Developers

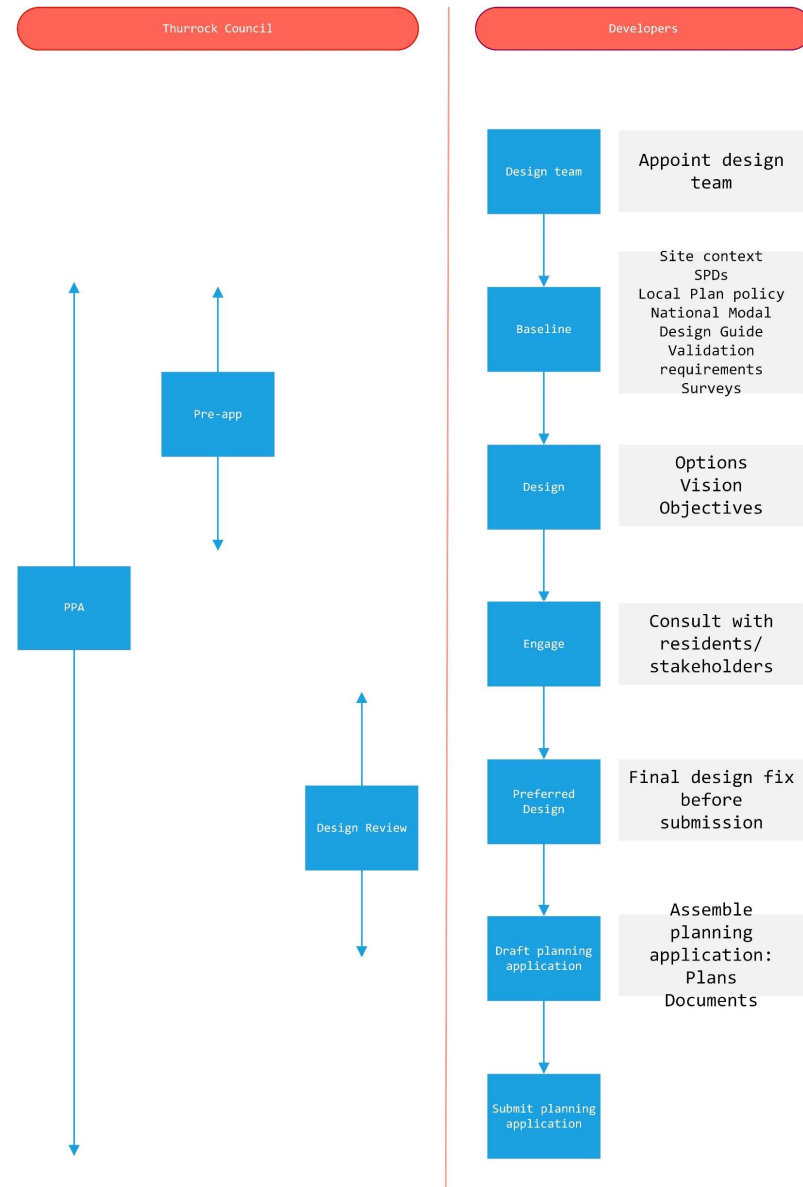
- Quality commitment
- Early/continuous collaboration
- Demonstrating good design practice through planning process

Design Principles



Design in the Planning Process

- Formalising where design is considered within the planning process
- Guide for design teams and planning officers on what to review



Designing for Thurrock's Opportunities

- Distinctive attributes
- Typologies of place
- Key design issues & opportunities
- Signposts to best practice design guidance



Next Steps

- Internal Stakeholder Workshop
- Member Briefing
- Drafting
- Consultation Draft
- Publication

Thurrock Local Plan Evidence

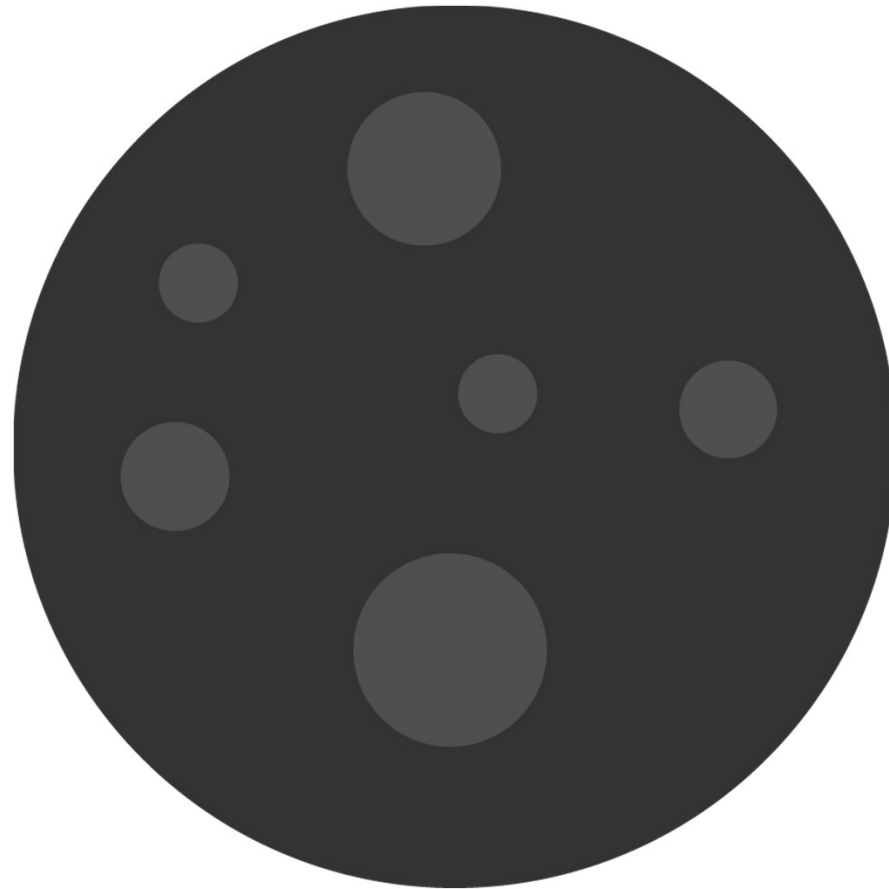
From sites to development frameworks

Introduction

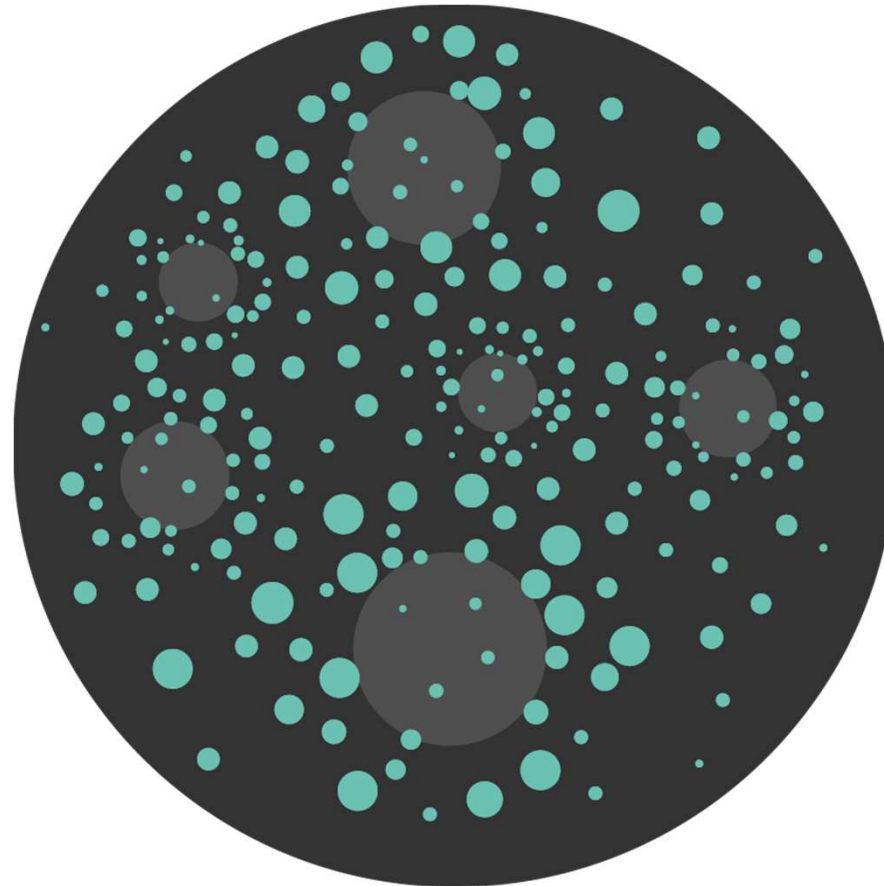


- National policy requirement to allocate sites to meet needs
- Sites Assessment Study (SAS) will assess sites for their allocation potential
- Different to the HLAA
- SAS will be supported by other evidence
- Leads to development frameworks and concept plans

The beginning



Sites, sites, sites



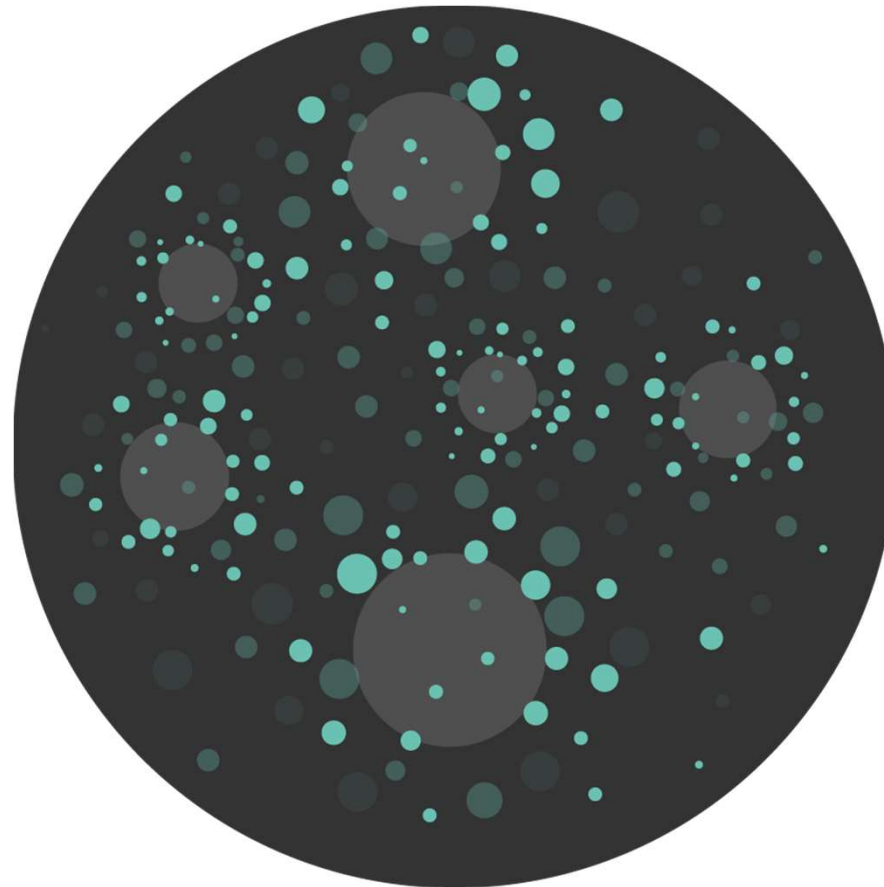
- Call for sites
- Legacy sites
- Planning permissions
- Council sites

Initial review



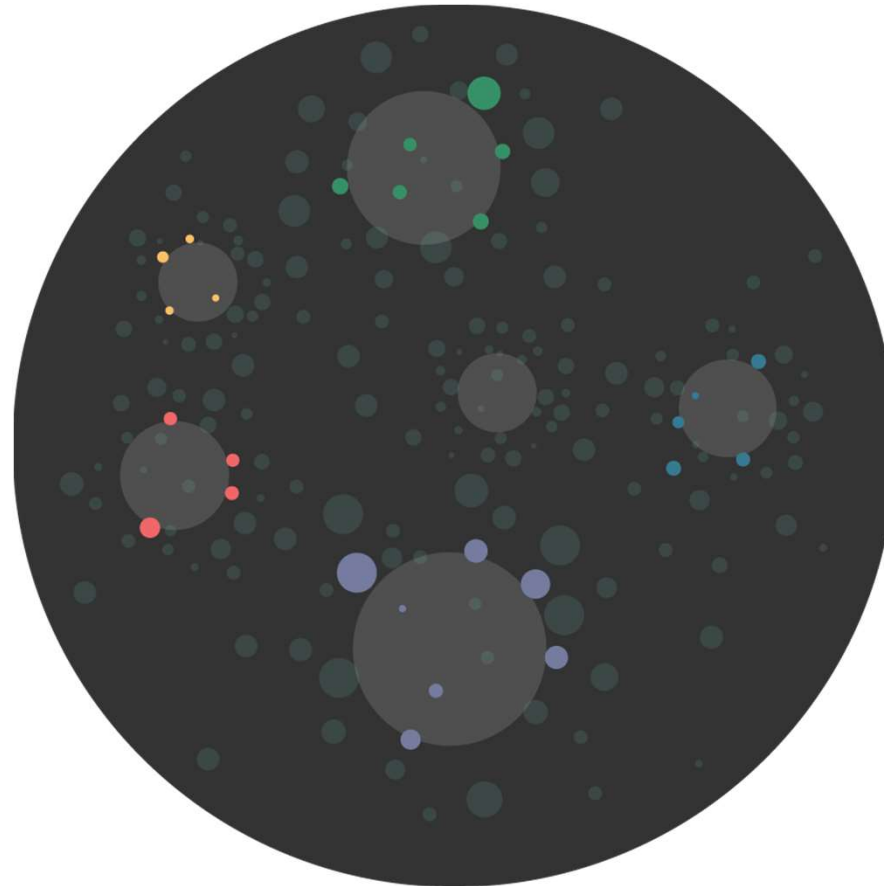
- Focus on available sites

Sites assessment



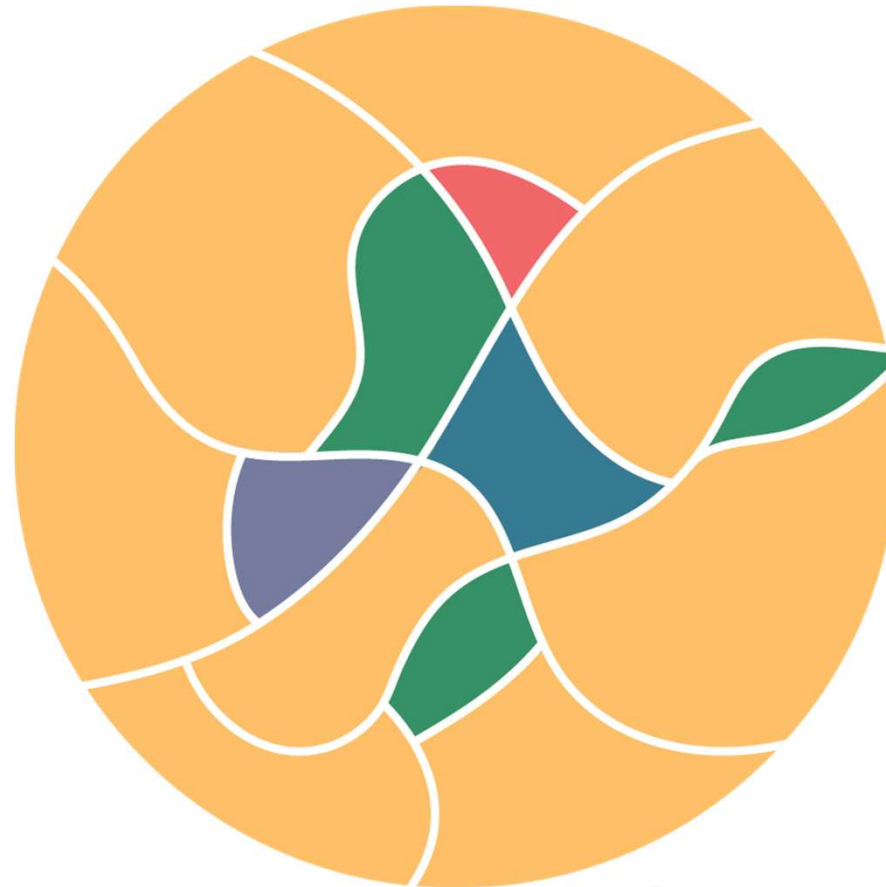
- GIS exercise
- Several disciplines
- Competing requirements
- Sequential factors
- Locational factors
- Development factors

Area Development Frameworks



- Five character areas
- Development Framework for each area
- Strategic view of sites and their infrastructure

Concept plans



- Output of the development frameworks
- Scale, mix, distribution of development
- Informed by PPAs
- Will inform masterplans, planning applications, policy

Summary

Sites
assessment

Area Development
Frameworks

Concept plans

