

Thurrock Local Plan update

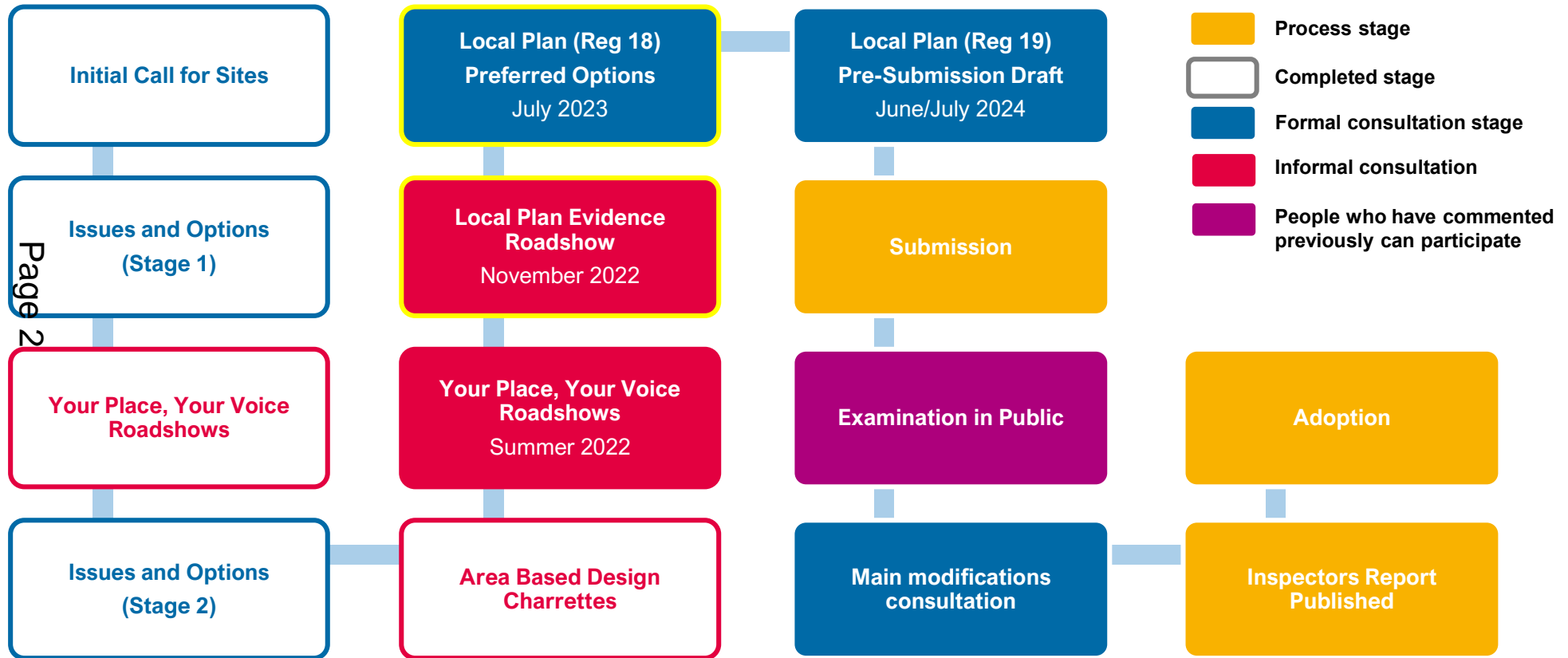
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Kirsty Paul

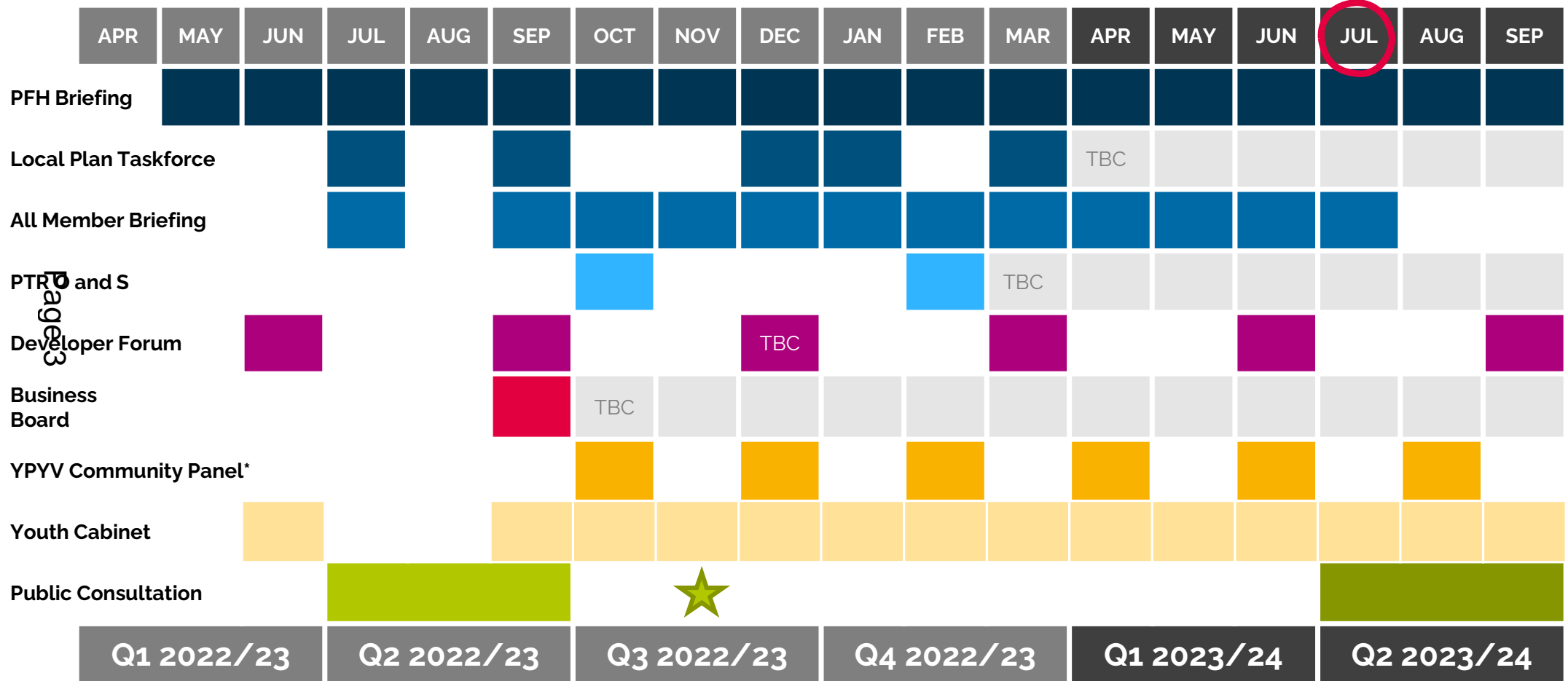
Local Plan Manager

Thurrock Council

Updated W. Programme



Stakeholder Engagement



Local Plan Evidence Roadshow

The roadshow is intended to be a marketplace style event where residents and other local stakeholders can find out more about the plan making process and ask questions about emerging evidence. The events will be designed as a series of mini exhibition areas with boards setting out evidence relating to specific thematic areas.

Stakeholders will also be given the opportunity to look at the initial site assessment work and feed in their local knowledge ahead of sites being selected in the July 2023 document.

There will not be anything formal for consultees to 'comment' on but we will be recording any feedback we receive at the events and we could link in some survey style questions to help better understand local views around specific thematic areas.



LP Evidence Roadshow

- ❑ 2 in person events for each SPA
- ❑ Events will take place in November
- ❑ Weekday Afternoon-
Early Evening
(3pm – 7pm)
- ❑ Weekend Morning-
Lunch
(10am-1pm)



Regulation 18 Evidence (Stage 1)

Housing and Economy

- ❑ South Essex Strategic Housing Market Assessment*
- ❑ Thurrock Housing Land Availability Assessment 2022
- ❑ Interim Site Selection Paper*
- ❑ Thurrock Economic Development Needs Assessment
- ❑ Thurrock Employment Land Availability Assessment Update

Transport and Infrastructure

- ❑ Infrastructure Baseline
- ❑ Thurrock Transport Strategy
- ❑ Thurrock 2050 - Vision for Movement

Environment and Place Making

- ❑ Interim Strategic Flood Risk Assessment
- ❑ Landscape Character Assessment
- ❑ Princes Foundation – Design Charette Outcomes Report
- ❑ Thurrock Green and Blue Infrastructure Strategy
- ❑ Thurrock Climate Change Strategy

Local Plan Preferred Options (Regulation 18)

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July 2023

Indicative Contents

- ❑ About the Plan, Place and People (wider context and overview of earlier consultations)
- ❑ Identify main issues and opportunities
- ❑ Spatial vision for Thurrock in 2040
- ❑ Spatial strategy setting out where development is going to be focussed
- ❑ Strategic policies
- ❑ Detailed policies
- ❑ Area policies and site allocations

Boroughwide and spatial planning area targets for homes, jobs and retail needs

Detailed policies may end up being replaced by national policies in the future

Area wide policies would apply to allocated and non allocated (windfall sites)

Local Plan - Policy Types

Strategic Policies

Strategic policies contain higher level policy principles that will inform other policies in the Development Plan as well as any emerging Neighbourhood Plans.

Strategic policies can also set out specific targets and detailed approaches if justified.

Detailed Policies

Detailed policies are more technical in nature and tend to be more focussed around specific types of development.

Detailed policies can apply to both allocated development sites and windfall sites

Spatial Planning Area

Policies relating to the wider Spatial Planning area are likely to focus primarily on semi-strategic issues such as movement and sustainable infrastructure.

Policies such as this would apply to both allocated development sites and windfall sites

Growth Area

The term growth area could mean a specific settlement but it might also mean a specific part of a settlement depending on the settlement size.

Policies at this level are required to ensure that sites coming forward within the wider area are working to a set of common planning and design principles/ aims.

Policies such as this would apply to both allocated development sites and windfall sites

Site Allocations

Site allocation policies (where needed) will set out planning/design considerations that are site specific.

NB: Allocations don't have to be in a singular ownership

This is the final consultation stage before the Plan is submitted to the SoS

Only people/ organisations who have commented at this stage will be able to speak at the hearings

Comments need to respond specifically to legal compliance matters and the tests of soundness

Indicative Contents

Some of the more detailed explanatory text will be removed from the document and placed into topic papers

- ❑ About the Plan, Place and People (wider context and overview feedback from earlier consultations)
- ❑ Spatial vision for Thurrock in 2040
- ❑ Spatial strategy setting out where development is going to be focussed
- ❑ Strategic policies
- ❑ Detailed policies
- ❑ Area policies and site allocations

Appendix will include a housing trajectory and a monitoring framework

Local Plan Pre-Submission Draft (Regulation 19)

June/July 2024

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Engaging with

**communities and other local
stakeholders**

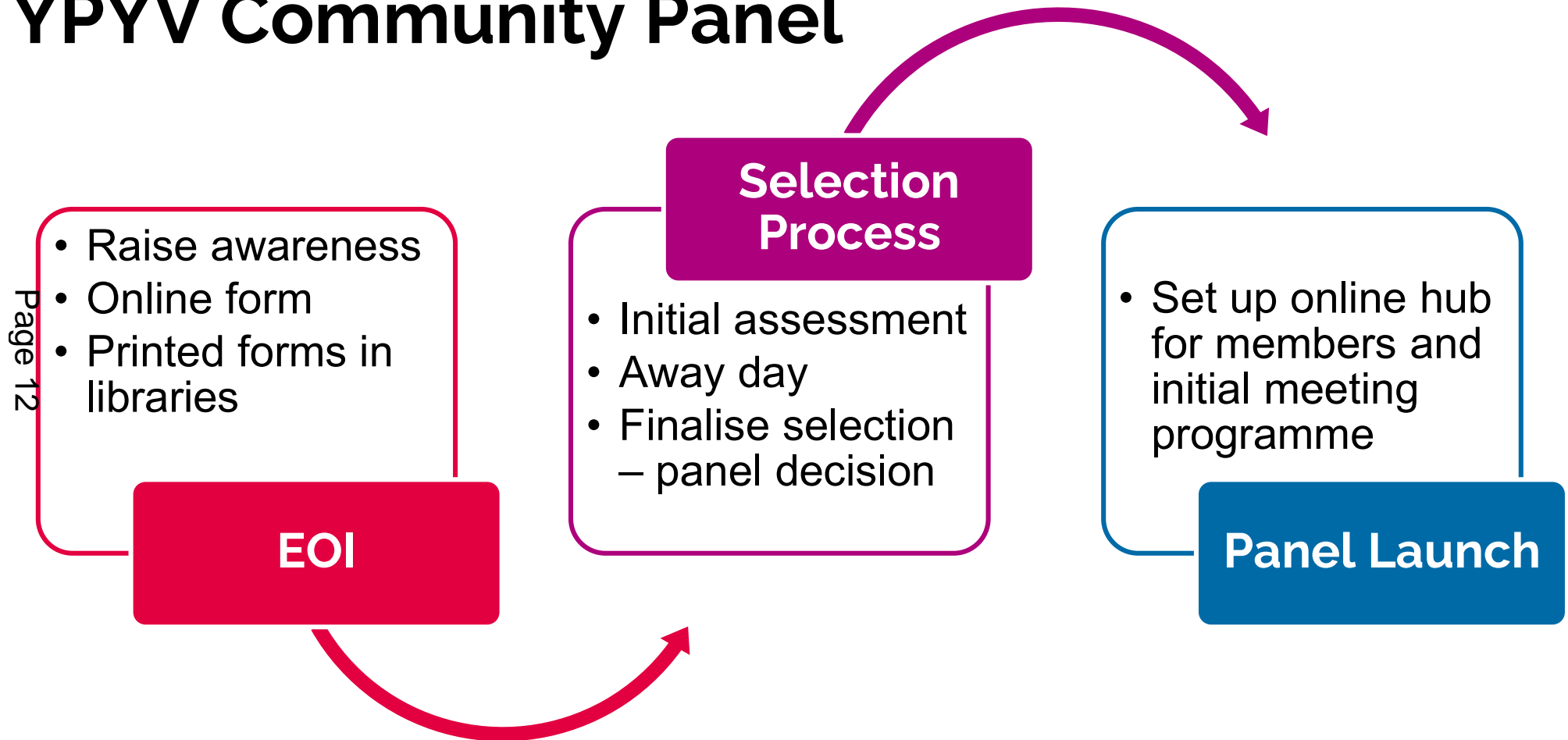
Statement of Community Involvement

- ❑ A Statement of Community Involvement (SCI) sets out how stakeholders can get involved in planning matters
- ❑ It includes information about who will be involved, how they will be involved and the key consultation/ preparation stages for each planning policy documents or application
- ❑ Consultation on the draft SCI ran for 7 weeks during July-September 2022
- ❑ We received responses from 17 individuals and organisations

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- ❑ Support for updating the SCI
- ❑ Need to improve communication and simplifying the consultation process
- ❑ Want to see more involvement with the community forums for both planning applications and Local Plan consultations
- ❑ Suggest that more time is given for consultations during key holiday periods, such as Christmas and Summer

YPYV Community Panel



Engaging with developers and landowners

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Local Plan PPA's

The PPA process gives us a chance to supplement our initial site assessment work and determine whether potential site constraints can be overcome. It also gives us a chance to look beyond red boundaries and ensure that collectively the sites coming forward in a locality appropriately address local needs and aspirations.

Stage 1: Initial site assessment

Confirm that the proposed uses and suggested capacity are appropriate and that the scheme is capable of being delivered and/or substantively commenced within the plan period. For some sites this may include the need for more detailed discussions on specific thematic areas or a commitment to work with nearby site promoters.

Deadline:
October 2022

Stage 2: Policy drafting and concept plans

Explore in more detail specific uses and quantum of development on the site and ensuring that any potential scheme coming forward on the site would deliver the maximum benefit to both new and existing residents i.e. for greenbelt sites we need to make sure that the gains outweigh the harm and that there is a strong enough justification to release the site from the green belt.

Deadline:
May 2023

Stage 3: Deliverability and phasing

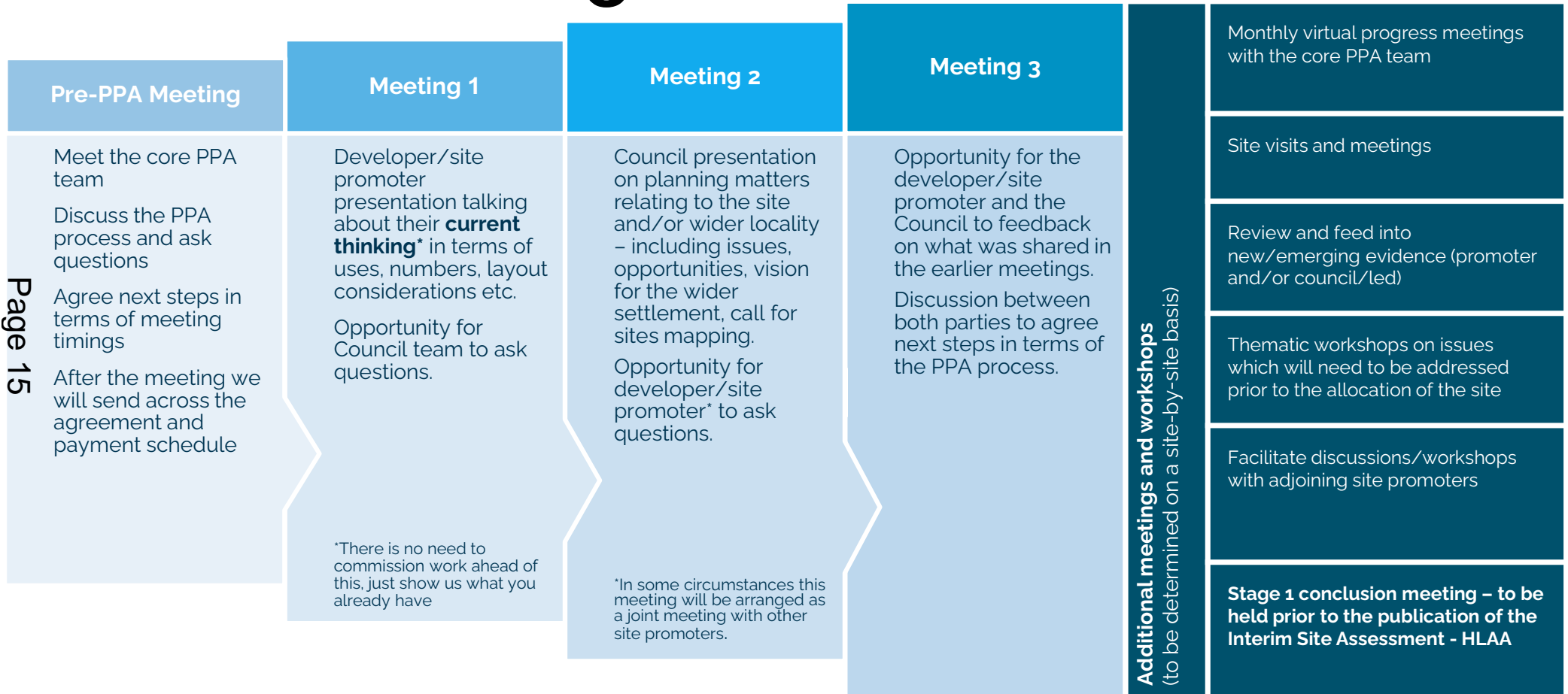
Check that the preferred scheme is deliverable in viability terms and that there is some market interest in the site.

Explore in more detail when the site is likely to come forward and anticipated phasing/build out rates to feed into our final trajectory.

Deadline:
November 2023*

PPA Process – Stage 1

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PPA Process – Stage 2

After the initial site assessment work is finalised we will schedule a meeting with individual promoters/ consortiums to discuss the current consultation document and agree next steps.

Potential steps we may want to use for Stage 2 include but are not limited to:

- Evidence review sessions
- Detailed design workshop/s
- Discussions regarding emerging wording for spatial planning area policies and site allocations
- Informal engagement with residents, community groups, Elected Members and/or other relevant local and statutory stakeholders



PPA Process – Stage 3

After the publication of the Regulation 18 draft, we will schedule a meeting with individual promoters/ consortiums to discuss the current consultation document and agree next steps.

Potential steps we may want to use for Stage 3 include but are not limited to:

- Evidence review sessions
- Detailed design workshop/s (concept to masterplans or design codes)
- Discussions regarding viability, deliverability and phasing strategies
- Discussions with external organisations/agencies to develop funding bids for critical infrastructure
- Informal engagement with residents, community groups, Elected Members and/or other relevant local and statutory stakeholders

Impact of COVID-19

on plan making in Thurrock

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Immediate impacts

- ❑ Temporary infrastructure/public realm alterations to facilitate social distancing and lockdown measures
- ❑ Need to rethink/reimagine the way that we engage with residents and other stakeholders (during and post pandemic peak)
- ❑ National fall in housebuilding – social distancing on site, reduced workforce due to illness and material shortages

Lockdowns demonstrated that **some places supported people better than others** when they were confined to being in their local neighbourhoods (TCPA, 2021). These were places, for example, that had good access to quality green spaces, opportunities for walking and cycling, and local amenities and shops.

31%

of adults in Britain (15.9 million people) have been affected by mental or physical health problems due to the condition of, or lack of space in, their home during lockdown.



During the pandemic, there was a **shift to individuals shopping at local businesses more, preparing their own food and eating with family**. Higher income individuals and families showed greater interest in growing food and buying more fruit and vegetables.

The pandemic acted as a catalyst for technological advancements however



1.9 million households in the UK do not have access to the internet

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7%

struggled with home working (mostly social renters), with lack of space, poor home technology and poor physical conditions given as common issues.



Whilst public transport modes saw a decline in use during the pandemic, active travel modes of walking and cycling were less affected by such a decline



23%

increased their use of local corner shops

Households most likely to be satisfied with their neighbourhood were **those located within a 5-minute walk to a park or green space**

One in eight

households in Great Britain did not have access to a private or shared garden



The pandemic resulted in changes to the use of high streets with a significant reduction in the footfall, with data showing **national retail footfall fell by 47% in March 2021 compared to the equivalent week in 2020**

Road to recovery - things to think about...

- ❑ Reducing health and well-being inequalities
- ❑ Place and housing
- ❑ Focus on rebooting local highstreets and the small/medium enterprises
- ❑ Moving around by walking, cycling and public transport
- ❑ Importance of access to healthy food environments and food growing
- ❑ Accessing and using digital technology
- ❑ Importance of access to green and blue infrastructure

The pandemic has instigated a call to 'build back better'. The COVID-19 Marmot Review expanded on this by saying not just Better but **Fairer**.

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