

Thurrock: An ambitious and collaborative community which is proud of its heritage and excited by its diverse opportunities and future

Local Development Plan Task Force

The meeting will be held at **7.00 pm** on **9 September 2019**

Committee Room 1, Civic Offices, New Road, Grays, Essex, RM17 6SL

Membership:

Councillors Alex Anderson, Andrew Jefferies, Martin Kerin, Joycelyn Redsell, Gerard Rice and Luke Spillman

Substitutes:

Councillors

Agenda

Open to Public and Press

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Queries regarding this Agenda or notification of apologies:

Please contact Wendy Le, Democratic Services Officer by sending an email to direct.democracy@thurrock.gov.uk

Agenda published on: 2 September 2019

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DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

Breaching those parts identified as a pecuniary interest is potentially a criminal offence

Helpful Reminders for Members

- *Is your register of interests up to date?*
- *In particular have you declared to the Monitoring Officer all disclosable pecuniary interests?*
- *Have you checked the register to ensure that they have been recorded correctly?*

When should you declare an interest at a meeting?

- **What matters are being discussed at the meeting?** (including Council, Cabinet, Committees, Subs, Joint Committees and Joint Subs); or
- If you are a Cabinet Member making decisions other than in Cabinet **what matter is before you for single member decision?**



Does the business to be transacted at the meeting

- relate to; or
- likely to affect

any of your registered interests and in particular any of your Disclosable Pecuniary Interests?

Disclosable Pecuniary Interests shall include your interests or those of:

- your spouse or civil partner's
- a person you are living with as husband/ wife
- a person you are living with as if you were civil partners

where you are aware that this other person has the interest.

A detailed description of a disclosable pecuniary interest is included in the Members Code of Conduct at Chapter 7 of the Constitution. **Please seek advice from the Monitoring Officer about disclosable pecuniary interests.**

What is a Non-Pecuniary interest? – this is an interest which is not pecuniary (as defined) but is nonetheless so significant that a member of the public with knowledge of the relevant facts, would reasonably regard to be so significant that it would materially impact upon your judgement of the public interest.

Pecuniary

If the interest is not already in the register you must (unless the interest has been agreed by the Monitoring Officer to be sensitive) disclose the existence and nature of the interest to the meeting

If the Interest is not entered in the register and is not the subject of a pending notification you must within 28 days notify the Monitoring Officer of the interest for inclusion in the register

Unless you have received dispensation upon previous application from the Monitoring Officer, you must:

- **Not participate or participate further in any discussion of the matter at a meeting;**
- **Not participate in any vote or further vote taken at the meeting; and**
- **leave the room while the item is being considered/voted upon**

If you are a Cabinet Member you may make arrangements for the matter to be dealt with by a third person but take no further steps

Non- pecuniary

Declare the nature and extent of your interest including enough detail to allow a member of the public to understand its nature



You may participate and vote in the usual way but you should seek advice on Predetermination and Bias from the Monitoring Officer.

Our Vision and Priorities for Thurrock

An ambitious and collaborative community which is proud of its heritage and excited by its diverse opportunities and future.

1. **People** – a borough where people of all ages are proud to work and play, live and stay
 - High quality, consistent and accessible public services which are right first time
 - Build on our partnerships with statutory, community, voluntary and faith groups to work together to improve health and wellbeing
 - Communities are empowered to make choices and be safer and stronger together

2. **Place** – a heritage-rich borough which is ambitious for its future
 - Roads, houses and public spaces that connect people and places
 - Clean environments that everyone has reason to take pride in
 - Fewer public buildings with better services

3. **Prosperity** – a borough which enables everyone to achieve their aspirations
 - Attractive opportunities for businesses and investors to enhance the local economy
 - Vocational and academic education, skills and job opportunities for all
 - Commercial, entrepreneurial and connected public services

Minutes of the Meeting of the Local Development Plan Task Force held on 1 July 2019 at 7.00 pm

Present: Councillors Alex Anderson, Andrew Jefferies, Martin Kerin (Vice-Chair) and Joycelyn Redsell (Chair)

Apologies: Councillors Gerard Rice and Luke Spillman

In attendance:
Andrew Millard, Interim Director of Place
Sean Nethercott, Strategic Lead of Strategic Services
Luke Tyson, Directorate Business Manager
Matthew Lappin, David Lock Associates Representative
Wendy Le, Democratic Services Officer

Before the start of the Meeting, all present were advised that the meeting may be filmed and was being recorded, with the audio recording to be made available on the Council's website.

1. Nomination of Chair

The Democratic Services Officer, Wendy Le, asked for nominations for the Chair.

Councillor Jefferies nominated Councillor Redsell for Chair and was seconded by Councillor Anderson. With no further nominations, the Committee went to the vote in which all were in favour of Councillor Redsell as Chair.

Councillor Redsell was announced Chair of the Local Development Plan Task Force.

2. Nomination of Vice-Chair

Wendy Le asked for nominations for the Vice-Chair.

Councillor Jefferies nominated Councillor Kerin for Vice-Chair and was seconded by Councillor Redsell. With no further nominations, the Committee went to the vote in which all were in favour of Councillor Kerin as Vice-Chair.

Councillor Kerin was announced Vice-Chair of the Local Development Plan Task Force.

3. Minutes

The minutes of the Local Development Plan Task Force meeting held on 18 March 2019 were approved as a correct record.

4. Items of Urgent Business

There were no items of urgent business.

5. Declaration of Interests

There were no declarations of interest.

6. Terms of Reference

There were no changes to the Terms of Reference and was agreed by the Task Force.

7. Site Visits

Sean Nethercott, Strategic Lead of Strategic Services, referred the Task Force to the last meeting of the Local Development Plan Task Force held on 18 March 2019 in which a site visit to Alconbury had been briefly discussed. He proposed 3 development sites that the Task Force could visit which were:

1. Alconbury Weald – it was the most visited site for development by other local authorities and had planning permission for 6,500 units that included new homes, primary and secondary schools and retail units over 350,000 square feet. The site had received planning permission 4 years ago and had developed 800 units so far.
2. Trumpington Meadows, Cambridgeshire – a slightly smaller site with 1,200 units with the same mix of units mentioned but the difference was that this site had 40% of affordable housing.
3. Kings Cross, St Pancras – had over 2,000 new homes including a regeneration of the area. The idea was to look at the principles behind housing needs and local community needs.

Sean Nethercott welcomed the Task Force to suggest any other potential sites they wished to visit.

The Chair mentioned that she had been to Huntingdon before and noted that the developments were of a high density which was not what Thurrock was looking for or needed. In response, the Interim Director of Place, Andrew Millard, said that not all recent builds in Thurrock had not been the highest standards of quality and may be due to a lack of vision from developers. The goal of the site visits were to provide Members with a range of different types of developments to give Members an idea of what high/low density and high quality builds could look like. He went on to say the site visit of Alconbury Weald and Trumpington Meadows could be done in one day because of its proximity to each other. With a range of sites to visit, it would help to inform and create a vision for Members of what Thurrock aspire to and deliver.

The Chair felt that a better range of development sites could be seen and went on say that Persimmons had not been great with recent house builds because most of the third bedroom in 3 bedroom properties were too small and the roads into developments were tight. Andrew Millard answered that developments in Thurrock were changing which could be seen in recent builds such as The Echoes in Grays and Derry Avenue. He said the Council should continue these types of high quality builds with future developments.

On the 3 proposed site visits, the Vice-Chair said that he would be interested in visiting all 3 sites. With the Alconbury Weald and Trumpington Meadows site, he hoped that the visits would help to fill in the missing elements required for Thurrock's Local Plan and to build affordable high quality homes into the plan. The Vice-Chair went on to say that Thurrock could not continue to build homes into Thurrock's riverside and homes needed to be spread out around Thurrock and it was worth visiting the sites to see the development plans. Regarding Kings Cross, St Pancras, the Chair thought it would be good to see this site as well as Thurrock would have some urban intensification design due to its proximity to London.

Andrew Millard said that the service would liaise with developers on dates for the site visits and suggested that the site visits could be extended out to other Members to make the most of the learning experience. The Chair agreed to extend the site visits out.

8. DLA - Extension of Health and Wellbeing Presentation

Following on from the last meeting of the Local Development Plan Task Force held on 18 March 2019, Matthew Lappin from David Lock Associates brought back to the Task Force, an extended version of his 'Planning for Health and Wellbeing: Active Design Healthy New Towns Initiative' presentation.

The presentation outlined:

- That health and wellbeing was an integral part of design in place making to ensure people felt safe in where they lived;
- The design of place making to encourage people to make healthier choices in the way they live; and
- The NHS's Healthy New Towns Initiative.

The Chair thought the presentation could have included some pictures of Thurrock. She went on to say that there was a need to think of the area and include greenery in open spaces and not just focus on building houses. There needed to be a complex of different homes with open spaces built into the area. Matthew Lappin agreed and said that factors had to be joined up to ensure a good environment that would improve people's wellbeing. He pointed out that there were a number of lovely places in Thurrock that included the marshes and the amount of greenery throughout the borough.

Mentioning a recent trip to Colchester, the Chair said the sporting centre there was a good example of how people could be involved and the design of the

building allowed views from different angles. She went on to mention that elderly people needed to feel involved as well. Agreeing, Matthew Lappin said it was important for the elderly population to be involved and for young families to be able to go out and play safely so it was important that place making included accessibility options.

The Vice-Chair said that the types of houses to be built had to be considered and looking at the different community designs, there needed to be consideration on where open spaces would be strategically placed. Adding to this, Councillor Jefferies said the developments within his ward of Ockendon, did not seem to have as much open spaces as developments in other wards in Thurrock. He questioned how much encouragement was given to potential developers to work with organisations such as David Lock Associates. Andrew Millard answered that the Council had a low level of housing supply and a Local Plan had to be drawn up as soon as possible. There was a demand for developers with high quality designs and builds and the importance of open spaces and healthy places design principles had to be incorporated into this.

The Chair thanked Matthew Lappin for coming and hoped he would be back again.

9. Work Programme

The Vice-Chair requested that an update on the timescales of the Local Plan and its development be brought to the Task Force. Andrew Millard said there were issues such as the lower thames crossing hindering the Local Plan but an update would be provided.

The meeting finished at 7.40 pm

Approved as a true and correct record

CHAIR

DATE

**Any queries regarding these Minutes, please contact
Democratic Services at Direct.Democracy@thurrock.gov.uk**

Work Programme

Committee: Local Development Plan Task Force

Year: 2019/2020

Dates of Meetings: 1 July 2019, 9 September 2019, 4 November 2019, 20 January 2020, 9 March 2020.

Topic	Lead Officer	Requested by Officer/Member
1 July 2019		
Nomination of Chair and Vice-Chair	Democratic Services	
Terms of Reference		
Site Visits	Sean Nethercott	Members
DLA – Extension of Health and Wellbeing Presentation	Mat Kiely	Members
Work Programme	Dem Services	Standing item
9 September 2019		
Lakeside Development Framework Update – presentation	Sean Nethercott	
Design Strategy Update – presentation	Sean Nethercott	
Work Programme	Dem Services	Standing item
4 November 2019		
Green and Blue Infrastructure	Sean Nethercott	

Work Programme

Update on Local Plan		
Work Programme	Dem Services	Standing item
20 January 2020		
Work Programme	Dem Services	Standing item
9 March 2020		
Work Programme	Dem Services	Standing item