

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 **26 September 2022**

Committee Room 2, Civic Offices, New Road, Grays, Essex, RM17 6SL

Membership:

Councillors Joycelyn Redsell (Chair), Paul Arnold (Vice-Chair), Gary Collins, Maureen Pearce, Lee Watson and Lynn Worrall

Agenda

Open to Public and Press

	Page
1 Apologies for Absence	
2 Minutes	5 - 12
To approve as a correct record the minutes of the Local Development Plan Task Force meeting held on 26 July 2022	
3 Items of Urgent Business	
4 Declaration of Interests	
5 Transport Strategy Presentation	
6 Thurrock Strategic Transport Model Presentation	
7 Creating Successful Places Presentation	
8 Thurrock Local Plan Update Presentation (including review of Covid-19 impact on plan making)	
9 Work Programme	13 - 16

Queries regarding this Agenda or notification of apologies:

Please contact Rhiannon Whiteley, Senior Democratic Services Officer by sending an email to direct.democracy@thurrock.gov.uk

Agenda published on: **14 September 2022**

Information for members of the public and councillors

Access to Information and Meetings

Advice Regarding Public Attendance at Meetings

If you are feeling ill or have tested positive for Covid and are isolating you should remain at home, the meeting will be webcast and you can attend in that way.

Hand sanitiser will also be available at the entrance for your use.

Recording of meetings

This meeting will be live streamed and recorded with the video recording being published via the Council's online webcast channel: www.thurrock.gov.uk/webcast

If you have any queries regarding this, please contact Democratic Services at Direct.Democracy@thurrock.gov.uk

Guidelines on filming, photography, recording and use of social media at council and committee meetings

The council welcomes the filming, photography, recording and use of social media at council and committee meetings as a means of reporting on its proceedings because it helps to make the council more transparent and accountable to its local communities. If you wish to film or photograph the proceedings of a meeting and have any special requirements or are intending to bring in large equipment please contact the Communications Team at CommunicationsTeam@thurrock.gov.uk before the meeting. The Chair of the meeting will then be consulted and their agreement sought to any specific request made.

Where members of the public use a laptop, tablet device, smart phone or similar devices to use social media, make recordings or take photographs these devices must be set to 'silent' mode to avoid interrupting proceedings of the council or committee. The use of flash photography or additional lighting may be allowed provided it has been discussed prior to the meeting and agreement reached to ensure that it will not disrupt proceedings.

The Chair of the meeting may terminate or suspend filming, photography, recording and use of social media if any of these activities, in their opinion, are disrupting proceedings at the meeting.

Thurrock Council Wi-Fi

Wi-Fi is available throughout the Civic Offices. You can access Wi-Fi on your device by simply turning on the Wi-Fi on your laptop, smartphone or tablet.

- You should connect to TBC-GUEST
- Enter the password **Thurrock** to connect to/join the Wi-Fi network.
- A Terms & Conditions page should appear and you have to accept these before you can begin using Wi-Fi. Some devices require you to access your browser to bring up the Terms & Conditions page, which you must accept.

The ICT department can offer support for council owned devices only.

Evacuation Procedures

In the case of an emergency, you should evacuate the building using the nearest available exit and congregate at the assembly point at Kings Walk.

How to view this agenda on a tablet device



You can view the agenda on your [iPad](#) or [Android Device](#) with the free modern.gov app.

Members of the Council should ensure that their device is sufficiently charged, although a limited number of charging points will be available in Members Services.

To view any “exempt” information that may be included on the agenda for this meeting, Councillors should:

- Access the modern.gov app
- Enter your username and password

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 26 July 2022 at 7.00 pm

Present: Councillors Joycelyn Redsell (Chair), Paul Arnold (Vice-Chair), Gary Collins, Maureen Pearce and Lee Watson

Apologies: Councillor Lynn Worrall, Leigh Nicholson and Sean Nethercott

In attendance: Doug McNab, Land Use Consultants Ltd
Kirsty Paul, Local Plans Manager
Rhiannon Whiteley, Senior 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

Councillor Redsell was nominated and voted as Chair of the Local Development Plan Task Force for the 2022/ 2023 municipal year.

2. Nomination of Vice-Chair

Councillor Arnold was nominated and voted as Vice Chair of the Local Development Plan Task Force for the 2022/ 2023 municipal year.

3. Minutes

The minutes from the Local Development Plan Task Force meeting of 24 January 2022 held on 21 March 2022 were approved as a true and correct record.

4. Items of Urgent Business

There were no items of urgent business.

5. Declaration of Interests

There were no interests declared.

6. Thurrock Green and Blue Infrastructure Strategy Presentation

Doug McNab, Land Use Consultants Ltd (LUC) provided members with a presentation on Thurrock's Green and Blue Infrastructure Strategy.

Doug McNab explained that LUC have been commissioned by the Council to update its green and blue infrastructure strategy.

Doug McNab started the presentation with explaining what green infrastructure is and why it is so important. He further explained that LUC prepared a draft Green and Blue Infrastructure Strategy for Thurrock back in 2019 but since that time there has been significant changes in terms of national policy and legislation. There have also been changes locally, the declaration of the climate emergency and proposals from wider South Essex strategic work such as the South Essex Estuary Park. LUC have been collating information on these changes to the planning context and to the baseline within Thurrock and they have been making recommendations on how to embed green infrastructure into policies in the emerging local plan. Doug McNab also highlighted that due to the Lower Thames Crossing proposals they need to re-visit the 2019 proposals.

Doug McNab explained that they would be reviewing the previous blue infrastructure proposals taking into account the Thames Estuary 2100 update which is all about managing flood risk from the Thames Estuary and also recent changes being proposed to designated wildlife sites.

Councillor Redsell asked if they were looking to open up the river as there is 18 miles of river in Thurrock and not much of it was easy to access.

Doug McNab responded that this was exactly the type of opportunity they will be identifying and looking to capitalise on as there is lots of evidence that access to water and green infrastructure has health and wellbeing benefits beyond other benefits such as natural flood risk management.

The Local Plans Manager responded that there are other pieces of evidence being completed to look at how we can increase accessibility to the river frontage and create a more positive relationship between our communities and the riverside. They will be looking at the recreational aspects of the river as well as its functions as an economic asset to the borough.

Councillor Redsell noted that the flats on Gray's riverside look out on to the river but further on in Tilbury there is nothing. She also noted that Gravesend has done much more with their river front. She stressed that they needed to do something to give people the opportunity to be able to look out to the river.

Doug McNab also highlighted that with nationally significant infrastructure projects like the Lower Thames Crossing and National Grid Reinforcement project there will be funding coming from those for environmental mitigation and there is an opportunity for Thurrock to be quite ambitious and to be clear

in what they want to see delivered so they can make the most of the variety of funding opportunities emerging.

Doug McNab confirmed the next steps will be a stakeholder engagement event to present some of the key findings from their initial data gathering and to explore with stakeholders what they think are the key green infrastructure issues and where they think some of the key opportunities are for new green and blue infrastructure projects. They will then be using that information to identify priorities for new strategic GBI projects to inform the local plan and indeed wider investment planning.

Councillor Redsell thanked Doug McNab for the presentation, she commented that as a Council they have put lots of trees in but she was concerned that some of this was coming too late as developers have put up housing developments with no greenery and it was difficult to see what could be done retrospectively.

Councillor Watson thanked Doug McNab for the presentation and stated that she liked the idea of the Green and Blue infrastructure strategy across the borough. She welcomed the idea of getting some of this into the design principles before it goes to planning but she wanted to make sure that it was not just living walls or roofs but actual trees, green spaces and parks being included. Councillor Watson noted that the Lower Thames Crossing would remove 10 miles of green belt land and would therefore be contrary to the Green and Blue Infrastructure strategy of putting in more green and blue infrastructure. Councillor Watson agreed that we should be making more use of the river and she also raised the issue of water management and highlighted that as a lot of Thurrock is on flood plains and there had been recent significant flooding in Stanford-le-Hope she would like this to be taken into consideration in the strategy too.

The Local Plans Manager clarified that the Council are not the decision-making body regarding the nationally significant infrastructure projects and that Doug was alluding to if these proposals were to come forward we still need to have projects lined up so that we can bring benefits to the Community. In respect of water management, they are completing a strategic flood risk assessment and they do have some in house support from a flood risk officer who works with their transportation colleagues who is looking at their site assessment work and some of their policies in terms of how they can capture water better on sites and look at some of those surface water issues and how they can improve them. The Local Plans Manager also confirmed that there are some things they can do about urban greening and looking at how they can retrospectively add green and blue infrastructure to existing urban areas and that's something through the plan making progress they will be exploring.

Councillor Redsell raised that she would like to see a reservoir in the strategy to collect some of the rainwater but also to be a place for people to go to and she referred to the Hanningfield reservoir which is a beautiful place to walk around and it also has a tea shop.

Doug McNab agreed that sustainable drainage measures like swales or pools can help to collect and slow the run-off of rainfall and surface water but you can also design them to have a high amenity value and nature value so that is something they would be looking to support and encourage.

The Local Plans Manager confirmed they are also completing an infrastructure delivery plan and as part of that there will be a workshop with the Environment Agency and Anglian Water and one of things they will be discussing is water supply issues.

Councillor Collins thanked Doug for the presentation but commented that there was nothing in there for education purposes and when he was a child he was taken out of class to nature reserves and encouraged to learn about wildlife. At the Coal House Fort they have a nature reserve surrounding it which has 600 different varieties of birds and multiple species of rare flowers growing on the marshes. Councillor Collins also raised the idea of a model farm so children can learn about where food comes from.

Councillor Collins highlighted concerns about flood risk defences and water shortages and referred to a project called reclaim the rain and asked for Doug McNab's thoughts on this.

Doug McNab responded that he had not heard of reclaim the rain but would look it up.

Doug McNab left the meeting at 20.03

Councillor Redsell proposed and this was seconded by Councillor Collins that a task and finish group should be set up to consider flooding and water. Councillor Redsell commented that there is a lot of work that can be done with officers and members to find out what is going on in Thurrock with water. Councillor Redsell confirmed that the issue is discussed at so many meetings and a task and finish group is needed to just look at the issue of water and flooding. Councillor Collins added that he sits on the Essex Partnership for flood management.

Councillor Watson raised the issue of new developments in old villages who rely on old pipe systems and expressed concern for the additional pressure that will be put on the pipes by the increased demand on them, she suggested a flood strategy for development. Councillor Redsell suggested this should be discussed at the task and finish group if it is set up.

The Local Plans Manager agreed that it was a good idea to complete that piece of work and confirmed she could support in ensuring the right consultants and background evidence teams are in the room to be able to contribute and feed into those pieces of work.

Councillor Collins left the meeting at 20.09

7. Thurrock Strategic Transport Model Presentation

This item has been postponed to the next meeting on 26 September as the presenter was unavailable to attend the meeting.

8. Thurrock Local Plan Update Presentation

The Local Plans Manager provided the presentation on the Local Plan Update.

The Local Plans Manager confirmed that the existing local plan is 7 years old and she explained why it needed to be updated. The Local Plans Manager confirmed they will be completing some informal roadshow events in communities over the summer to capture what peoples' priorities are in specific areas especially post-pandemic.

The Local Plans Manager confirmed that there are currently around 230 sites that have been shortlisted for a more detailed assessment.

Councillor Redsell requested if she could be provided with a list of the 230 sites shortlisted.

The Local Plans Manager confirmed they are very similar to the 2017 sites identified in the Housing Land Availability Assessment on the website but she will also try and get a list from David Lock Associates.

Councillor Redsell thanked the Local Plans Manager for the presentation and commented that she had a great knowledge of Thurrock.

Councillor Redsell queried if the infrastructure levy will go back into the ward where the houses are built.

The Local Plans Manager responded that they are still waiting for a lot more information on the infrastructure levy and how it is going to work in practice. The assumption is that it would fund infrastructure at all scales however the difficulty is there will only ever be so much money in the pot and the infrastructure development plan will be key in identifying priorities if there isn't enough money in the pot.

Councillor Redsell commented that we are not very good in this country at putting infrastructure in first before developments. Councillor Redsell commented that lorry parks for example should be included in the local plan as we only have one and it was estimated 10 years ago that 4 were needed and people are complaining about lorries parked up in the area.

The Local Plan Manager agreed that infrastructure wasn't just limited to residential areas but that there are also infrastructure impacts associated with economic growth too.

Councillor Redsell also queried if members can attend some of the meetings with the community.

The Local Plans Manager agreed this would be possible and she would also be providing feedback from the groups to members if they cannot attend.

Councillor Arnold commented that effectively we are going to have to build a lot of houses or the Government is going to force us to. He would like to see the right sites come available at the right time and with the right infrastructure in place.

The Local Plans Manager agreed that if we don't plan to meet our needs then someone else will and that could be through Government intervention. If we don't have an up-to-date plan in place we could get into a planning by appeal type situation. She explained that she would advocate for the Council taking control of the process and the local plan needs to respond to the challenges we are facing. The Local Plans Manager clarified that the plan isn't going to happen overnight and that they are looking at a plan for the next 15 -20 years.

Councillor Arnold stated that he enjoyed the presentation and commented that they needed to be thinking about the future generation and not actually what they believe is right now.

Councillor Redsell highlighted that there is also a large elderly population that need to be considered and their housing needs and bungalows need to be built.

Councillor Watson queried what the final local plan will look like, will it be borough wide or will it be broken down into wards.

The Local Plans Manager responded that the local plan would at a borough wide level have a key diagram that would show where the growth hotspots are going to be and then they would probably break that down into spatial planning areas or settlements and there would be a concept plan which would cover more detail.

The Local Plans Manager confirmed that we are a plan led system in the UK which means that plans have to be determined by policy. When a planning application comes in the Committee have to make a decision based on the policies that are in front of them and we are re-writing those policies at the moment so it's important that people engage with them at this point.

Councillor Watson queried that if we are going to start building on undeveloped land such as greenfield sites this is going to fly in the face of the green and blue infrastructure policy.

The Local Plans Manager confirmed that it is really important that we have a strategy that sets out why we have got these spaces and why these spaces should be safeguarded and not built upon, but we have to realise in

safeguarding them we need to look at other sites outside of the urban area. Being a green belt authority does give us some opportunity to be selective and it gives us some leverage over new developments to say if this site is going to be released we need these additional things to mitigate the harm.

Councillor Watson queried how the Community Panel will be chosen.

The Local Plans Manager stated that an expression of interest form will be put online and when it is live the community builders who work for Thurrock CVS will send it out to people they know. Applicants will be asked why they think they would be a good member on the panel and there will also be demographic questions to try and obtain a demographically representative panel.

9. Work Programme

The Thurrock Strategic Transport Model presentation will be moved to the next meeting on 26 September.

A Local Plan Update Presentation and the Infrastructure delivery plan will be added to the 26 September meeting.

The climate change item in September will need to be put back to a later meeting.

An item regarding the Task and Finish group for Flooding and Water could be added to the December meeting.

The meeting finished at 9.25 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**

This page is intentionally left blank

Work Programme

Committee: Local Development Plan Task Force

Year: 2022/2023

Dates of Meetings: 26 July 2022, 26 September 2022, 5 December 2022, 30 January 2023, 23 March 2023.

Topic	Lead Officer	Requested by Officer/Member
26 July 2022		
Nomination of Chair and Vice-Chair	Democratic Services	
Thurrock Green and Blue Infrastructure Strategy Presentation	LUC	Officers
Thurrock Strategic Transport Model Presentation (postponed)	City Science	Officers
Thurrock Local Plan Update Presentation	Kirsty Paul	Officers
Work Programme	Democratic Services	Standing item
26 September 2022		
Transport Strategy Presentation	Mat Kiely	Officers
Thurrock Strategic Transport Model Presentation	City Science	Officers
Creating Successful Places Presentation	David Lock Associates	Officers
Thurrock Local Plan Update Presentation (including review of Covid 19 impact on plan making)	Kirsty Paul	Members
Work Programme	Democratic Services	Standing item

Work Programme

5 December 2022		
Number of homes to be delivered	Sean Nethercott	Members
Infrastructure Delivery Plan	Sean Nethercott	Officers
Strategic Housing Market Assessment Presentation	Sean Nethercott	Members
Climate Change	Sean Nethercott	Officers
Briefing Paper – ARUPS Energy Strategy	Sean Nethercott/ Arup	Members
Work Programme	Democratic Services	Standing item
30 January 2023		
Update on designating local green spaces	Sean Nethercott	Officers
Flooding and Drainage	Sean Nethercott	Members
Work Programme	Democratic Services	Standing item
23 March 2023		
Work Programme	Democratic Services	Standing item

Work Programme

This page is intentionally left blank