

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 **25 July 2023**

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

Membership:

Councillors Lee Watson, Sue Shinnick, Joycelyn Redsell, James Thandi and Augustine Ononaji

Substitutes:

Agenda

Open to Public and Press

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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: **17 July 2023**

Information for members of the public and councillors

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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 30 January 2023 at 7.00 pm

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

Apologies: Councillors Maureen Pearce

In attendance:
Sean Nethercott, Strategic Lead of Strategic Services
Leigh Nicholson, Assistant Director of Planning & Growth
Ryan
Jordan Green, ARUP
Anna Richards, ARUP
Sarah Littlewood, AECOM
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.

25. Minutes

The minutes of the Local Development Plan Task Force meeting held on 5 December 2022 were approved as a correct record.

26. Items of Urgent Business

There were no items of urgent business.

27. Declaration of Interests

No interests were declared.

28. Strategic Flood Risk Assessment Presentation

The Chair agreed to hear item 6 before item 5.

Sarah Littlewood from AECOM provided a PowerPoint presentation to the Committee which can be found on the following link: -

[\(Public Pack\)Strategic Flood Risk Assessment Presentation Agenda Supplement for Local Development Plan Task Force, 30/01/2023 19:00 \(thurrock.gov.uk\)](#)

Sarah Littlewood explained that the purpose of the Strategic Flood Risk Assessment is to pick up where issues are and give recommendations for the Council to take forward as they develop the local plan. It will identify areas which need to be safeguarded for flood risk management.

At 16.48 Councillor Collins joined the meeting.

Sarah Littlewood outlined that as part of the work they have analysed potential development sites and scored them on flood risk and provided a ranking so preferential sites can be seen. If coloured red that means it is not good in terms of flood risk management, if coloured green it is good.

The Assistant Director for Planning and Growth added that it doesn't mean if scored as red that the site will be ruled out, it is only one layer of evidence and lots of other evidence is being gathered.

The Chair queried if Sarah had been to the sites and seen them properly. Sarah Littlewood responded that she had visited the sites in the past as she worked on the Strategic Flood Risk Assessment for Thurrock previously. They have also received information from the local flood authority who are on the ground.

The Chair noted that in 1953 there was a flood before the wall was built in the 1980's. The Chair expressed concern that there is a river in Chadwell St Mary that had been built over. The Chair commented that if you keep putting things in front of water, water will find a way out. The Chair highlighted that the ASDA roundabout has a big problem with flooding but the Council doesn't own the road so they are unable to do anything.

The Assistant Director for Planning and Growth responded that slide 22 looks at the opportunities to reduce the causes and impact of flooding. When planning applications come through they can work with the water companies.

The Chair raised that there are a lot of areas in the borough vulnerable to flooding. She stressed that we need the water companies to be present at task force to ask them about this.

The Assistant Director for Planning and Growth responded that it highlights the importance of considered sites and points against green belt sites.

Councillor Collins highlighted that he was very concerned that whatever mitigation put in place will never be enough when the current sewers cannot cope and untreated sewage is being pumped into rivers. Councillor Collins stated that when they built South Woodham Ferrers they built the sewers first, too many developments are attaching to the current sewers which are already at capacity. HMO's and flats are also an issue as too many people are using the facilities.

Councillor Worrall stated that Tilbury floods every year as it is on a flood plain and the drainage cannot cope, gardens are constantly waterlogged and the school has a continuous pump.

The Chair raised that she has requested a reservoir previously in this task force. She stressed that she understood we need housing but we need to look at the land and what is under the ground.

Councillor Watson stated that the local plan will set out for the developer the infrastructure required. She highlighted that currently the Council has nothing to battle developers with on this. Councillor Watson stated that she was happy that the strategic flood risk assessment was being completed to highlight how bad the problem is, she wanted to know how it can be rectified and what alternative methods there are to stop the flooding.

Sarah Littlewood responded that the SFLA does make recommendations on a number of those things. They will then need to be put these into the Council's policies so that you have a hook to say we need to do this or that.

The Local Plans Manager confirmed that localised catchment studies are being completed and will consider what intervention can be done at the top of the flow to alleviate issues at the bottom.

Sean Nethercott stated that in the future we are going to have the evidence base to have more informed conversations with applicants about infrastructure and mitigation. Hopeful that when we get to the Regulation 19 stage with the local plan, we can ensure that Thurrock will not be in the position it has been over the last few years.

29. Infrastructure Delivery Plan - Baseline Presentation

Anna Richards from ARUP provided the following PowerPoint presentation to the Committee: -

[\(Public Pack\)Infrastructure Delivery Plan Presentation 30.1.23 Agenda Supplement for Local Development Plan Task Force, 30/01/2023 19:00 \(thurrock.gov.uk\)](#)

The Chair queried if the water companies would come and talk with Task Force.

The Local Plans Manager suggested that they could invite them to a future task force meeting but they might not attend and may choose to prepare a statement instead.

The Chair queried how water usage could be reduced.

Anna Richards responded that there is a need to look nationally at the efficiency of white goods. Regulating water is about behaviour changes. There would need to be regulations at a national level.

Councillor Watson raised concerns that there is a potential for water shortage now in the medium term and if we continue to build the supply required will increase. She suggested that a full briefing note is requested from the water companies on the task forces concerns.

The Local Plans Manager confirmed that Essex and Suffolk Water have a live consultation open.

Councillor Worrall commended the presentation and queried how the intervention will impact the infrastructure delivery plan as there are a lot of capital projects suggested.

Anna Richards responded that it is a piece of evidence to improve the understanding of infrastructure needs. The purpose of their work is to identify projects and interventions and where the Council could seek other funding from other Government pots or other sources. There will be a funding gap and prioritisation will be needed. It is an evidence base for negotiating with developers through S106 for example.

30. Climate Change Strategy Update Presentation

The Local Plan Manager confirmed that this item came to the task force back in January 2022. The presentation slides can be found on the following link: [\(Public Pack\)Climate Change Strategy Presentation Agenda Supplement for Local Development Plan Task Force, 30/01/2023 19:00 \(thurrock.gov.uk\)](#)

The Local Plan Manager confirmed the next steps of the climate strategy is stakeholder engagement.

Councillor Collins raised concern the strategy will be out of date as soon as it is published as things are always changing and they are now saying nuclear power is green.

The Local Plan Manager clarified that the Climate Change Strategy is capable of being updated much more quickly than the local plan.

The Chair raised concern over the rubbish on the waterfront. Councillor Watson echoed these comments and added that they cannot clear the rubbish as it is the Ports responsibility, she stressed that the whole of Thurrock's river side needs to be looked at.

The Local Plan Manager suggested that the emerging design charter which her colleague is working on should be brought to task force as it appreciates the value of the river in the design sense.

31. Local Plan Update Presentation

The Chair confirmed that this item will be deferred to the next meeting on 23 March 2023.

32. Work Programme

The Committee did not make any comments on the work programme.

The meeting finished at 8.26 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**

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Minutes of the Meeting of the Local Development Plan Task Force held on 23 March 2023 at 6.30 pm

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

Apologies: Councillor Maureen Pearce

In attendance:
Sean Nethercott, Strategic Lead of Strategic Services
Leigh Nicholson, Assistant Director of Planning, Transport and Public Protection
Laura Pattinson
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.

25. Items of Urgent Business

There were no items of urgent business.

26. Declaration of Interests

No interests were declared.

27. Strategic Housing Market Assessment Presentation

The Chair agreed to hear item 5 on the Strategic Housing Market Assessment before item 4. The Principal Planning Officer provided a presentation to the Committee on the South Essex Housing Needs Assessment and the slides can be found on the following link:

[\(Public Pack\)South Essex Housing Needs Assessment Presentation Agenda Supplement for Local Development Plan Task Force, 23/03/2023 18:30 \(thurrock.gov.uk\)](#)

The Principal Planning Officer confirmed that the assessment outlines that around 1181 homes are needed annually in Thurrock.

The Chair commented that she doesn't like the word 'affordable' as it is only affordable if you can afford it. The Chair stated that there are 8000 people on the Council list, perhaps we should be looking at doing more to encourage

people to own a home themselves. We should also be looking at Thurrock people being able to stay in Thurrock so families can stay near each other. There are lots of 3 or 4 bedroom houses with just one person in them as there are no bungalows available. More bungalows are needed. None of this is covered in the assessment.

The Principal Planning Officer agreed that the assessment contained a lot of data but confirmed that it does set out the need for different types of housing such as bungalows, flats and houses. The Principal Planning Officer stated that the affordable rent is normally calculated at 80% of the market rent but when market rents are high that isn't affordable for many and therefore we might need to look at a lower figure like 60%. The Principal Planning Officer confirmed that First Homes came into place in 2020 and looks at affordable home ownership. It provides for a 30% discount off the market price of a house. We would need to look at whether this is affordable for our residents and if it will allow young adults to be able to purchase homes in the borough.

Councillor Worrall responded that she had not heard of First Homes before and requested more information on it as it seemed like quite an attractive offer.

The Principal Planning Officer stated that it is a new project and there has been some pilots. It replaces Starter Homes which was promoted a few years ago. The idea is that a housing developer will build homes and as part of the affordable housing percentage they will sell them at a minimum of 30% discount. The discount could be higher than 30%. They can also be marketed on a first refusal basis to those who have a connection to Thurrock for say a period of 3 months and then after that it could be marketed more widely to those who live outside Thurrock. There is a price cap and it is limited to homes not worth more than £250,000 so it is more likely to apply to flats and small houses in Thurrock. The Principal Planning Officer confirmed that they do need to speak to developers more about this, she commented that she is not aware of any planning applications from developers proposing to use First Homes yet.

Councillor Worrall noted the need for 1181 homes a year. A figure of 32,000 homes was being circulated before. She queried if the figures have increased or decreased.

The Principal Planning Officer responded that the figure of 32,000 came from the South Essex SHMA assessment and this projected that around 1381 houses were needed a year which is 200 more per year than this assessment. The SHMA included an economic uplift which this housing needs assessment does not have as it is just based on the demographic baseline. There is a need to complete further work on this. It is estimated that there will be growth and a work force needed for 21,000 jobs. Different growth scenarios need to be looked at and if these jobs will be filled by people living in Thurrock or whether people will commute into Thurrock.

The Local Plan Manager confirmed that the housing needs figure is one thing and that is the figure the Government tells us we need to work towards.

However, if there are development constraints in the borough, we may not be able to meet those expectations.

The Assistant Director for Planning and Growth echoed these comments and confirmed it is about good growth and knowing the borough.

Councillor Watson noted there is an ageing population and she queried if supported housing was being looked at. She requested that the department start exploring models of 50% / 60% affordability with shared ownership in there so new estates becomes a bit more cohesive and not just filled with privately owned homes. Councillor Watson noted that in Planning Committee it seems that it is always 4 bedroom houses coming forward and they are all likely to be privately owned. Councillor Watson commented that she would like it tied into the policy that houses are offered off plan for the first 3 months or even 6 months to Thurrock residents only as that seems to be working in other boroughs.

The Local Plan Manager noted Councillor Watson's comments.

The Chair thanked the Principal Planning Officer for the presentation.

28. Local Plan Update Presentation

Councillor Watson queried if there is any way we can accelerate the local plan.

The Local Plan Manager responded that the current timescales are already very ambitious.

The Committee discussed whether this item could be delayed to the next meeting due to the time constraints. The presentation slides can be found on the following link:

[\(Public Pack\)Local Plan Update Presentation Agenda Supplement for Local Development Plan Task Force, 23/03/2023 18:30 \(thurrock.gov.uk\)](#)

The Local Plan Manager responded that she would just like to inform the meeting of two consultations due to end on the 9th June 2023.

The Local Plan Manager confirmed that the Levelling Up and Regeneration Bill: reforms to National Planning Policy consultation began on the 22nd December 2022 and ended on the 2nd March 2023. Thurrock Council did not prepare a response as we had only a few minor concerns. One of the key things to come out of this is some additional wording regarding the green belt and whether to release green belt. The Planning Department at the Council have always been clear that if we are looking at green belt release it needs to do more than just deliver homes and therefore we are hoping the new proposed wording will give us more leverage to ensure that more is being

delivered to meet local area needs such as improving infrastructure to ensure developments provide a lasting legacy.

The Local Plan manager stated that she wanted to highlight today the proposed new Infrastructure levy which is intended to replace the current S106 and Community Infrastructure Levy. The amount developers pay will now look at the final amount the land will be worth to make sure Council's benefit from increases in land value. The Local Plan Manager confirmed that further information on this is covered in the presentation slides. The new system would be phased in over 10 years and they are looking for pilot authorities. The Local Plan Manager confirmed that the department are still getting to grips with what this might mean. They are proposing a 3 step payment process once the levy is in place, a provisional payment will be made, a valuation assessment will take place and at the end there will be a final payment. The new levy would be more flexible than S106. It is also proposed that the money could be spent on non-infrastructure matters such as social care.

The Chair queried what happens to S106 money now as if it is not used it goes back to the contractor.

The Assistant Director for Planning and Growth confirmed that S106 money is attributed to projects. A list is sent to Members on this and he agreed to circulate it to members again.

The Local Plan Manager stated that there will also be a requirement for an Infrastructure delivery Strategy and the Infrastructure Delivery Plan currently being completed will be a key tool going forward. The current consultation closes on the 9th June 2023.

The Local Plan Manager also confirmed that the Consultation on Environment Outcomes Reports also ends on 9th June 2023

29. Work Programme

The task force discussed the work programme for the next municipal year and members noted that flooding and water needed to come back.

The Chair thanked Officers and Members for their contributions over the last municipal year.

The meeting finished at 9.12 pm

Approved as a true and correct record

CHAIR

DATE

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Work Programme

Committee: Local Development Plan Task Force

Year: 2023/2024

Dates of Meetings: 25 July 2023, 19 September 2023, 4 December 2023, 15 January 2023, 21 March 2023.

| Topic | Lead Officer | Requested by Officer/Member | Description of the Report |
|---|---------------------|-----------------------------|---------------------------|
| 25 July 2023 | | | |
| Nomination of Chair and Vice-Chair | Democratic Services | | |
| Terms of Reference | Democratic Services | | |
| Thurrock Local Plan Update Presentation | Kirsty Paul | Officers | |
| Design Charter Update | Alex Scragg | Officers | |
| Work Programme | Democratic Services | Standing item | |
| 19 September 2023 | | | |
| Thurrock Local Plan Update Presentation | Kirsty Paul | Members | |
| Work Programme | Democratic Services | Standing item | |

Work Programme

| 4 December 2023 | | | |
|--------------------------------|---------------------|---------------|--|
| Local Plan Update Presentation | Kirsty Paul | Officers | |
| Work Programme | Democratic Services | Standing item | |
| 15 January 2023 | | | |
| Local Plan Update Presentation | Kirsty Paul | Members | |
| Work Programme | Democratic Services | Standing item | |
| 21 March 2023 | | | |
| Local Plan Update Presentation | Kirsty Paul | Officers | |
| Work Programme | Democratic Services | Standing item | |

2023/24

Update on designating local green spaces
Briefing Paper – ARUPS Energy Strategy

Clerk: Rhiannon Whiteley
Updated July 2023