

Wednesday 18 January 2017		ITEM: 8
Health and Well-being Board		
Local Plan Update		
Wards and communities affected: All	Key Decision: Not applicable	
Report of: Kirsty Paul – Principal Planning Officer, Growth and Strategy Team		
Accountable Head of Service: Andy Millard – Head of Planning and Growth		
Accountable Director: Steve Cox – Director of Environment and Place		
This report is public		

Executive Summary

Thurrock Council is preparing a new Local Plan. This plan will be used to guide decisions on planning applications for development as well as set out the strategic direction of the area on social, economic and environmental matters. All Local Planning Authorities must prepare a Local Plan setting out planning policies for their area.

Preparation of the Local Plan must follow a number of stages to ensure that local people and other stakeholders are fully engaged in the process and that its contents are based on robust evidence, testing of alternatives and then external examination by an Inspector. This report details the consultation/engagement undertaken thus far in the preparation of the Local Plan and explores some of the options that may be explored through the second formal consultation stage on the emerging plan in April 2017.

1. Recommendation(s)

- 1.1 Note the progress on the preparation of the Thurrock Local Plan
- 1.2 Endorse the approach being taken in the production of the Local Plan Issues and Options (Stage 2)

2. Introduction and Background

- 2.1 The Council has an adopted Local Plan in the shape of the Core Strategy and Policies for Management of Development DPD (Core Strategy). Following changes to the national planning system this document was subject to a

focussed review in 2014 and an amended version of the document was adopted in 2015.

2.2 However, there were several policies that the Council were not able to update in this review. As such, Cabinet resolved to undertake a full update of the Core Strategy and commence work on a new Local Plan. The justification for undertaking a more comprehensive review was triggered by:

- The need to produce a more responsive statutory planning framework to coordinate the delivery of the Council's ambitious growth strategy for Thurrock
- The need to respond to legislative changes that fundamentally affect the form, content and process for preparing a Local Plan. Including, a requirement to undertake a fresh assessment of their future development needs in response to the revocation of the East of England Plan
- The requirement for the Council to identify a deliverable five year housing land supply and bring forward more sites for development to support long term economic growth;
- A need to plan for a decision by Government on the route and location of the proposed Lower Thames Crossing and its potential economic, transport, and environmental impact on the Borough.

2.3 Government policy requires that in drawing up Local Plans, Council's should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth. Although the adopted Core Strategy both reflects and responds to many of these requirements in a positive way, it does not wholly reflect the significant progress that is being achieved by the Council in driving forward an ambitious growth agenda and long term vision for the Borough. The new Local Plan will have a key role to play in accelerating the development of new town centres at Purfleet and Lakeside, the regeneration of Grays Town Centre and the wider Tilbury area, together with implementation and delivery of strategic employment opportunities at London Gateway and the adjoining Thames Enterprise Park. Crucially, the Local Plan will also need to identify and bring forward land to meet the Boroughs future housing needs and to ensure the delivery of over 20,000 new homes and supporting community and transport infrastructure over the plan period to 2036.

Local Plan Issues and Options (Stage 1)

- 2.4 On 24th February 2016 Full Council authorised a 6 week public consultation on the Thurrock Local Plan Issues and Options (Stage 1) Document, the Thurrock Local Plan Sustainability Appraisal Scoping Report and the Draft Thurrock Design Strategy.
- 2.5 The purpose of the consultation was to obtain the views of stakeholders, local businesses and the community on the key issues that the Local Plan will need to address and the potential range of options for meeting Thurrock's future development needs while at the same time protecting and enhancing the built and natural environment of the Borough. In order to stimulate discussion the Consultation Document set out 40 questions covering a wide range of thematic issues related to the key challenges and opportunities facing the Borough. A full list of the questions set out in the Consultation Document is provided as Appendix 1 to this Report.
- 2.6 All the consultation documents were made available to view at **thurrock.gov.uk/localplan** with comments being encouraged through the Council's consultation portal or on Comment Forms which were available on request at the Civic Offices and in libraries across the Borough.
- 2.7 In addition to attending Community Forum meetings the Council also organised a series of drop-in 'Road Show' events across Thurrock designed to allow people to learn more about the Local Plan and to provide them with an opportunity to highlight local issues of particular importance to their neighbourhood or community.
- 2.8 In order to establish effective cross-boundary working relationships with neighbouring local authorities and other prescribed bodies (as required under the Duty to Co-operate), the Council organised a Local Plan Issues and Options (Stage 1) Workshop on 21st March 2016. The purpose of the workshop was to advise representatives from local authorities drawn from across Essex, London and North Kent together with statutory consultees such as Natural England on the programme and timescales for preparing the Local Plan and to ascertain their initial views on the scope and nature of the cross-boundary issues which will need to be addressed as part of the plan-making process.
- 2.9 As part of the public consultation process the Council also launched a further formal 'Call for Sites' whereby landowners, stakeholders and the local community are invited to identify sites or broad areas of land for development and/or for protection. Any sites or broad locations identified through this

exercise will then be assessed and considered further for allocation within the Local Plan.

- 2.10 By the close of the consultation period on 11th April, a total of 70 organisations and individuals had responded with 548 separate comments having been received in response to the questions set out in the Consultation Document and a further 25 sites put forward by landowners and developers for consideration and allocation for development in the Local Plan in response to the 'Call for Sites' process.
- 2.11 A summary of the responses received is set out in Appendix 2. A full record of the comments received and the Officers response to these representations is set out in the Thurrock Local Plan Issues and Options (Stage 1) Report of Public Consultation which is available through the Council's Local Plan webpage www.thurrock.gov.uk/localplan.

Local Plan Evidence Base Update

- 2.12 Local Plans must be based on robust evidence about the economic, social and environmental characteristics and prospects of the area. A summary of the key pieces of evidence underpinning the emerging Local Plan to date is set out in Appendix 3.

Links between Health and Planning

- 2.13 The environments in which we live, work and spend leisure time – both the physical nature of places and the social environment of communities – have a large impact on our health and wellbeing.
- 2.14 Planning in the broadest sense – from development management and infrastructure to the location of health and community services – can play a central role in creating environments that enhance people's health and wellbeing. We need to develop more integrated strategies for healthy placemaking, gather greater intelligence on the social and economic determinants of health to guide decisions and investments, reform and strengthen institutions to develop systems of governance that better serve communities and promote the creation of healthy places.
- 2.15 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) set out a role for planners to consider health and wellbeing in plan-making and decision-taking.

- 2.16 Other organisations and agencies have published a range of supporting guides, and these set out practical ways that Council departments can work with each other, and with outside organisations, sectors and communities, to embed an integrated approach to promoting public health and wellbeing through planning.
- 2.17 The PPG defines a healthy community as a place that ‘supports healthy behaviours and supports reductions in health inequalities’. This includes:
- Helping to make active healthy lifestyles easy through the pattern of development, good urban design, good access to local services and facilities
 - Enabling the creation of healthy living environments for people of all ages which supports social interaction.
- 2.18 The health and wellbeing section of the PPG instructs planners to consider health and wellbeing through both the plan-making and decision-making processes. The Local Plan should:
- Promote health, social and cultural wellbeing and support the reduction of health inequalities.
 - Consider the local health and wellbeing strategy and other relevant health improvement strategies in the area.
 - Enable an environment that supports people of all ages to make healthy choices by promoting active travel and physical activity, access to healthier food, high quality open spaces and opportunities for play, sport and recreation.
 - Promote access to the whole community by all sections of the community, whether able-bodied or disabled.

3. Issues, Options and Analysis of Options

- 3.1 The Council is currently in the process of preparing the Local Plan Issues and Options (Stage 2) consultation document. This document will present a series of options relating to strategic policy areas like housing needs, employment targets and safeguarding the environment. The document will also consider the future role of the borough’s growth hubs and look into the potential to

create new opportunity areas with the potential to support large scale infrastructure and significantly boost the borough's housing supply.

- 3.2 The Issues and Options Stage 2 consultation will detail several options relating to potential targets for housing, employment and retail and locations for future development. The document will also seek to explore the need for a strong development vision that places effective placemaking to be at the heart of the plan and will look at how overarching issues relating to environment, health and infrastructure needs should be reflected in the emerging plan.

4. Reasons for Recommendation

- 4.1 To comply with the requirements set out in the Planning and Compulsory Purchase Act 2004, the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 the Localism Act 2012 and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 4.2 The preparation and adoption of a new Local Plan is required to ensure that the significant progress being made in securing the future growth and regeneration of the Borough is not stalled by the lack of an up-to-date development plan. This is particularly important given that national planning policy guidance states that where the development plan is out-of-date, permission for development should be granted unless any adverse impacts would outweigh the benefits of doing so. The implications of this point are clear: if an authority fails to plan properly for its own area, then the opportunity to do so will be lost through planning appeals determined by Planning Inspectors or by the Secretary of State.

5. Consultation (including Overview and Scrutiny, if applicable)

- 5.1 The Thurrock Local Plan will be the subject of extensive public consultation at each stage of the plan-making process in accordance with the approach set out in the Statement of Community Involvement (SCI) adopted by the Council in November 2015 and the Local Plan Engagement Strategy (Phase 1) approved by Cabinet on 9th December 2015.
- 5.2 Since 2014 the emerging Local Plan has also been considered and discussed at various Council meetings including Overview and Scrutiny, Cabinet and Full Council.

6. Impact on corporate policies, priorities, performance and community impact

- 6.1 The Local Plan is overarching planning strategy documents that will shape and influence all future development in the borough. As such, production of a sound Local Plan is likely to have a positive impact on all of the Council's corporate priorities.

7. Implications

7.1 Financial

Implications verified by: **Carl Tomlinson**
Finance Manager

The cost of producing the local plan will be incurred primarily between 2016/17 and 2019/20 and will be contained within existing budgets. There is risk that cost may increase depending on the outcome of a decision on the Lower Thames Crossing and the potential introduction of enhanced strategic planning measures via the forthcoming Housing White Paper. However, any resulting financial impact would need to be considered when there is further clarity on these decisions.

7.2 Legal

Implications verified by: **Vivien Williams**
Planning & Regeneration Solicitor

The preparation of a new Local Plan will be carried out in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country (Local Planning) (England) Regulations 2012.

A failure to undertake the preparation of a new Local Plan would be contrary to the requirement set out in the NPPF that plans should be kept up-to-date and proactively drive and support sustainable economic development.

Section 110 of the Localism Act introduces the duty to co-operate, and the NPPF provides further policy guidance. The duty means that local planning authorities (LPAs) and other bodies need to show evidence that they have worked with each other when preparing their local plan. The duty applies where there is likely to be a significant impact across local authority boundaries – for example when providing health, security, community and cultural infrastructure.

Under the duty to co-operate and in accordance with the 2013 Health and Social Care Act Local Planning Authorities must co-operate with clinical commissioning groups and or health and wellbeing boards in the production of

the Local Plan. Failure to do so may result in the plan being found unsound at examination.

7.3 **Diversity and Equality**

Implications verified by: **Natalie Warren**
**Community Development and Equalities
Manager**

The Council has a statutory duty under the Equality Act 2010 to promote equality of opportunity in the provision of services and employment opportunities. An Equality Impact Analysis (EqIA) will be conducted as part of the process of preparing the Local Plan as an integral element of the Local Plan Sustainability Appraisal. This is a statutory requirement and obligation placed on the Council. The approach to public consultation set out in the Statement of Community Involvement (November 2015) will ensure that the consultation process provides an opportunity for all sections of the community, including harder to reach groups, to become fully involved in helping to shape the future planning and development of Thurrock.

7.4 **Other implications** (where significant) – i.e. Staff, Health, Sustainability, Crime and Disorder)

There are no other significant implications associated with this report.

8. **Background papers used in preparing the report** (including their location on the Council's website or identification whether any are exempt or protected by copyright):

- Local Plan Report of Consultation

9. **Appendices to the report**

- Appendix 1 – List of questions used in the Local Plan Issues and Options (Stage 1) consultation document.
- Appendix 2 – Summary of key consultation responses received during the Local Plan Issues and Options (Stage 1) consultation.

Report Author:

Kirsty Paul

Principal Planning Officer - Planning and Growth

APPENDIX 1 - List of questions used in the Local Plan Issues and Options (Stage 1) consultation document.

Appendix 1

Q 1	What other evidence documents do you think the Council will need to commission or produce to ensure that the Plan is sound?
Q2	Do you feel that all the key cross boundary issues have been identified? If not, then please state any other issues that we should be working with our partners to address.
Q3	What would you like Thurrock to be like in the future and what do you think should be the key economic, housing, environmental, social, community and health outcomes that the Local Plan should help to deliver?
Q4	Do you believe that the vision and approach set out in the Core Strategy of focusing development within Thurrock's urban area and major growth hubs remains the most appropriate option for meeting the Borough's future development needs?
Q5	Do you think that the plan period of 2015-2035 is appropriate? If not please suggest a more suitable plan period.
Q6	What would you change in your local neighbourhood to make it a better place to live?
Q7	How would you make the best use of the River Thames and its foreshore?
Q8	Have you ever experienced any difficulty in trying to find a suitable property in the Borough? If yes what were your biggest challenge?
Q9	What should the Council look to do if it cannot find enough suitable brownfield sites to meet its housing need?
Q10	What types of housing do you think will be most needed in the Borough over the coming years?
Q11	Should the Council explore the potential for variable affordable housing targets and approaches so that difficult higher risk sites can be developed?
Q12	What should the Council look to do if it cannot find enough suitable brownfield sites for new pitches?
Q13	What are the main barriers to growth that need to be addressed in the Local Plan to ensure that all sections of the community have access to the benefits of future employment creation in Thurrock?
Q14	Do you think there is a need to identify additional land for employment and what other employment uses outside of the port, logistics and retail sectors should the Local Plan support and promote?
Q15	What do you think are the key challenges facing Thurrock's retail centres and how can the Local Plan maintain and enhance their role?
Q16	What improvements would you like to see in those centres that you visit regularly and what would make you visit them more often? Please state the name of the centre in your response.
Q17	What are the best locations for new retail and leisure development in the

	Borough and how can future development be harnessed to support the delivery of wider regeneration and economic growth needs and objectives?
Q18	Is there a need for the development of retail, leisure and other town centres uses in locations outside the existing established retail centres and if so where?
Q19	What new sport and leisure facilities do think are needed in the Borough to support existing and new communities?
Q20	Are there any open spaces that are special to your local community which should be designated? If yes, please provide details of the open space, its location and the reason why it is special to you and your community.
Q21	What new educational facilities do think are needed in the Borough to support existing and new communities?
Q22	What new health and community facilities do you think are needed in the Borough to support both new and existing communities?
Q23	What kind of things could the Local Plan do to protect these valuable community assets?
Q24	What approach could the Local Plan take to ensure that issues relating to pollution and air quality are minimised?
Q25	What kind of things could the Plan do to help you make more sustainable transport choices?
Q26	Are there any specific sustainable transport projects that the Council should be promoting in the Local Plan? If yes, please provide some detail about the project.
Q27	Are there any specific road transportation projects that the Council should be promoting in the Local Plan? If yes, please provide some detail on the project, its location and the reason why you believe it is necessary.
Q28	What kind of things can the plan do to reduce the adverse impacts of freight movements?
Q29	What things could the plan do to protect and enhance the Borough's listed building and conservation areas?
Q30	Are there any buildings of significance in your local community which should be included on a local heritage list? If yes, please provide details including its location and the reason why it is special to your community.
Q31	What approach should the Local Plan take to ensure that Borough's landscape, seascape and its key features are protected and where possible enhanced?
Q32	How should the Local Plan use the information from the landscape and seascape capacity and sensitivity study?
Q33	What approach should the Local Plan take to ensure that Borough's natural

	assets are protected and where possible enhanced?
Q34	In planning for new development, how much weight should the Local Plan give to flood risk relative to other objectives (including sustainability, regeneration, local need and the local economy)?
Q35	Should the Plan seek to promote higher water efficiency standards by adopting the Government's Optional Technical Housing Standards?
Q36	How should the Local Plan take account of and encourage community owned renewable energy schemes?
Q37	Which renewable technologies do you think are most suitable for large scale proposals in the Borough? Please provide additional information as to why you deem these to be suitable.
Q38	How can the Plan ensure that enough minerals are available for development and also protect resources for the future?
Q39	What should the Local Plan do to ensure that waste management facilities are located, designed and operated to minimise impacts on climate change, local amenity for residents, and the natural and built environment?
Q40	Are there any matters you think also need to be considered at this stage and why?

APPENDIX 2 – Local Plan Issues and Options (Stage 1) Summary of Consultation Responses

A summary of the key consultation responses on the main issues, opportunities and challenges which the Council will need to consider in preparing the Local Plan is set out in the following sections of this report.

The key issues raised by landowners, developers and the business community related to the need for the Local Plan process to:

- Recognise that a failure to identify additional land for housing and employment development would threaten the future economic prosperity and growth of the Borough.
- Consider the development of a new spatial strategy which goes beyond the current approach of focusing investment and development within the existing urban area and the established Economic Growth Hubs in order to meet Thurrock's future development needs.
- Undertake a full review of the Green Belt to identify additional land to meet Thurrock's future housing and employment needs consistent with the approach set out in the National Planning Policy Framework (NPPF).
- Consider the allocation of land to meet the future housing needs of London and neighbouring South Essex local authorities in addition to meeting Thurrock's own Objectively Assessed Housing Needs (OAHN) in full.
- Ensure that the Council actively engages with the neighbouring South Essex Local Authorities through the Duty to Cooperate process to meet London's future housing needs.
- Consider reviewing the Borough's retail hierarchy and the relative roles of Lakeside and Grays Town Centre in accommodating future strategic retail needs over the plan period.
- Establish a 'town centres first' policy approach to the location of town centre uses with a policy to resist further significant out of centre retail development in order to support the retail led regeneration of Grays Town Centre.
- Plan positively for growth by supporting the transformation of the Lakeside Basin into a new regional town centre with Intu Lakeside providing the best location for

new retail and leisure development in the Borough for comparison retailing and leisure development.

- Ensure that existing centres including Grays and Intu Lakeside can provide for the future shopping needs of Thurrock. Further development outside these centres is not required and identified needs should be focused on maintaining and enhancing existing centres.
- Plan positively to maximise the economic benefits that will arise following the development of the proposed Lower Thames Crossing.
- Support the future commercial viability and expansion of the Ports through continued investment in new infrastructure, housing, education and skills development.
- Identify additional sites for dedicated truck parks in order to meet future demand and reduce the environmental and transport impact of logistics related traffic growth on the Borough.
- Recognise the importance of protecting the role played by the River Thames in supporting economic growth.
- Allocate land for the development of new waste and renewable energy facilities which recognises Thurrock's strategic location and the current availability of sites for new development.
- Recognise the importance and value of Thurrock's green infrastructure and heritage assets in supporting the delivery of wider economic, environmental, health, and community and transport objectives should be recognised.

In addition to the consultation responses received from landowners, developers and the business community, further representations were also submitted by Community Organisations and neighbouring Local Authorities. These included the South Essex authorities, Chelmsford City Council, Essex County Council, the Greater London Authority, North London Waste Plan Authorities, Barking and Dagenham LB, Dartford BC, Gravesham BC and Medway BC. The key issues raised by these bodies related to the need for the Local Plan to:

- Consider through the Duty To Cooperate process the need for Thurrock to contribute towards meeting any unmet future housing needs from adjoining authorities including London and Southend in particular.

- Ensure that future residential developments should be supported by health facilities, in order to combat the existing health inequalities experienced at a local level.
- Consider the requirement for Thurrock to make additional provision to meet Basildon's unmet Gypsy and Traveller needs.
- Support the delivery of the Thames Vision which promotes the retention of riverside industry and employment locations, and the protection and enhancement of the distinctive riverscape in terms of its water quality, wildlife and attractiveness as an open space.
- Consider the impacts of any planned expansion or change to port facilities along the Thames within Thurrock on Medway's port infrastructure.
- Safeguard wharfs in Thurrock for the importation of marine dredged and other minerals resources into the region.
- Consider the future role of Lakeside and the need to manage the scale and nature of its future development in order to safeguard the viability and vitality of other strategic centres in South Essex, North Kent and East London.
- Recognise Thurrock's future role in meeting London and the wider South East's waste needs.
- Consider the future implications of strategic transport improvements including the Lower Thames Crossing and Cross Rail 2.
- Support the delivery of an enhanced public rights of way network accessible to all users – walkers, cyclist, equestrians and the disabled, including increased access to the Borough's open spaces.

Representations were also received from Heritage England, Natural England, the Environment Agency and Highways England. In the main the responses submitted by these organisations were general in nature and welcoming of the opportunity to work with the Council in preparing the Local Plan. A series of follow up meetings are now being arranged with each of these statutory consultees to further strengthen and develop the working relationship between the parties as progress on the plan moves forward.

Local Plan Roadshow Consultation Responses

To ensure that everybody attending the Local Plan Road Show events had an opportunity to have their say on the big issues facing the Borough the Council set up a 'Burning Issues' board at each of Roadshow Events. With over 500 comments received the most frequently voiced concerns related to the issues set out below.

- The lack of affordable housing available to local people.
- The need for new homes to be built near transport hubs and existing community facilities and services like schools and doctors.
- The need for new homes to be built in areas where they can support the delivery of better community facilities and services.
- The preferred location for new homes should be on brownfield sites.
- Better health, education and community facilities are required to meet local needs.
- More activities should be provided for young people.
- The adverse impact of lorry movements in residential areas should be addressed.
- Industrial and residential areas should be segregated in order to minimise the impact of bad neighbour uses on local communities.
- There is a need for better parking provision in town and local centres.
- There is a need to tackle the poor quality of the environment and poorly maintained public open spaces.
- There is a need to provide new public open spaces and sports and leisure facilities.
- The provision of improved walking and cycling facilities should be promoted.
- The health impacts of poor air quality on local residents should be considered and addressed.
- There is a need for improved standards of design.

APPENDIX 3 – Local Plan Evidence Base

Local Plan Technical Work Completed or Underway

Study	Comments
Conservation Area Character Appraisal and Management Plan Review	In progress
Grays Town Centre Development Framework	Completed
Lakeside Development Framework	Completed
Lakeside Transport Strategy	Completed
Local Plan and CIL Viability Study	In progress
Local Wildlife Site Review	In progress
Port of Tilbury Development Options Study	Completed
South Essex Economic Development Needs Assessment	In progress
South Essex Strategic Housing Market Assessment	Completed (Further update underway)
South Essex Strategic Retail Study	In progress
Thurrock (Essex) Gypsy and Travellers AA Update	In progress
Thurrock Accessibility Mapping Study	Completed
Thurrock Active Place Strategy	In progress
Thurrock Design Guide	Completed
Thurrock Development Capacity Study	In progress
Thurrock Employment Land Availability Assessment Update	In progress
Thurrock Green Belt Assessment	Draft Stage 1 Report Completed
Thurrock Housing Land Availability Assessment	In progress
Thurrock Landscape & Seascape Character, Sensitivity and Capacity Study	In progress

Thurrock Pilot Brownfield Register	Completed
Thurrock Strategic Flood Risk Assessment Update(s) Level 1/2	In progress
Thurrock Town Centres Health Check Study/Regeneration Study	In progress
Thurrock Urban Extensions Concept Planning	In progress
Thurrock Villages and Settlement Study	Stage 1 Completed
Thurrock Water Cycle Study Update	In progress
Thurrock Local Plan Integrated Sustainability Assessment	Commissioned in Nov 2016

Local Plan Technical Work to Be Commissioned in 2017

Study
Housing Land Availability Assessment Transport Site Assessments
Minerals Capacity and Safeguarding Study
Strategic/Local Transport Modelling
Thurrock Local Plan Infrastructure Study
Thurrock Transport Baseline Report
Thurrock Transport Vision for Movement
Thurrock Waste Arisings Study

ADDITIONAL INFORMATION ON KEY STUDIES

South Essex Economic Development Needs Assessment: The South Essex authorities commissioned GVA to produce an up to date EDNA to inform the preparation of Local Plans across the South Essex area. This study is ongoing and is anticipated to be finalised in January 2017. GVA have also been commissioned to undertake Thurrock's **Employment Land Availability Assessment**. Sites identified in the ELAA as no longer being suitable for employment uses will be included in a future update of the HLAA. It should be noted that some sites will be assessed in both the ELAA and HLAA and there is a need to make sure that baseline information for these sites is consistent.

South Essex Strategic Housing Market Assessment: The South Essex authorities commissioned Turley Associates and Edge Analytics to undertake a further review of the Strategic Housing Market Assessment (SHMA) to inform the

preparation of Local Plans across the South Essex area. The Consultants final report published May 2016 sets out a range of Objectively Assessed Housing Need (OAHN) figures based on a range of different scenarios for each of the constituent local authority areas. Thurrock has an identified objectively assessed need for between **3,275 to 3,750 dwellings per annum**. This study is currently subject to a focussed update and is anticipated to be made available in January 2017.

Thurrock Accessibility Mapping: A study of journey distances and travel times in and around Thurrock was made in April 2016 to find which parts of the borough have greatest access to services and facilities, and where there might be gaps in access. The study included the whole of Thurrock, and 5 kilometres further out to the west, north and east. The area to the south was not included, where the River Thames borders the borough.

<https://www.thurrock.gov.uk/study-of-travel-access-in-and-around-thurrock/overview>

Thurrock Green Belt Assessment: The council has commissioned PBA Bristol to undertake a full and comprehensive assessment of the boroughs green belt. Initial findings have been made available to the Council but we have haven't had the opportunity to feedback on the findings. However, it is likely that this work will need to be partially reviewed if proposals for the Lower Thames Crossing impact on the green belt.

Gypsy and Travellers Accommodation Assessment: An Essex wide Gypsy and Traveller Accommodation Assessment (GTAA) was published in June 2014 with a focussed update in September 2014. This document was intended to form a key part of the evidence needed to support the preparation of the new Local Plan. At the time of production the 2014 Essex GTAA was prepared in full conformity with the government guidance on travellers. However, recent planning policy changes redefined the definition of "travellers" and as such the Council has undertaken a further update to the GTAA.

Thurrock Local Plan and Community Infrastructure Viability Work: AECOM and HDH Planning are currently in the process of finalising a viability baseline report and model for the Council. This report/model utilises a set of development typologies (based on HLAA sites) and tests them against the different price areas in the borough. The model and baseline report is anticipated to be completed by January 2017.

Thurrock Urban Extensions Scoping Study: Although the Council is still the process of pulling together its evidence regarding housing need and the supply of housing land, there is a working assumption that the Council will need to look at alternate delivery models and undertake a comprehensive Green Belt Assessment to

identify additional sites and/or assess the appropriateness of sites put forward in the Green Belt.

The purpose of the Sustainable Urban Extension Work is to undertake a range of desktop survey activities looking into development constraints, infrastructure provision and viability with a view to identifying areas which may be appropriate locations for urban extensions. This work is classified as confidential because of its sensitive nature and the fact that we are still pulling together other pieces of evidence which would sit alongside it. Once potential locations have been defined these will be consulted on as part of the Local Plan consultation process. This piece of work is being undertaken by David Lock Associates.