

## 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](mailto:Direct.Democracy@thurrock.gov.uk)**