



Thurrock Local Plan
2024-2044

Local Plan Guidance Regulation 19

September 2026

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WHAT IS THE THURROCK LOCAL PLAN?

The Plan itself

The Thurrock Local Plan is the Council's long-term strategy for Thurrock. It sets out where new homes, jobs, community facilities and infrastructure should go, while protecting valued environmental, heritage and community assets.

Once adopted it becomes part of the statutory Development Plan and is used to decide planning applications across the borough.

It will shape decisions on

- Homes and where they are built
- Jobs, logistics and the Thames Estuary economy
- Schools, healthcare, transport and utilities
- Town centre renewal at Grays, Purfleet-on-Thames and Lakeside

It will protect and enhance

- Green Belt and countryside
- The Thames riverside and marshes
- Heritage assets and industrial/maritime history
- Valued green and open space

WHERE IS THURROCK IN THE LOCAL PLAN PROCESS?

Stage 0	Community & stakeholder engagement	Stage 4	Preparing the Publication Plan
Stage 1	Evidence gathering	Stage 5	Publication of the draft Thurrock Local Plan (Regulation 19)
Stage 2	Preparation of Regulation 18 Local Plan	Stage 6	Submission for independent examination (Regulations 22–25)
Stage 3	Regulation 18 consultation (Issues & Options)	Stage 7	Adoption by Council (Regulation 26)

WE ARE HERE

WHAT IS THE REGULATION 19 CONSULTATION?

The Regulation 19 Consultation is the final stage of public consultation before the Thurrock Local Plan is submitted to the Secretary of State for independent examination. At this stage, the Council is publishing the version of the Plan that it intends to adopt and inviting formal representations on whether the Plan is legally compliant, sound and capable of being adopted.

The draft Plan has been updated following feedback received during the earlier Regulation 18 consultation, alongside ongoing evidence gathering and policy development.

Unlike earlier consultation stages, Regulation 19 focuses on whether the Plan is legally compliant, sound and capable of being adopted. The comments received will be submitted alongside the Plan for consideration by an independent Planning Inspector during the examination process.

Publication Consultation period

2 September – 14 October

This is the final opportunity to comment before submission. Representations after this point can generally only be made if the Inspector specifically invites them during Examination.

WHAT ARE WE ASKING FROM YOU?

We want to know whether the Plan is legally compliant and 'sound' having been prepared in accordance with statutory and procedural requirements, informed by proportionate evidence, and shaped through meaningful engagement with relevant communities, stakeholders and prescribed bodies.

National policy sets out four tests of 'soundness':

Positively Prepared

Seeks to meet Thurrock's identified development, infrastructure and environmental needs as far as possible.

Justified

Based on proportionate evidence and represents the most appropriate strategy when reasonable alternatives have been considered.

Effective

Can realistically be delivered over the plan period and is supported by effective partnership working, including with neighbouring authorities.

Consistent with National Policy

Supports sustainable development and accords with national planning policy, including the National Planning Policy Framework ('NPPF').

THE WAYS YOU CAN SEND IN YOUR FEEDBACK

You can submit your feedback through Thurrock Council's Local Plan engagement portal, Place Maker, by email, or by post. To ensure your comments can be formally considered, please clearly identify the section, policy or paragraph of the Plan you are commenting on, indicate whether your comments relate to legal compliance, soundness, or both.

Please submit your representation before the closing date on 14 October 2026, and provide enough information to explain your views, concerns, support or suggested changes.

Engagement Portal

Online using the representation form on Place Maker*, the Council's preferred method to receive representations



Email

Email to reg19localplan@thurrock.gov.uk



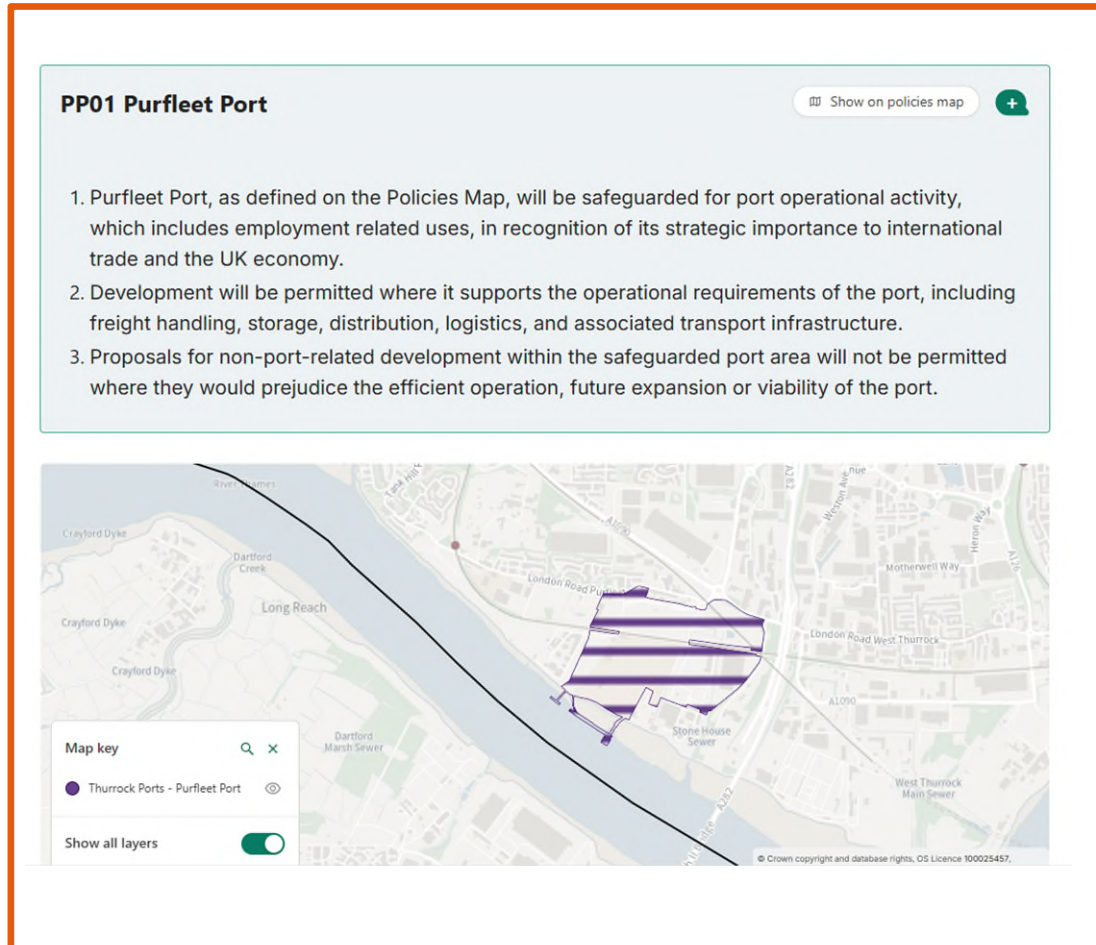
Post

Letters to: Reg 19 Representations,
Strategic Planning, Thurrock Council,
Civic Offices, New Road, Grays,
RM17 6SL



**More details on how to submit your response the Place Maker portal are on pages 10 and 11 of this guidance note.*

A GUIDE TO RESPONDING TO THE DRAFT NEW LOCAL PLAN



Extract policy from the Regulation 19 local plan as an example

1 Read the policy and its supporting text carefully, in full.

2 Decide precisely what you are commenting on, a specific policy, explanation or allocation.

3 If you consider it sound or unsound, compliant or non-compliant, explain why against the tests on page 6, and provide evidence (e.g. NPPF, PPG, technical evidence, other adopted plans, local factual information).

4 Where appropriate, suggest the modification you think is needed, and why.

5 Submit your representation within the publication period via the Place Maker Engagement Portal by clicking on the 'comment' speech bubble button in the top right-hand corner of the policy box, via email or send a letter.

A GUIDE TO THE REPRESENTATION FORM AND REPRESENTATIONS

1

Your details

- Name, address and email
- Anonymous representations cannot be considered

2

Your representation

- Identify the policy
- State whether comments relate to soundness and/or legal compliance
- Explain your reasoning
- Suggest modifications where appropriate

3

Examination participation

- Indicate if you would wish to participate at Examination

Thurrock Council Local Plan – Regulation 19 Consultation

Representation Form

At the Regulation 19 stage, representations should relate to the legal compliance and/or soundness of the Thurrock Local Plan and should be directed towards a specific policy, site allocation, proposal or paragraph within the Publication Version of the Plan. Please indicate whether you wish to participate in the Examination hearing sessions if you are seeking a modification to the Plan and explain why your participation would be necessary.

Representations can be submitted through the Thurrock Local Plan consultation portal PlaceMaker, which provides access to the Publication Version of the Plan, supporting evidence and consultation documents.

If you require assistance, please email reg19localplan@thurrock.gov.uk

Please return this form to:

Strategic Planning - Planning Policy Team
Thurrock Council
Civic Offices
New Road
Grays
RM17 6SL

Or email it to: reg19localplan@thurrock.gov.uk

Thurrock Council is required to collect your personal information to enable you to participate in the Regulation 19 consultation of the Thurrock Local Plan. Representations received during the consultation will be submitted to the independent Planning Inspector appointed by the Secretary of State to undertake the Examination of the Local Plan.

Please note that all representations will be made public. Your representations and name will be published but other personal information will remain confidential.

Your representation and your name may be published as part of the Examination process. Other personal information, such as postal addresses, email addresses and telephone numbers, will not normally be published.

This form consists of two parts:

Part A – Personal Details

This section only needs to be completed once by each respondent.

Part B – Representation

Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Thurrock Local Plan – Representation Form – September 2026 – Page 1

 thurrock.gov.uk

Regulation 19 Representation form

TOP TIP: Focus on whether the Plan is legally compliant and sound. Explain why and suggest specific modifications where appropriate.

HOW TO SUBMIT A REPRESENTATION ON PLACE MAKER

1

Sign up for an account

- Go to the Regulation 19 consultation page on Thurrock Council's website and select the Place Maker link
- Once on the Place Maker website, click 'Register' and enter your name, email address and a password
- The requested demographic information helps us understand who's responding and where further outreach is required for groups/individuals who don't typically respond to consultations
- Open the confirmation email and click the verification link to activate your account
- Log in to Place Maker – you're now ready to view and comment on the Local Plan

2

Making your comments

- Open the Regulation 19 Local Plan and find the policy, paragraph or site allocation you want to comment on
- Click the plus speech bubble button to the right of the policy or paragraph to comment
- State whether your representation relates to soundness and/or legal compliance
- Set out your comment clearly, using evidence where possible, and suggest a modification if appropriate
- Save each comment – you can return to comment on further sections before you submit

***Place Maker** is Thurrock Council's Online Consultation Portal where residents can view the Regulation 19 Local Plan, register to make and submit representations. Because it's the Council's preferred channel for representations, using Place Maker makes it easier for planning officers to log, categorise and forward representations to the Planning Inspector compared with free text emails or letters, though those communications routes remain valid alternatives for anyone who doesn't want to use the online portal.*

HOW TO SUBMIT A REPRESENTATION ON PLACE MAKER CONTD.

3

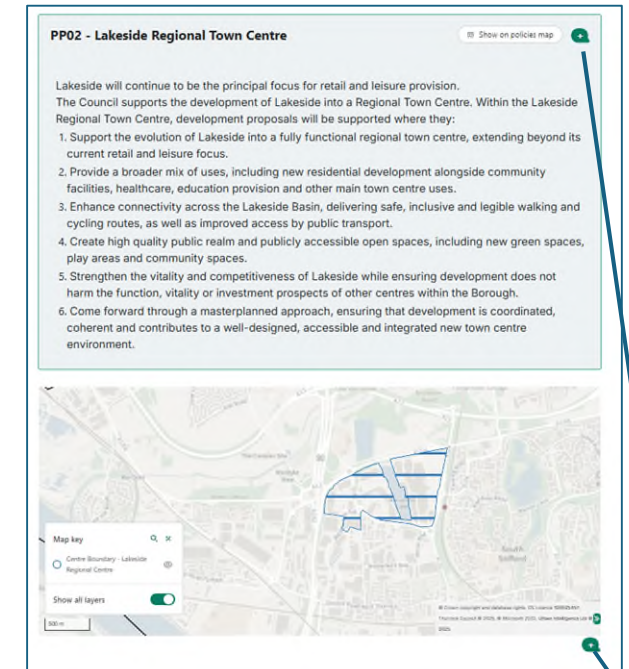
Submitting your representation

- Review all the comments you've added and check they're complete
- Confirm that your contact details are accurate as representations without contact details generally cannot be considered
- Indicate whether you'd like to take part in the Examination
- Click **'Submit'**. This must be done within the publication period (2 September – 14 October 2026)
- Each comment is submitted individually as you add it. There's no single 'submit all' button, and you can keep adding representations until the deadline
- Once you submit a comment, you'll see an on-screen confirmation message
- You can review or download a PDF of all your submitted representations at any time via 'My Responses' in your account

4

Responses and what happens next

- The Council collates all representations and submits them to the Planning Inspector alongside the Plan
- The Inspector considers your comments as part of the Examination and may invite you to participate further
- Your representation will be published alongside your name, in line with the Council's privacy policy



Extract policy from the regulation 19 local plan as an example

Click on the speech icons within Place Maker to add your comments

HOW CAN I LEARN MORE ABOUT THE THURROCK LOCAL PLAN?

The table below lists a programme of drop-in information events that will be held across Thurrock during the Regulation 19 consultation period. These events provide an opportunity for residents, businesses and stakeholders to:

- Learn more about the Thurrock Local Plan, policies and site allocations.
- View consultation materials and supporting documents
- Speak directly with planning officers.
- Receive guidance on how to submit a representation.

Residents can attend any of the drop-in events at a time that is convenient to them. No booking is required. Outside of these events, copies of the Regulation 19 local plan and representation forms will be available from all Thurrock libraries.

Settlement	Address	Date	Session Time
South Ockendon	Belhus Library & South Ockendon Centre, Derry Avenue, South Ockendon, RM15 5DX	Tuesday 8 September 2026	1:30pm-5:30pm
Chadwell St Mary	Chadwell St Mary Library, Brentwood Road, Chadwell St Mary, RM16 4JP	Tuesday 15 September 2026	1:00pm-5:00pm
Lakeside	Lakeside Shopping Centre, West Thurrock Way, West Thurrock, RM20 2ZP	Wednesday 16 September 2026	1:30pm-5:30pm
Purfleet-on-Thames	Purfleet Community Hub, 53-54 River Court, Centurion Way, Purfleet-on-Thames, RM19 1ZY	Thursday 17 September 2026	2:00pm-6:00pm
Grays	Civic Offices, New Road, Grays, RM17 6SL	Tuesday 22 September 2026	3:30pm-7:30pm
Tilbury	Tilbury Library & Hub, Civic Square, Tilbury, RM18 8AD	Thursday 24 September 2026	3:00pm-7:00pm
Grays	Thameside Complex, Orsett Road, Grays, RM17 5DX	Wednesday 30 September 2026	3:00pm-7:00pm
Aveley	Aveley Community Hub/ Library, Recreation Ground, High Street, Aveley, RM15 4BX	Thursday 1 October 2026	10:00am-2:00pm
Corringham	Corringham Library, St John's Way, Corringham, SS17 7LJ	Tuesday 6 October 2026	10:00am-2:00pm
Stanford-le-Hope	Stanford-le-Hope Library, High Street, Stanford-le-Hope, SS17 0HG	Wednesday 7 October 2026	1:00pm-5:00pm

GLOSSARY OF TERMS

- **Adoption:** The point at which the Plan is formally approved and becomes binding.
- **Development Management Plan / Policies:** The part of the Local Plan containing the detailed policies used to assess individual planning applications, such as design, parking, or environmental standards .
- **Duly made representation:** A comment that meets the requirements (clear subject, submitted on time, enough detail) so it can be properly considered.
- **Evidence base:** The research, studies, and technical assessments (e.g. on housing need, transport, energy etc.) that justify the Plan's policies and site choices.
- **Examination:** An independent hearing that checks the Plan is fair and deliverable.
- **Legally compliant:** Whether the Council followed the correct legal process when preparing the Plan.
- **Modification:** A change to the Plan suggested through a representation.
- **NPPF:** The government's national planning policy framework that all Local Plans must follow.

GLOSSARY OF TERMS CONTD.

- **Planning Inspector:** Appointed by the Secretary of State through the Planning Inspectorate to examine the Local Plan, assess legal compliance and soundness, lead hearing sessions, and make recommendations on whether the Plan can be adopted.
- **Publication period:** The window (2 September – midnight 14 October) when comments must be submitted; comments after this date are only accepted if specifically requested.
- **Regulation 18 (Reg 18):** An earlier consultation stage, held before the Plan was fully drafted.
- **Regulation 19 (Reg 19):** The final stage of public comment before the Plan is sent to the government for independent checking.
- **Representation:** The formal term for a submitted comment.
- **Site allocation:** A specific piece of land set aside in the Plan for a particular use, such as housing.
- **Sound / Soundness:** Whether the Plan is well-evidenced, realistic, and workable.
- **Spatial Plan:** The part of the Local Plan setting out the overall strategy and vision for growth across the borough, where development should happen and why.

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2024-2044

Further questions

email reg19localplan@thurrock.gov.uk