

Thurrock Local Plan

# LOCAL DEVELOPMENT SCHEME



September 2022

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# 1. Introduction

## Purpose

- 1.1 The preparation of a Local Development Scheme (LDS) is a statutory requirement under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended).
- 1.2 The LDS has two principal purposes:
  - To set out the Development Plan Documents (DPDs) and other planning documents that the Council intends to produce to form the planning policy framework for Thurrock; and
  - To set out the timetable for the preparation or review of these documents.
- 1.3 This LDS sets out the timetable for the Councils DPD work for the next three years. It explains when the Council intends to reach key stages in the preparation of its Local Plan and other planning documents. It is intended to help the local community and all stakeholders interested in development and the use of land and buildings in Thurrock to understand what the Council is proposing to do and when, and at what stage they can expect to be involved in the planning process.
- 1.4 This LDS supersedes the earlier version (dated December 2015) and will be subject to regular review to ensure that it continues to be a realistic and achievable programme for the preparation of the Council's planning policy documents.

## Progress to Date

- 1.5 The Council last formally published an LDS in December 2015. The key reason for the delay in the preparation of the Local Plan against the timetable set out in the LDS December 2015 has been the need to consider the interrelationship between the Thurrock Local Plan and the Lower Thames Crossing (LTC) Development Consent Order (DCO) process. Given the need for the Local Plan to safeguard the alignment of the route and to consider the detailed design work and environmental impact assessment work associated with the proposed crossing when reaching decisions on the allocation of sites for development in the Local Plan, the Local Plan timetable has been delayed so that it aligns more closely with that of the LTC DCO process.
- 1.6 In the intervening period, the Council has been working on developing key parts of the Local Plan evidence base and has undertaken two 'Issues and Options' public consultations to ensure that the emerging Local Plan meets the needs and wants of both new and existing communities. In addition, numerous informal community engagement sessions have been held to encourage greater community participation in the Local Plan process.

## **2. Adopted Development Plan Documents**

- 2.1 Development Plan Documents (DPDs) are planning documents that contain policies for the use, protection and/or development of land, typically including the allocation of land for development. DPDs are used to determine planning applications and must be in general conformity with government guidance, in particular the National Planning Policy Framework (NPPF) 2019.

### **Current Development Plan**

- 2.2 The statutory development plan for Thurrock forms the following documents:
- Core Strategy and Policies for Management of Development (Core Strategy), Jan 2015
  - Schedule of saved policies of the Borough Local Plan, Sep 1997
  - Essex Minerals Local Plan – Adopted First Review, Jan 1997
- 2.3 The Council originally adopted its Core Strategy and Policies for Management of Development in December 2011. The Core Strategy sets out the Council’s vision, spatial strategy, and core policies for the development of Thurrock.
- 2.4 Following the publication of the first version of the NPPF in 2012, the Council identified several policies in the Core Strategy which required updating to ensure that they were in full compliance with the NPPF.
- 2.5 Subsequently, in January 2015, the Council adopted a Focused Review of the Core Strategy. The effect of the Focused Review was to replace policies CSSP5, CSTP8, CSTP23, CSTP25, CSTP26, CSTP27, CSTP28, CSTP31, PMD1, PMD2, PMD4, PMD6, PMD7, PMD10, PMD12, PMD15, PMD16, and to introduce one new policy, OSPD1. Some paragraphs of supporting text were also deleted. All other policies remain unchanged.
- 2.6 In addition, some saved policies from the Borough Local Plan, Sep 1997 and Essex Minerals Local Plan, Jan 1997, which have not yet been replaced by up-to-date policies in a more recent DPD are still material considerations in the determination of planning applications.

### **Adopted Supplementary Planning Documents**

- 2.7 Supplementary Planning Documents (SPDs) are non-statutory documents that give further guidance on the policies and proposals set out in Development Plan Documents. Whilst SPDs must be in conformity with DPDs and subject to public consultation, they do not have to go through the process of independent examination.

2.8 The Council has adopted a couple of such guidance documents including:

- Thurrock Design Guide – Design Strategy SPD (March 2017)
- Thurrock Design Guide – Residential Alterations & Extensions SPD (July 2017)

### 3. Proposed Development Plan Documents

#### Thurrock Local Plan

- 3.1 The Council is preparing a single Local Plan document which will become the principal Development Plan Document for Thurrock, setting out the overall planning framework to support growth and development across the whole borough. The Local Plan will identify the strategic priorities and long-term vision for the area, ensuring that the development needs of the borough are met over the next twenty years.
- 3.2 The Local Plan will contain a spatial strategy which identifies specific locations for delivering development needs such as housing, employment, retail, leisure, and infrastructure. Strategic policies, site allocation policies, and development management policies will be used in the determination of planning applications which will help to realise the overall strategy.
- 3.3 The timetable for the emerging Local Plan is set out below:

Stage	Target Date
Scoping	COMPLETED
Issues and Options (Stage 1)	COMPLETED
Issues and Options (Stage 2)	COMPLETED
Draft Local Plan Consultation (Regulation 18)	Summer 2023
Pre-Submission Local Plan Consultation (Regulation 19)	Summer 2024
Submission to Secretary of State for examination in public (Regulation 22)	Autumn 2024
Commencement of Examination hearings	Spring 2025
Inspector's Report expected	Autumn/Winter 2025
Adoption of the Local Plan by Council	Winter 2025

- 3.4 The timetable for the preparation of the Local Plan will be refined further as the Council meets set milestones. Any changes to the timetable for the preparation of the Local Plan will be set out in a future LDS update once agreed.

### **Neighbourhood Development Plans**

- 3.5 Neighbourhood Development Plans (NDPs) are community-led plans for guiding the future development and growth of a local area introduced by the Localism Act (2011). Such plans must be in general conformity with the strategic policies in the Local Plan. They are subject to independent examination and referendum, and once adopted will form part of the statutory local development plan for the area.
- 3.6 NDPs can be prepared by town, village, or parish councils or by 'neighbourhood forums' in unparished areas. As of September 2022, the Council has not received any formal applications for the designation of a neighbourhood forum which is the first formal step in the process. However, some communities have expressed an initial interest in community-led planning and the Council will assist these communities through the process if, and when, required.

### **Minerals & Waste Local Plan**

- 3.7 The purpose of the Minerals and Waste Local Plan (MWLP) is to implement the strategic vision and policies for minerals and waste. This will be achieved through the use of several criteria based and land-use based policies.
- 3.8 The scope and timetable for the preparation of the MWLP is currently under review and an up-to-date timetable will be provided in a future LDS update once agreed.

## 4. Other Planning Documents

### Supplementary Planning Documents

- 4.1 To support the preparation of the Local Plan, some adopted Supplementary Planning Documents (SPDs) may be required to be updated, or additional SPDs may be required. The scope for this work will become clearer once the Regulation 18 Local Plan is published in Summer 2023. A timetable for the preparation of any SPDs will be provided in a future LDS update once agreed.

### Community Infrastructure Levy Charging Schedule

- 4.2 The Community Infrastructure Levy (CIL) Charging Schedule is not a Local Plan document or SPD, but it is a planning document that sits alongside the Local Plan that is subject to an independent examination. The CIL is a planning charge levied on certain types of new development and will be used by the Council to fund and deliver infrastructure needed to support new development.
- 4.3 However, the Levelling Up and Regeneration Bill published earlier this year, proposes to replace the current CIL regime by introducing a new locally determined 'Infrastructure Levy' (IL) as a charge on new development to fund infrastructure.
- 4.4 Therefore, at this stage it is unclear whether the Council will be seeking to adopt a CIL or an IL as the mechanism for funding infrastructure in the borough. Work on the Local Plan is required to be at a more advanced stage to fully consider the viability implications on development of a CIL charge at various levels. The transitional arrangements to move to any new Infrastructure Levy will also determine whether CIL is brought into place. The CIL or any future replacement will be prepared as a separate document, having regard to the Local Plan and its associated infrastructure requirements. A timetable for the preparation of this document will be provided in a future LDS update once agreed.

### Policies Map

- 4.5 The policies map covers the whole of the Thurrock borough area, and its purpose is to illustrate sites allocated for development or protection within the Local Plan. The policies map is updated as new Development Plan Documents are prepared or revised to provide a clear visual illustration of the application of policies across the borough.