

Thurrock Local Plan

# Local Development Scheme



December  
2015



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## **Section 1: Introduction**

### **Purpose of the Local Development Scheme**

- 1.1 In accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), this Local Development Scheme (LDS) sets out what Local Plan related documents the Council intend to prepare and a timetable for their production and consultation in the period 2015-2020.
- 1.2 This LDS represents a management tool for setting and managing the plan-making process. However, the LDS is not subject to Independent Examination or formal public consultation.
- 1.3 The Council is required to review its LDS regularly, and if significant changes to the project plan for preparing planning policy document are envisaged, then these should be set out in the revised LDS.
- 1.4 This LDS reflects the change in the Council's policy direction from a Local Development Framework to a single Local Plan; takes account of changing legislation and sets out a timetable for producing Local Plan documents. This LDS replaces all previous versions and will be published on the Council's website.

### **What the Council has already achieved**

- 1.5 Since the publication of the first LDS, the Council has made good progress in the preparation of its development plan. The adoption the Council's Core Strategy and Policies for Management of Development (Core Strategy) in 2011 and subsequent focussed review in 2015 have ensured that the Council has a plan which is for the most part compliant with national planning policy and guidance.
- 1.6 In February 2014 the Council decided to commence work on a new Local Plan to respond to a number of major challenges these included:
  - The need for a more up-to-date statutory planning framework to co-ordinate the delivery of the Council's ambitious growth strategy for Thurrock;
  - The revocation of the East of England Plan and the requirement for local planning authorities to undertake a fresh assessment of their future development needs;
  - The need for the Council to identify a deliverable five year housing land supply and bring forward more sites for development to support economic growth; and
  - A need to plan for the possible impact of a decision by Government on the route and location of the proposed Lower Thames Crossing (LTC).

### **Reason for updating the Local Development Scheme**

- 1.7 Since the Council's previous LDS came into effect on 1<sup>st</sup> May 2014 the Council has made significant progress in developing key parts of the Local Plan evidence base and revising its Statement of Community Involvement.

- 1.8 However, the on-going delay and uncertainty to the process caused by further delays in the Government making an announcement on the route and location of the Lower Thames Crossing (LTC) has made it necessary to amend the programme for plan preparation to ensure that the work streams are more appropriately aligned.
- 1.9 In preparing this revision to the LDS it has now been assumed that the Government will now make a further announcement on the Lower Thames Crossing in summer 2016. Should this not be the case a further revision to the LDS may be required at a later date.

## Section 2: Context

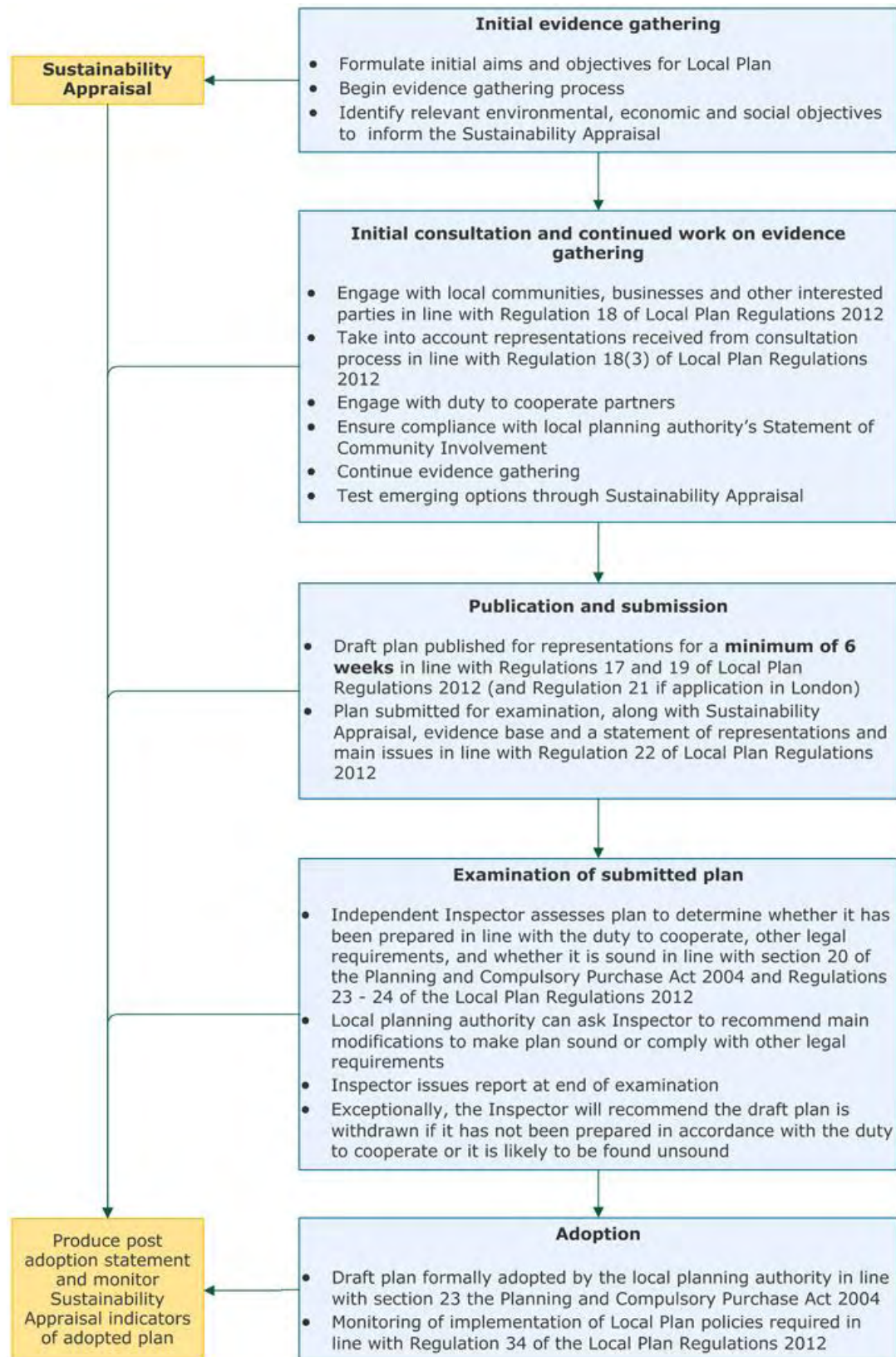
### Changes to the national planning system

- 2.1 Under the Planning and Compulsory Purchase Act 2004 the Government introduced the system of Local Development Frameworks (LDFs) which is a portfolio of documents comprising of Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and the Statement of Community Involvement (SCI).
- 2.2 The introduction of the Localism Act 2011 and the National Planning Policy Framework (NPPF) has changed to the national planning system and how plans are prepared. Some of the changes include:
  - The revocation of Regional Spatial Strategies;
  - The replacement of previous individual topic-based Guidance and Policy Statements with the National Planning Policy Framework (NPPF) and the web based Planning Practice Guidance (PPG);
  - The introduction of neighbourhood planning;
  - A duty to co-operate with neighbouring authorities the production of new style Local Plans.

### The plan making process

- 2.3 The process of preparing and adopting development plans is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. All the documents identified in the LDS will be prepared in accordance with the preparation stages required by legislation. An overview of the plan-making process is set out in Figure 1.
- 2.4 More information on plan making including the scale and nature of community involvement are set out in the Council's Statement of Community Involvement which was adopted in November 2015.

Figure 1: Extract from the National Planning Practice Guidance (March 2014)





## Section 3: Adopted Development Plan

### National planning documents

#### *National Planning Policy Framework*

- 3.1 The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the presumption in favour of sustainable development. Core planning principles include the need to be plan-led and to pro-actively drive and support sustainable economic development. Paragraph 153 of the document states that a Local Planning Authority can review a Local Plan for its area in whole or in part to respond flexibly to changing circumstances. Various strategic priorities must be addressed in the Local Plan, including policies to deliver the homes and jobs needed together with any necessary retail, leisure and other commercial development. It is stressed that plans must be based on adequate, up to date and relevant evidence. In relation to housing, a Local Planning Authority should ensure that its evidence base looks at full objectively assessed needs for market and affordable housing in the housing market area. Any plan must be prepared in accordance with the Duty to Co-operate, legal and procedural requirements, and be sound. The NPPF sets out the tests of soundness. An Annex relating to implementation specifies (Paragraph 215) that the weight to be attached to policies in existing plans depends on their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater is the weight that can be given to them).

#### *National Planning Practice Guidance*

- 3.2 The National Planning Practice Guidance (NPPG) was launched in March 2014 and is updated as necessary by the Government. The guidance provides an indication of the Secretary of State's views. The NPPG contains guidance on a wide range of planning matters, for example, there are sections on 'housing and economic development needs assessments' and on 'housing and economic land availability assessment'. The 'need' part of the guidance contains a detailed methodology as to how the objectively assessed need should be calculated.

#### *Planning Policy for Traveller Sites*

- 3.3 The Planning Policy for Traveller Sites document was published in March 2012 and should be read in conjunction with the NPPF. This sets out national policy for Traveller sites and requires Local Planning Authorities to work collaboratively to prepare a robust evidence base to establish accommodation needs and then set local targets for pitches and plots in a Local Plan. Appropriate sites should be allocated, to meet needs and enable the identification of a rolling five year supply of deliverable sites.

#### *National Waste Planning Policy*

- 3.4 The Waste Management Plan for England was published in December 2013 and sets out the Government's ambition to work towards a more sustainable and efficient



approach to resource use and management. National Planning Policy for Waste was published in October 2014 and sets out detailed planning policies for waste within the framework provided by the national plan.

### **Thurrock Core Strategy and Policies for the Management of Development**

- 3.5 The Council adopted its Core Strategy and Policies for Management of Development Local Plan (Core Strategy) in December 2011. The Core Strategy sets out the Council's vision, spatial strategy and core policies for the development of Thurrock.
- 3.6 Following the publication of the NPPF, the Council identified a number of policies in the Core Strategy which requires updating to ensure that they were in full compliance with the NPPF.
- 3.7 In January 2015 the Council adopted a Focussed Review of the Core Strategy. The Focused Review effectively replaced policies CSSP5, CSTP8, CSTP23, CSTP25, CSTP26, CSTP27, CSTP28, CSTP31, PMD1, PMD2, PMD4, PMD6, PMD7, PMD10, PMD12, PMD15, PMD16, and some paragraphs of supporting text of the Core Strategy and introduced one wholly new policy - OSPD1. Some other paragraphs of supporting text are deleted. All other policies remain unchanged. The examination of the Focused Review did not endorse any of the unchanged policies as being consistent with the NPPF.

### **Thurrock Borough Local Plan (1997)**

- 3.8 Under the Planning and Compulsory Purchase Act 2004 (Transitional Provision) the policies in the Thurrock Borough Local Plan (Adopted 1997) were automatically saved. The saved Local Plan Policies were originally intended to be replaced by Thurrock's emerging Local Development Framework including:
  - The adopted Core Strategy and Policies for Management of Development Local Plan;
  - The Site Specific Allocations DPD and Minerals and Waste DPD once they were adopted;
  - Supplementary Planning Documents
- 3.9 Appendix 1 sets out the remaining Local Plan policies and Annexes which the Council will be retaining until they superseded by policies in the emerging Local Plan and/or one of the emerging Supplementary Planning Documents.

## **Section 4: Documents Previously in Preparation**

### **Site Allocations Local Plan**

- 4.1 The purpose of the Site Specific Allocations and Policies Local Plan (Site Allocations Local Plan) was to identify sites and allocate land for different types of uses required to deliver the scale of growth and development set out in the Adopted Thurrock Core Strategy to 2026, including sites for housing, employment, transport infrastructure and sites requiring environmental protection including open space.
- 4.2 The last public consultation on this document was the Further Issues and Options consultation in January 2013. The Further Issues and Options draft provided a summary and maps of sites which have been identified, their proposed allocated uses and an explanation of how sites were assessed.
- 4.3 Following a decision by Council in February 2014 to prepare a new local plan, this document will not be progressed.

### **Minerals and Waste Local Plan**

- 4.4 The purpose of the Minerals and Waste Local Plan was to implement the strategic vision and policies for minerals and waste as set out in the adopted Core Strategy. This was to be achieved through the use of several criteria based and land use based policies that balanced the need for development against the sustainable management of waste and the prudent use of natural resources. An Issues and options consultation document for minerals and waste in Thurrock was published in December 2009.
- 4.5 Following a decision by Council in February 2014 to prepare a new local plan, this document will not be progressed.

## Section 5: Emerging Thurrock Local Plan

- 5.1 The Council is progressing with the preparation of a single Local Plan covering the whole of the Thurrock Councils administrative area. This will replace, when adopted, all the existing development plan documents set out in Section 3.
- 5.2 The Thurrock Local Plan (TLP) will determine the amount and distribution of new development providing a comprehensive and long-term planning framework for the period up to 2035. The TLP will also contain planning policies for the determination of planning applications. A single Policies Map will define geographically the development proposals and have notations to allow for the application of planning policies.
- 5.3 The new Local Plan process will enable on-going public consultation and engagement on a wide range of planning issues. This will be undertaken alongside the Council's Duty to Co-operate with the specific prescribed bodies, such as neighbouring Local Authorities.
- 5.4 A timetable for the key production stages of the TLP is shown in Table 1. It is important to note that some of the dates have less certainty, such as adoption dates, as they depend on the timing and length of examinations (indicated in italics). A full timetable for the production of all emerging planning documents is set out in Appendix 2.

*Table 1 – Thurrock Local Plan Preparation Timetable*

<b>Plan Preparation Stage</b>	<b>LDS Target Date</b>
Issues and Options Stage 1: Strategic Policies	February/March 2016
Issues and Options Stage 2: Spatial Options and Sites	October/November 2016
Draft Local Plan	October/November 2017
Publication Draft of the Local Plan	October/November 2018
Submission of the Local Plan	March 2019
<i>Examination in Public (Hearings)</i>	<i>April 2019 – September 2020 (October/November 2019)</i>
<i>Adoption</i>	<i>October 2020</i>

## Section 6: Other Emerging Planning Documents

### Supplementary Planning Documents

- 6.1 Supplementary Planning Documents (SPDs) are produced to expand on policies within Local Plan Documents, providing additional information and guidance. They can be topic based or site specific. The Council is currently intending on preparing 3 SPDs to support the adopted Development Plan. Table 2 sets out the preparation timetable for these SPDs.

*Table 2 – Supplementary Planning Document Preparation Timetable*

Document Name and Description	Plan Preparation Stage	LDS Target Date
<b>Thurrock Design Strategy SPD –</b> This SPD sets out the Council’s core design principles ensuring that future development in the borough is of the highest design standards.	Public Consultation on Draft	February/March 2016
	Adoption	September 2016
<b>Thurrock Design Strategy SPD Technical Annex –</b> This SPD builds on the principles set out in the Design Strategy SPD by setting out detailed guidance for specific development types like residential extensions and alterations.	Public Consultation on Draft	June 2016
	Adoption	December 2016
<b>Planning Obligations SPD -</b> This SPD sets out the circumstances in which planning obligations are likely to be required and, where possible, provides details on the type and level of contribution required.	Public Consultation on Draft	October/November 2016
	Adoption	March 2017

### Interim Planning Guidance Notes

- 6.2 Interim Planning Guidance Notes fall outside of the statutory procedures for Local Plan adoption as such it will not form part of Thurrock Council’s Development Plan. These guidance notes will however be relied upon as a material consideration in the determination of planning applications.
- 6.3 The Council is currently intending on producing one Interim Planning Guidance Note on Off Site Affordable Housing Contributions. It anticipated that this document will be adopted in March 2016.

## **Local Plan process documents**

### *Local Development Scheme (LDS)*

- 6.4 The Council's Local Development Scheme (LDS) is a rolling programme for the preparation of planning documents that will form Thurrock's new Local Plan.

### *Statement of Community Involvement (SCI)*

- 6.5 The 2004 Act required each Local Planning Authority to prepare a Statement of Community Involvement (SCI) as one of the first documents in its Local Development portfolio. The SCI describes how the Council will engage the community and others in preparing planning documents such the Local Plan, and in dealing with planning applications. The first Statement of Community Involvement was adopted by the Council in June 2007. A revised and updated SCI has now been prepared and published for consultation prior to its adoption by Full Council on the 25 November 2015.

### *Authority Monitoring Report (AMR)*

- 6.6 The Localism Act 2011 requires every authority to produce reports containing information on a number of topics including:
- The implementation of the LDS;
  - The progress and effectiveness of the Local Plan;
  - The extent to which the planning policies set out in the Local Plan documents are being achieved.
- 6.7 Changes brought in by the Act introduced greater flexibility in how Authority Monitoring Reports (AMR) can be produced. Before the Act the Council had to publish the AMR annually as a single report. The removal of the requirement to produce a single report and the suggestion by the Government that Council's should aim to publish monitoring information more frequently has prompted the Council to re-evaluate the way it reports on monitoring for planning purposes.
- 6.8 The amalgamation of the key information reported on in the AMR with other existing Council documents has reduced the level of repetition within existing monitoring mechanisms, improved consistency in reporting and made it easier to update key figures. These mechanisms are presented as hyperlinks on a dedicated AMR webpage to ensure that information can be easily accessed and is presented in a user-friendly way.
- 6.9 Information relating to the implementation of the Local Development Scheme is set out in this document and will be updated as and when appropriate in future LDS's.

## **Community Infrastructure Levy Charging Schedule**

- 6.10 The Community Infrastructure Levy (CIL) Charging Schedule is not a Local Plan document or SPD but is a planning document that sits alongside the Local Plan that is subject to an independent examination. It will also need to operate alongside the Planning Obligations SPD as Section 106 negotiations can still be used for site specific mitigation or local infrastructure provision that is not covered by CIL.
- 6.11 The Council has consulted on a Draft Charging Schedule (May 2013) and is now in the process of reviewing the viability evidence base as part of the Local Plan making process. It is now intended to prepare a new Draft Charging Schedule to be submitted for examination following the adoption of the Local Plan in 2020.

## **Neighbourhood planning documents**

- 6.12 The Localism Act 2011 introduced new rights and powers to allow local communities to shape how their local areas develop and change by preparing Neighbourhood Development Plans (NDP) or Neighbourhood Development Orders (NDOs). In Thurrock only designated Neighbourhood Forums are able to produce NDPs and NDOs.
- 6.13 In accordance with planning legislation, the Council has a statutory duty to advise or assist communities in the preparation of NDPs and NDOs. At the time of publication the Council had not received any applications by community groups to be designated as a Neighbourhood Forum and/or received any formal requests for support.

## **Section 7: Evidence Base**

- 7.1 The NPPF makes it clear that it expects Local Plans to be informed by a robust and credible, proportionate evidence base. A sound evidence base is crucial to the successful preparation of the Local Plan. It will allow the Council to produce a Plan that addresses difficult issue, is deliverable and will be vital in demonstrating the soundness of the Plan at the independent examination stage.
- 7.2 The emerging Thurrock Local Plan will be informed by a range of information including background studies, research, surveys and feedback documents. Many of the studies that will form the evidence base will be undertaken by the Council and consultants acting on behalf of the Council. Others are likely to be undertaken in partnership with other Local Authorities to take account of any issues or opportunities affecting neighbouring areas and the wider region.

### **Sustainability Appraisal**

- 7.3 Under the 2004 Act, Development Plan Documents must be subject to a Sustainability Appraisal which incorporates the requirement of European Directive 2001/42/EC and relevant English regulations that all plans and programmes likely to have significant effects on the environment must be subject to Strategic Environmental Assessment. Sustainability Appraisal is an iterative process which is closely integrated with the overall process of preparing a Local Plan with their being a need to undertake a sustainability appraisal at each key stage of the plan-making process.
- 7.4 The Sustainability Appraisal will be published alongside the Local Plan and will also play an important part in demonstrating its soundness.

### **Habitats Regulations Assessment**

- 7.5 Plans and projects which have the potential to affect sites designated by the European Union as sites of nature conservation importance have to be assessed against the requirements of the Habitat Regulations<sup>1</sup>. A Habitats Regulations Assessment (HRA) must therefore be carried out on Local Plan Documents to determine whether they are likely to have any significant effects on the integrity of any European Sites, including those in neighbouring areas.

### **Equality Impact Assessment**

- 7.6 The Equalities Act 2010 requires public authorities to work to eliminate discrimination and promote equality in all their activities. Public authorities must ensure that all decisions are made in such a way as to minimise unfairness and do not have disproportionately negative effect on people because of their particular characteristics or background.

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<sup>1</sup> The Conservation of Habitats and Species Regulations 2010



## **Duty to Cooperate**

- 7.7 During 2015 Thurrock Council has continued to engage and collaborate with adjoining local authorities, the Mayor of London and London Boroughs on strategic planning matters as part of the Duty to Cooperate and in response to consultations on Local plans.
- 7.8 Thurrock officers have led on the coordination of Duty to Cooperate arrangements on strategic planning matters with other South Essex Authorities. The South Essex local authorities should have completed the main review of the Strategic Housing Market Assessment by the end of 2015. Going forward Thurrock is leading on behalf of the other authorities on the coordination and preparation of a Statement of Cooperation (including a Memorandum of Understanding), a South Essex planning vision, and the commissioning of a strategic employment study together with the scoping of future key evidence -based studies.
- 7.9 Thurrock is actively involved in the Strategic Spatial Planning Liaison Officers Group (SSPOLG) with the GLA and other authorities in the wider South East as part of cross-boundary and Duty to Cooperate arrangements. In 2015 Thurrock is chairing the newly formed East of England Planning Officers Group that is part of this wider South East group which has been proactive in undertaking specific tasks on behalf of the wider group and also supporting members in the eastern region at the recent workshops and summits on future collaboration with the Mayor of London.
- 7.10 The Planning and Growth service has continued to take the lead on behalf of the Council in coordinating and inputting into key national and regional infrastructure projects that could have a significant impact on Thurrock such as the proposed Lower Thames Crossing and the Paramount proposals on Swanscombe peninsula in Kent. Over the next few years a key task will be further responses with regard to any NSIF applications and input into technical reports on these infrastructure projects.
- 7.11 The Council must also prepare the Local Plan by drawing from other statutory and non-statutory plans and strategies; Thurrock Community Strategy, the Council's Corporate Plan and those of other service providers.

## **Section 8: Implementation**

### **Resourcing the Local Development Scheme**

- 8.1 The preparation of the new Local Plan will be funded from budgets previously allocated for the purpose of preparing the Thurrock Site Allocations Local Plan and both the Minerals and Waste Local Plan and the Gypsy and Travellers Local Plan. This includes the need for a continued commitment towards maintaining these budgets at or above their current level across the period of plan preparation and the retention and use of the LDF Reserve Budget.
- 8.2 The Council will also explore the potential to secure additional funding and “in kind” assistance from key delivery partners, including the Government in order to assist in the development and delivery of key infrastructure requirements and an increase in housing delivery rates.
- 8.3 The funding streams identified above will be required to fund:
- Staffing Costs including consultancy support;
  - Existing and future evidence base studies, infrastructure and viability testing required for all Local Plan documents;
  - Sustainability Appraisals, Health and Equality Impact Assessments and Habitat Regulation Assessments;
  - Costs associated with the Duty to Cooperate;
  - Consultation costs associated with printing, exhibitions, venue hire and advertising;
  - Costs associated with the Examination in Public for the Local Plan, including hiring a Programme Officer and Planning Inspectorate fees;
  - Legal costs arising from any legal challenges to any part of the Council’s Local Plan preparation; and
  - A new Policies Map to reflect progress in preparing the Local Plan.

### **Risk management**

- 8.4 It is difficult to foresee all potential risks that may affect the Local Plan programme. However, the main areas of perceived risk in terms of meeting the targets in the Local Development Scheme are set out in Appendix 3 along with suggested mitigation measures.

## Appendix 1 – Saved Thurrock Borough Local Plan Policies

Policy Ref	Policy Subject
BE3	Urban Open Spaces
GB4	Established Residential Frontages
LN7	Thames Chase (The East London Community Forest)
LN10	Protected Lanes
LN12	Development Proposals and Nature Conservation
LN15	Sites of Importance for Nature Conservation
LN16	Areas of Local Nature Conservation Significance and Ecological Corridors
LN16A	Thames Foreshore Ecological Corridor- Industrialised Areas
H11	Infill Development: Backland Development and Residential Precincts
H15	Gypsy Caravan Sites
E1	Development within Primary Industrial and Commercial Areas
E2	Land for New Industrial and Commercial Development in Primary Areas
E3	Development within Secondary Industrial and Commercial Areas
E4	Land for New Industrial and Commercial Development in Secondary Areas
E8	Oil Refineries
E9	Oil and Chemical Storage
SH1	Major Retail Developments
SH3	Grays Shopping Centre – Additional Retail Floorspace
SH6	Existing Town Centres – Additional Retail Floorspace
SH8	New Local Shopping Facilities
SH10	Non-Retail Uses in District and Local Shopping Centres
SH11	Non-Retail Uses in Neighbourhood Shopping Parades
SH12	Non-Retail Uses in Other Parades and Isolated Shops
LR4	Provision of Additional Open Spaces
LR5	Retention of Existing Open Spaces
LR6	Open Space Provision in New Housing Developments
LR15	Proposed Mardyke Country Park
LR17	Extension of Footpath and Bridle
T2	New Road Building
T3	Road Improvements Schemes

T6	Traffic Management
T8	Existing and New Public Footpaths
T11	Cycleways
T15	Improved Passenger Interchange Facilities
T17	Railways – Passenger Facilities
T18	Railways – Freight Facilities
T19	Waterways – Passenger Facilities
T20	Waterways – Freight Facilities
MLP1	Minerals Reserves
MLP2	Mineral Need
MLP3	Transportation
MLP4	Non-Preferred Sites
MLP5	Aggregate Recycling
MLP6	Site Considerations
MLP7	Dredged Materials
MLP8	Restoration and Agriculture
MLP9	Working and Reclamation
MLP10	Processing and Plan Buildings
MLP11	Processing and Plan Buildings
MLP12	Programming
MLP13	Development Control
Annexe 1	Criteria Relating to the Control of Development in Residential Areas
Annexe 2	Criteria Relating to the Conversion of Existing Dwellings to Flats
Annexe 4	Established Residential Frontages in the Green Belt
Annexe 7	Sites Designated for Nature Conservation
Annexe 8	Criteria Relating to the Control of Residential Development in the Green Belt
Annexe 9	Infill and Backland Development – Residential Precincts

## Appendix 2 – Local Development Scheme Timetable

	2015				2016				2017				2018				2019				2020				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
<b>Local Development Scheme</b>				A																					
<b>Statement of Community Involvement</b>	PP		PC	A																					
<b>Thurrock Local Plan</b>	Scoping Content and PP				PC	PP		PC	PP			PC	PP			PC	S	Examination in Public							A
<b>Design Strategy SPD</b>		PP			PC	PP	A																		
<b>Design Strategy SPD - Technical Annex</b>				PP		PC	PP	A																	
<b>Planning Obligations SPD</b>					PP				PC	A															
<b>Affordable Housing IPGN</b>				PP	A																				
<b>Community Infrastructure Levy</b>									PP					PC	PP								PC		

PP – Plan preparation stage   PC – Public consultation   S – Submission   A – Adoption

## Appendix 3 – Potential Risks to the Programme

RISK	IMPACT	MITIGATION MEASURE	MANAGED RISK
<p><b>Insufficient Budget –</b></p> <p>Local Plan document preparation can be expensive (including commissioning of the evidence base, DPD preparation, public consultation and examination) there are now significant additional evidence base requirements imposed upon local authorities following the revocation of the RSS and the publication of the NPPF in terms of the Duty To Cooperate.</p> <p>Examination costs may grow due to the complexity and length of the proceedings, including the potential need to use consultants and obtain legal advice to defend the Council's position.</p> <p>Legal challenge prior to adoption could also mean further, unforeseen costs and legal fees.</p>	<p><b>High – risk of programme slippage and/ or risk that the Local Plan may be found unsound at or prior to examination due to gaps in the evidence base.</b></p>	<p>The Local Plan Budget is subject to regular monitoring and profiling to ensure that any pressures can be identified early.</p> <p>Explore the opportunities for joint working and commissioning of a shared evidence base with Government, neighbouring LAs, landowners and key delivery partners.</p>	<p><b>Medium</b></p>
<p><b>Unfilled vacancies/staff turnover and financial cuts –</b></p> <p>As with any organisation, from time to time, staffing pressures such as sickness, maternity/paternity leave and staff loss need to be effectively managed.</p> <p>Financial pressures may result in vacant posts remaining unfilled and being identified as a potential saving.</p>	<p><b>High – risk of programme slippage due to a lack of resources and capacity.</b></p>	<p>Consider the opportunities to 'second' staff from other teams and Directorates to support the Growth and Strategy Team in preparing the Local Plan.</p> <p>Employ temporary staff and where appropriate consultants.</p> <p>Provide satisfying work, a supportive environment and opportunities for personal development.</p> <p>Explore the opportunities for joint working and the</p>	<p><b>Medium</b></p>

RISK	IMPACT	MITIGATION MEASURE	MANAGED RISK
		<p>commissioning of a shared evidence base with Government, neighbouring LAs, landowners and key delivery partners.</p> <p>Ensure that the preparation of the Local Plan is recognised as a key Council priority for corporate funding.</p>	
<p><b>Changing political priorities and programme slippage due to political process</b> - it is possible that local election results in the Borough could result in political changes and/or priorities.</p>	<p><b>Medium</b> - risk of programme slippage and abortive costs if a need arises for a fundamental change in the approach and direction of the Local Plan.</p>	<p>Ensure that the plan-making process is underpinned by a robust evidence base and proper assessment of all the spatial options leading to the selection and development of the preferred option.</p> <p>Ensure that the plan-making process is taken forward with full cross party support and active member involvement.</p> <p>The LDS will be kept under review and amended accordingly.</p>	<p><b>Medium</b></p>
<p><b>Significant public opposition to the Local Plan</b> – the Local Plan will address contentious issues that could give rise to significant public and/or political opposition. This could lead to a higher volume of work in processing and analysis of representations than accounted for in the LDS timetable</p>	<p><b>High</b> - risk of programme slippage and abortive costs if a need arises for a fundamental change in the approach and direction of the Local Plan.</p>	<p>Every effort will be made to build cross-community consensus through early and continuous engagement with stakeholders and local community, as well as ensuring that the plan-making process is built on a sound, robust and transparent evidence base.</p> <p>In order to minimise the potential for delay caused by the receipt of a significant volume of representations to the plan, the Council will examine the options available to fully or partially digitise the public consultation to reduce the time and cost of manually collating, analysing and</p>	<p><b>Medium</b></p>



RISK	IMPACT	MITIGATION MEASURE	MANAGED RISK
		<p>responding to the representations received.</p> <p>Consideration will also be given to seconding staff from other teams and Directorates to assist the process.</p>	
<p><b>Delays in the examination process and legal challenge</b> – a legal challenge could be lodged against a Local Plan document within 6 weeks of its adoption. A challenge will only normally be successful if the Council or Planning Inspector has made a procedural or factual error.</p>	<p><b>Medium</b> – risk that any undue delay in preparing a legally compliant, sound and effective Local Plan could threaten the future economic growth and regeneration of Thurrock by leaving the Borough without an up to date and adopted development plan.</p>	<p>Ensure that the plan is prepared in accordance with all relevant legal and procedural requirements.</p> <p>Ensure that the plan is based on a sound, robust and credible evidence base.</p> <p>The Council will work closely with PINs throughout the course of preparing and examining the plan to ensure full legal compliance with the relevant legislation and regulations.</p>	<p><b>Low</b></p>
<p><b>The Capacity of other agencies to engage in the plan-making process</b> - is largely outside the Council's control. Joint working within the Council and with other local authorities can result in delays because of different decision making structures, the capacity of partners to undertake work and the relative priority afforded to it.</p>	<p><b>High</b> - risk of programme slippage and abortive costs if a need arises for a fundamental change in the approach and direction of the Local Plan.</p> <p>Risk that the plan could be found unsound if the</p>	<p>Undertake early, effective and on-going engagement with key stakeholders and Duty To Cooperate authorities to inform interested parties of the proposed programme for preparing the Local Plan.</p> <p>Ensure that key stakeholders are provided with relevant information in a timely way in order to allow them to consider the potential implications of the plan-making process on their own strategies and programmes.</p>	<p><b>Medium</b></p>

RISK	IMPACT	MITIGATION MEASURE	MANAGED RISK
	evidence base is found to be deficient and/or the Council has failed to meet its obligations under the Duty To Cooperate.	Put in place 'fit for purpose' mechanisms and protocols to discharge the Council's Duty To Cooperate Obligations.	
<p><b>Changes to the planning system</b> – including the introduction of an additional tier of development plans in the form of Neighbourhood Plans and could stretch capacity of the Growth and Strategy Team to simultaneously resource the Local Plan and Neighbourhood planning processes.</p>	<p><b>High</b> – risk of programme slippage due to over stretch if existing staff resources are required to provide technical advice and support for Neighbourhood Plans.</p>	<p>The timetable for producing Neighbourhood Plans is outside the control of the Council and cannot be built into work programmes.</p> <p>Encourage participation in the Local Plan process as an alternative to neighbourhood planning.</p> <p>Ensure that as much information as possible is available to any groups wishing to prepare a Neighbourhood Plan to reduce the burden on existing staff resources.</p>	<p><b>Medium</b></p>
<p><b>Continued uncertainty over the proposed route and location of the Lower Thames Crossing (LTX)</b> – represents a challenge which will need to be addressed in terms of project managing the preparation of the Local Plan. Any decision to locate the new crossing in the Borough could have a major impact upon the future economic and spatial geography of Thurrock and will need to be taken into account when preparing the Local Plan. This includes the possible need to consider and plan for the potential economic, environmental and transport impacts arising out of the LTX and a corresponding need to safeguard the alignment of the route.</p>	<p><b>High</b> – risk of programme slippage as long as uncertainty exists over the principal of the development, its route and location, and the timescales for its delivery.</p>	<p>The Council will continue to keep this matter under review and will commission the production of the Local Plan evidence base by adopting a staged approach towards the commissioning of necessary technical work, and where appropriate, assessing a range of alternative scenarios and development assumptions to consider their potential implications for the plan-making process.</p> <p>The Council will also engage with Government, the Duty to Cooperate authorities and key stakeholders to ensure that any change in the status of the scheme is properly considered in the context of the need to progress the preparation of the Local Plan</p>	<p><b>High</b></p>

RISK	IMPACT	MITIGATION MEASURE	MANAGED RISK
		<p>in an effective and efficient way.</p> <p>Ensure that the plan-making process is taken forward with full cross party support and active member involvement.</p> <p>The LDS will be kept under review and amended accordingly.</p>	
<p><b>The ongoing review of the London Plan</b> – could also have a number of implications for programme for preparing the new Local Plan. This stems from the possible need to accommodate some of London’s future housing needs, with major uncertainties existing on the scale, nature and deliverability of the needs to be addressed.</p>	<p><b>High</b> – risk of programme slippage as long as uncertainty exists over whether there is a need for Thurrock to accommodate any of London’s future development needs.</p>	<p>The Council will continue to engage with the Mayor, the GLA and the Duty to Cooperate authorities to ensure that any future decisions on whether Thurrock should accommodate some of London’s objectively assessed need is based on a robust evidence which properly justifies the policy approach and spatial strategy underpinning the Local Plan.</p> <p>Ensure that the plan-making process is taken forward with full cross party support and active member involvement.</p>	<p><b>Medium</b></p>

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