

From: [REDACTED]

Sent: 15 September 2021 15:50

To: [REDACTED]

Subject: RE: APP/M1595/W/21/3273652 - Former Ford Motor Company, Arisdale Avenue, South Ockendon

Attachments: Planning Obligations (heads of terms list).docx

Hi [REDACTED]

Please see the following comments from the Council in response to the Inspector's numbers points raised below:

1. The Council confirms that no changes are considered necessary to the conditions as set out in the condition document dated August 2021 and the one attached titled Agreed Conditions document from the appellants email today.
2. The previous statement of common ground identified a list of planning obligations necessary for this appeal but for ease and to demonstrate compliance with the requirements of paragraph 57 of the NPPF the attached planning obligations document provides the information sought by the Inspector. There are no further comments the Council wish to make to the planning obligations or the agreed s106 document.
3. The Council at present cannot demonstrate an up to date five-year housing land supply to comply with the requirements of a paragraph 68 of the NPPF. The relevant housing policies CSSP1 (Sustainable Housing and Locations) and CSTP1 (Strategic Housing Provision) should not be considered up to date, for housing need, if the Council cannot demonstrate a five-year housing land supply. The proposal would contribute to the housing land supply providing the development is built within 5 years. The Council's housing land supply is currently at 1.75 years. Accordingly, as residential development is proposed, the Council recognises that the 'tilted balance' set out in the NPPF in favour of granting permission is engaged (subject to paragraph 11 (d) (i) and (ii)).
4. No final comments from the Council.
5. No comments necessary from the Council in regard to the Hillside judgement.
6. Nothing further to add to this appeal.

I hope the above comments provide sufficient answers to the Inspector's questions.

Regards

[REDACTED] | Major Applications Manager | Planning | Public Realm Directorate
Thurrock Council, Civic Offices, New Road, Grays, Essex RM17 6SL
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