

Arena Essex Planning Application 18/01671/FUL

Thurrock Hammers Limited Submission



		Page
1	Introduction	1
2	Executive Summary	3
3	Dramatis Personae	4
4	Planning Application	5
5	Speedway in Thurrock	6
6	Thurrock Hammers campaign	14
7	Planning Policies	15
	(a) CSSP4 Sustainable Green Belt	17
	(b) PMD6 Development in the Green Belt	19
	(c) PMD5 Open Spaces, Outdoor Sports & Recreational Facilities	22
	(d) CSTP9 Well-being: Leisure and Sports	24
	(e) CSTP22 Thurrock Design	26
	(f) CSTP23 Thurrock Character & Distinctiveness	28
	(g) PMD16 Developer Contributions	30
8	Application 12/01119/OUT Inspector's Decision 8 January 2015	34
9	Swindon	35
10	Aveley Football Club	36

Appendix		Page
A	Dramatis Personae	A1
B	Planning Application	B1
C	Planning Policies	
	CSSP1 Sustainable Housing and Locations	C1
	CSSP2 Sustainable Employment Growth	C5
	CSSP3 Sustainable Infrastructure	C8
	CSSP4 Sustainable Green Belt	C12
	CSSP5 Sustainable Greengrid	C16
	OSDP1 Promotion of Sustainable Growth and Regeneration in Thurrock	C19
	CSTP1 Strategic Housing Provision	C20
	CSTP2 The Provision Of Affordable Housing	C25
	CSTP7 Network of Centres	C27
	CSTP8 Viability and Vitality of Existing Centres	C29
	CSTP9 Well-being: Leisure and Sports	C31
	CSTP10 Community Facilities	C33
	CSTP11 Health Provision	C35
	CSTP12 Education and Learning	C39
	CSTP13 Emergency Services and Utilities	C42
	CSTP14 Transport in the Thurrock Urban Area: Purfleet to Tilbury	C44
	CSTP15 Transport in Greater Thurrock	C46
	CSTP16 National and Regional Transport Networks	C48

Index

	CSTP18	Green Infrastructure	C50
	CSTP19	Biodiversity	C53
	CSTP20	Open Space	C56
	CSTP22	Thurrock Design	C58
	CSTP23	Thurrock Character and Distinctiveness	C60
	CSTP24	Heritage Assets and the Historic Environment	C62
	CSTP25	Addressing Climate Change	C65
	CSTP26	Renewable or Low-Carbon Energy Generation	C68
	CSTP27	Management and Reduction of Flood Risk	C69
	PMD1	Minimising Pollution and Impacts on Amenity	C72
	PMD2	Design and Layout	C74
	PMD5	Open Spaces, Outdoor Sports and Recreational Facilities	C76
	PMD6	Development in the Green Belt	C78
	PMD7	Biodiversity, Geological Conservation and Development	C83
	PMD8	Parking Standards	C85
	PMD9	Road Network Hierarchy	C87
	PMD10	Transport Assessments and Travel Plans	C89
	PMD12	Sustainable Buildings	C91
	PMD13	Decentralised, Renewable and Low Carbon Energy Generation	C93
	PMD14	Carbon Neutral Development	C95
	PMD15	Flood Risk Assessment	C96
	PMD16	Developer Contributions	C99
	Application	12/01119/OUT Inspector's Decision 8 January 2015	D1
E	Swindon		
		Application S/12/1826	E1
		Section 106 Agreement	E16
F	Aveley Football Club		
		13/01021/OUT Planning Permission	F1

With the support of over 3,500 signatories to its on-line petition, Thurrock Hammers Limited makes this submission to oppose the application for planning permission for the Arena Essex site 18/01671/FUL ('the Application').

The current landowner seeks to deprive the local community of a much loved sporting and leisure activity, has made no proposals to restore the facility and not offered any contributions to do so.

We believe that the Application proposes to eliminate a venue for Thurrock's highest profile and most popular spectator sport.

We also believe that the Application contains various misrepresentations about Speedway and its importance in Thurrock.

In our view current Thurrock Council policies and recent precedent should be applied and the Application be refused.

To comply with current Thurrock Council policies we also believe that the Application should include proposals for replacement facilities for Speedway and that the Application should not be considered without them.

As a condition of Planning Permission for a significantly smaller scheme for the construction of 450 new homes adjacent to the Swindon Speedway Stadium the developer was required to build a new Speedway stadium and make various financial contributions of £2.5 million.

If specific Planning conditions to preserve Speedway were considered appropriate and good enough for Swindon, then similar provisions are good enough and should be established for Thurrock.

In accordance with current Thurrock Council policies, the establishment of replacement facilities was a condition for Planning Permission for the development of Aveley Football Club ground.

Having applied its own policies and made Council land available for the new Aveley Football Club ground at Belhus, the same policies should be applied in this case.

For the reasons set out in this submission, Thurrock Hammers Limited opposes the Application.

We have assembled relevant material in the Appendices to which we will refer by page number.

“End of an era as Lakeside Hammers complete their final laps at Arena Essex. Looking forward to welcoming them back to Thurrock in the future. Good luck for the rest of the season. They might not be based here for a little while but they are still ours”

Jackie Doyle-Price. MP for Thurrock

14 September 2018

Thurrock Hammers Limited
20 August 2019

Thurrock Hammers Limited opposes and urges the Planning Committee to reject the Application on the grounds that:

- it is at odds with the current Local Plan
- it is at odds with the current land allocation
- it is not supported by the January 2019 Green Belt Assessment
- it does not constitute very special circumstances to justify Green Belt development
- it is at odds with the decision of the Secretary of State of 8 January 2015 in refusing Planning Permission for 501 homes on the former Aveley Sports and Social Club
- it is at odds with a number of current Council policies, in particular;
 - **CSSP4 Sustainable Green Belt** ([C12](#))
 - to maintain the purpose, function and open character of the Green Belt in Thurrock in accordance with the provisions of PPG2
 - to direct development to the following Urban Extension Broad Locations subject to the provisions of policies **CSSP1, CSSP2, CSSP3, CSTP1**
 - the Council's policy establishing that the constructive and positive use of the Green Belt for sports and leisure purposes is an essential component of the Thurrock Spatial Strategy that will underpin the sustainable development and regeneration of Thurrock to the long-term benefit of local people
 - to reinforce the Green Belt boundary through structural enhancement of the local landscape features.
 - **PMD6 Development in the Green Belt** ([C78](#))
 - to maintain, protect and enhance the open character of the Green Belt in Thurrock in accordance with the provisions of the NPPF
 - to plan positively to enhance the beneficial use of the Green Belt by looking for opportunities to provide access to the countryside, provide opportunities for outdoor sport and recreation
 - to retain and enhance landscapes, visual amenity and biodiversity
 - to grant Planning permission only for new development in the Green Belt provided it meets as appropriate the requirements of the NPPF and other policies in the Council's DPD
 - **PMD5 Open Spaces, Outdoor Sports and Recreational Facilities** ([C76](#))
 - to safeguard all existing open spaces, outdoor sports and recreational facilities
 - to ensure that Development proposals that would result in their complete or partial loss or cause or worsen a deficiency in the area served by the space or facility will not be permitted unless:
 - conveniently located and accessible alternative facilities of an equivalent or improved standard will be provided to serve current and potential new users; or improvements to remaining spaces or facilities can be provided to a level sufficient to outweigh the loss
 - any alternative and improved facilities should be available for use before an existing open space or facility is lost.
 - to ensure that where the Council considers that provision on-site is not feasible or appropriate, it will require developer contributions to improve existing, or provide new, spaces or facilities elsewhere.

- CSTP9 Well-being: Leisure and Sports (C31)
 - to safeguard existing and future provision of leisure, sports and open space facilities
 - to only allow the loss of a particular facility where appropriate alternative provision can be made elsewhere
 - to work with relevant partners to progress the development of key flagship leisure and sports facilities at key locations to promote regeneration on the identified flagship sites including Leisure and sports facilities for Lakeside.
- CSTP22 Thurrock Design (C58)
- CSTP23 Thurrock Character and Distinctiveness (C60)
 - the commitment to protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place
 - the identification of the Lakeside Basin as a key area where character is a key issue.
- PMD16 Developer Contributions (C99)
 - necessary to make the development acceptable in planning terms
 - directly related to the development
 - fairly and reasonably related in scale and kind to the development.
- it is at odds with the consent granted for the development of the former ground of Aveley Football Club and the establishment of new facilities on former Thurrock Council land at Belhus. (F1)

Thurrock Hammers Limited, company number 11828129, whose registered office is at Devine House, 1299 – 1301 London Road, Leigh on Sea, Essex, SS9 2AD has been incorporated to restore Speedway following the closure of the Arena Essex Raceway in 2018 (A1).

The Speedway Operating license is on ice for the 2019 season.

The objectives of Thurrock Hammers Limited are to return Speedway to the Arena Essex Raceway or to establish a new Speedway track and facilities within Thurrock.

Arena Lakeside Limited, company number 10959041, has its registered office at 33 Welbeck Street, London, W1G 8EX (A2).

Its Confirmation Statement filed with the Registrar of Companies on 25 September 2018 confirmed that its shareholders were;

- London Strategic Land Fund GP Limited, a company registered in Jersey, company number EXTUID 313578, whose registered office is at IFC 5 St Helier, Jersey, JE1 1st which held all the 11,839,549 A Ordinary shares
- DC Thurrock Limited, company number 10980639, whose registered office is at 22 Wycombe End, Beaconsfield, Buckinghamshire, HP9 1NB which held all the 210,646 B Ordinary shares.

It applied for (a) up to £6,500,000 fixed rate unsecured loan notes and (b) an unlimited amount of fixed rate unsecured Payment in kind notes issued by the Issuer, to be admitted to the Official List of the International Stock Exchange, Guernsey (A3).

Its listing agent was Mourant Ozannes Securities Limited of PO Box 186, 1 Le Marchant Street, St Peter Port, Guernsey, GY1 4HP (A11).

The registered office of the International Stock Exchange is at PO Box 623, Helvetia Court, Block B, 3rd floor, Les Echelons, St Peter Port, Guernsey, GY1 1AR.

Arena Lakeside Limited is the registered proprietor of:

- EX960882: land on the north side of Arterial Road, Purfleet, Essex, RM19 1AE
- EX567505: land lying to the north of A1306 Arterial Road, West Thurrock, Grays, RM19 1AE.

On 19 November 2018 London Strategic Land submitted to Thurrock Borough Council application 18/01671/FUL;

Reference	18/01671/FUL
Application Received	Mon 19 Nov 2018
Application Validated	Mon 19 Nov 2018
Address	Arena Essex Arterial Road Purfleet Essex RM19 1AE
Proposal	<p>Hybrid planning application for the demolition of existing buildings and structures; site preparation works; up to 2,500 dwellings [Use Class C3] and supporting infrastructure.</p> <p>Outline approval (with all matters reserved, except for access) sought for: up to 2,158 dwellings comprising a mix of 1, 2, 3-bedroom units (Use Class C3); a serviced plot for a new primary / nursery school up to 1,850 sq.m; a health centre up to 1,000 sq.m (Use Class D1); community pavilion of up to 500 sq.m (Use Class D1); convenience retail store up to 400 sq.m (Use Class A1); public art together with associated vehicle parking, open space, landscape and public realm provision, ecological mitigation, highways, pedestrian and vehicular access routes, and other associated engineering, utilities and infrastructure works.</p> <p>Detailed approval sought for: 342 dwellings (Use Class C3) comprising a mix of 1, 2, 3-bedroom units; linear park; a lido facility with changing room facilities up to 340 sq.m (Use Class D1) and ancillary café up to 100 sq.m (Use Class A3); 3km of mountain bike routes and a pump track, a pedestrian / cycle link tunnel from Lakeside Shopping Centre underneath the A1306, and vehicular access from the A126, A1306 and MSA roundabout (bus / emergency).</p>

In our submission Speedway is the highest quality, best attended and most popular spectator sport in Thurrock.



We object to the Application's misrepresentations of Speedway in general and Thurrock in particular.

Speedway has raised the profile of Thurrock regionally, nationally and internationally since its introduction at Arena Essex in 1984.

Originally racing as Arena Essex Hammers and, since 2007, Lakeside Hammers, speedway racing has been enjoyed by tens of thousands of people in Thurrock.

In that time Arena Essex Hammers / Lakeside Hammers;

- won the Knock Out Cup in 1991 and 2009
- won the division 2 title in 1991
- won division 2 Four Team Tournament 1991
- reached Knockout Cup Final 2008
- reached Craven Shield Final 2008
- reached the Elite League Play-off finals in 2008
- reached the National League Play-offs in 2017
- reached the Championship Play-Off Final 2018
- reached the Championship Shield Final 2018
- regularly appeared on live broadcasts on Sky Sports.

Arena Essex Hammers / Lakeside Hammers teams have included riders who have between them;

- won the individual world speedway championship 8 times
- been runner up in the individual world speedway championship 3 times
- won 22 Speedway Grand Prix
- won the world best pairs championship once
- won the world team cup 9 times
- won the under 21 world speedway championship 3 times
- won the British Championship 8 times
- won the Swedish Championship 17 times
- won the Polish Championship 4 times
- won the British under 21 championship 5 times
- Won National League Riders Championship 3 times
- won the world longtrack championship 7 times.

The Arena Essex track was licensed by the FIM, Fédération Internationale de Motocyclisme (motorcycle sport's international governing body) to hold World Championship events and hosted the world under 21 team cup semi-finals in June 2012.

It hosted the British under 21 Championship in 2009, 2011 and 2012.

It also hosted the two best attended speedway meetings in the UK other than Grand Prix events in the last 30 years (Lakeside vs Poole (2008) and the Lee Richardson Memorial (2012) (below).



Speedway in Thurrock has supported and been supported by numerous sponsors, many of them local. The Royal Navy was the sponsor in the 2010 and 2011 seasons.



Speedway in Thurrock enjoys a significant social media reach.

Since January 2017 over 124,000 people from the UK, USA, France, Spain, Australia, Poland, Germany, Italy and Sweden, amongst others, have viewed the website and have enjoyed more than 965,000 page views.

Since 1 August 2018 there have been over 1.7 million views on twitter.

Following the closure of the Arena Essex Raceway, the Speedway Operating licence is on ice for the 2019 season. Our objectives are to return to the Arena Essex Raceway or to establish a new track within the Thurrock borough.

Community

Lakeside Hammers created its Community Liaison Programme in 2009. Its mission was, and remains, to provide methods, processes and structures to support:

- Education
- Inclusion
- Enjoyment
- Charity
- Sport

The establishment of the Community Programme enabled the club to expand its work with schools, clubs, charities and community organisations. The club has also been especially keen to help causes that are dear to the hearts of all speedway fans.

In 10 years it is estimated that 5,000 people have attended Speedway meetings in Thurrock as part of the Community Liaison Programme.

The club supports charity fundraising by donating auction & raffle prizes and the club's Community Liaison Manager Mark Sexton has spread the Hammers' message throughout local schools & business groups. Mr. Sexton has filled a key strategic management role in Thurrock Council's flagship Next Top Boss educational project since 2010.

Lakeside/Thurrock Hammers Community Programme focused on 5 major areas:

EDUCATION

Through special arrangements negotiated with The Phoenix Partnership (East) Limited and Essex Work Skills who are experts in working with schools and business, the Hammers offered a range of events and activities for schools and colleges including presentations delivered by Community Liaison Manager Mark Sexton.



INCLUSION

The Lakeside Hammers Community Programme ensured that the club could support supporters from all backgrounds and help those with special needs of any kind.

The programme worked closely with members of a numerous local voluntary & support groups including fans from the Deaf Community, Thurrock Young Carers (see below), Beacon Hill School and BATIAS (Stars in the Sky).



Thurrock Young Carers with Kim Nilsson and Andreas Jonsson, world championship runner-up in 2011

ENJOYMENT



Fans with Andreas Jonsson

Arranging for fans to get up close with the stars of the evening's show was a key feature of a night at the Raceway.

The Lakeside Hammers operated an open pits policy for fans to mingle with riders, mechanics and club officials before and after each meeting.

The Community Programme assisted fans wishing to enjoy special occasions such as a birthday or anniversary in association with our partners throughout the stadium.

The Lakeside Hammers Community Programme managed the successful Club Nights package. Club Nights were available to groups of 12 or more guests and designed to provide an opportunity for groups/clubs/youth organisations to come along to the Arena Essex Raceway and watch the Hammers at discounted prices with friends, work colleagues, team mates or club members.

The Lakeside Hammers Community Programme oversaw the work of the Lakeside Hammers Social Committee whose members were responsible for the hugely successful End of Season Celebration Evenings and the annual Hammers Fun Bus to the British Grand Prix in Cardiff.

In addition to the Club Nights package, the LHCP managed the Mascot package programme which was aimed at introducing, entertaining and informing its younger fans



CHARITY



The club had a nominated primary charity partner each year since 2010.



*Essex Air Ambulance
2010-2012*



*Little Havens Hospice
2013-2017*



*Teddies for Loving Care
2018*

The Hammers supported these charities in other ways since 2009



SPORT

The Lakeside Hammers established relationships with a number of local sports clubs with the common aim of raising awareness of local and regional leisure activity.



James Foster (Essex CCC)



Ben Morley at Southend United

The LHCP provided advertising, sponsorship and community partnership opportunities to many clubs/teams throughout Essex including:



Maldon Rugby Club



est. 1947



The Thurrock Hammers campaign to preserve Speedway in Thurrock;

- has secured the signatures of more than 3,500 people and over 1752 comments in an online petition (as at 15/07/19)
- Has secured a range of local Media coverage including: BBC Essex, BBC London, Radio Essex, The Thurrock Independent, Your Thurrock
- enjoys the support of the local MP, Jackie Doyle-Price.



Jackie Doyle-Price ✓
@JackieDP



Follow

Great night out in Thurrock. Why not come down this Friday and see [@Lakesidehammers](#)



Jackie Doyle-Price ✓
@JackieDP



Follow

Another great crowd to support the [@Lakesidehammers](#) - lets make sure this isn't their last season in Thurrock



The Application fails to take any or any proper account of the following Council Policies, all of which are relevant to the application;

<u>Planning Policy</u>	
CSSP4	Sustainable Green Belt
PMD6	Development in the Green Belt ²
CSSP5	Sustainable Greengrid
CSTP20	Open Space
PMD5	Open Spaces, Outdoor Sports and Recreational Facilities ³
CSTP18	Biodiversity
<u>Spatial Policies</u>	
CSSP1	Sustainable Housing and Locations
CSSP3	Sustainable Infrastructure
CSSP4	Sustainable Green Belt
CSSP5	Sustainable Greengrid
OSCP1	Promotion of Sustainable Growth and Regeneration in Thurrock ¹
<u>Thematic Policies</u>	
CSTP1	Strategic Housing Provision
CSTP2	The Provision Of Affordable Housing
CSTP7	Network of Centres
CSTP8	Viability and Vitality of Existing Centres ²
CSTP9	Well-being: Leisure and Sports
CSTP10	Community Facilities
CSTP11	Health Provision
CSTP12	Education and Learning
CSTP13	Emergency Services and Utilities
CSTP14	Transport in the Thurrock Urban Area: Purfleet to Tilbury ³
CSTP15	Transport in Greater Thurrock
CSTP16	National and Regional Transport Networks ³
CSTP18	Green Infrastructure
CSTP19	Biodiversity
CSTP20	Open Space
CSTP22	Thurrock Design
CSTP23	Thurrock Character and Distinctiveness ²
CSTP24	Heritage Assets and the Historic Environment
CSTP25	Addressing Climate Change ²
CSTP26	Renewable or Low-Carbon Energy Generation ²
CSTP27	Management and Reduction of Flood Risk ²

<u>Policies for Management of Development</u>	
PMD1	Minimising Pollution and Impacts on Amenity ²
PMD2	Design and Layout ²
PMD5	Open Spaces, Outdoor Sports and Recreational Facilities ³
PMD6	Development in the Green Belt ²
PMD7	Biodiversity, Geological Conservation and Development ²
PMD8	Parking Standards ³
PMD9	Road Network Hierarchy
PMD10	Transport Assessments and Travel Plans ²
PMD12	Sustainable Buildings ²
PMD13	Decentralised, Renewable and Low Carbon Energy Generation
PMD14	Carbon Neutral Development
PMD15	Flood Risk Assessment ²
PMD16	Developer Contributions ²

<u>Footnotes</u>	
1	New Policy inserted by the Focused Review of the LDF Core Strategy.
2	Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy.
3	Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy

It is submitted that there is no practical, planning and/or political reason for the Council to abandon or waive its policies

We will address some of these policies as follows.

(a) CSSP4 Sustainable Green Belt (C12)**Policy Extracts****1. Balancing competing demands on the Thurrock Green Belt**

The Council's policy is to maintain the purpose, function and open character of the Green Belt in Thurrock in accordance with the provisions of PPG2 for the plan period.

The Council will:

- (i) Maintain the permanence of the boundaries of the Green Belt, excepting the proposed Urban Extension Broad Locations Identified in this policy, Policy CSSP 1 and as shown on the Proposals Map.
- (ii) Resist development where there would be any danger of coalescence.
- (iii) Maximise opportunities for increased public access, leisure and biodiversity.

2. Locating sustainable development at Broad Locations adjoining the Thurrock Urban Area and Outlying Settlements.

The Council will direct development to the following Urban Extension Broad Locations subject to the provisions of policies CSSP1, CSSP2, CSSP3, CSTP1 and the provisions set out below:

i. Opportunities for Leisure and Sport in the Green Belt

- (i) The Council's policy is that the constructive and positive use of the Green Belt for sports and leisure purposes is an essential component of the Thurrock Spatial Strategy that will underpin the sustainable development and regeneration of Thurrock to the long-term benefit of local people.
- (ii) The Council will actively encourage the pursuit of leisure and sports activities appropriate to the Green Belt by improving connectivity between Thurrock's Urban Areas and the Green Belt to promote this asset for the enjoyment and wellbeing of Thurrock's communities.

3. Housing Land Supply to 2021

- I. The following Broad Locations have been identified as Green Belt releases to contribute to the housing supply to 2021:

(i) North East Grays – 461	(Identified potential capacity from school and college site, see 2 III.iii above) The final site boundaries will be included in the Adopted Site Specific Allocations and Policies DPD and identified on the Proposals Map.
(ii) Stanford-le-hope – 328	(provided no dwellings, including its curtilage, is located on areas modelled to be Flood Zone 3b, including an appropriate allowance for climate change). The final site boundaries will be included in the Adopted Site Specific Allocations and Policies DPD and identified on the Proposals Map.

The Council considers that this relatively small-scale housing allocation on sites within the Green Belt is required to ensure a robust and deliverable policy whilst entirely reasonable and proportional to the Thurrock context.

4. Enhancing the Green Belt

- (i) Sustainable Boundaries
The Council will seek to reinforce the Green Belt boundary through structural enhancement of the local landscape features. The Council will secure structural landscape enhancements in accordance with Landscape Character Assessments and they will be delivered by developers as part of an overall contribution package linked to development schemes.
- (ii) Public access, open space and biodiversity

The implementation of the Greengrid Strategy will form a critical component of the overall Green Belt strategy to retain open character, enhance public access and secure biodiversity within Green Belt.

(iii) Sustainable Design and Construction

Developers proposing schemes within the Green Belt will have to fully comply with the relevant Thematic and Development Management policies in this plan.

5. Green Belt Alterations to Proposals Map

(i) Land excluded from the Green Belt because planning permission has been granted for housing at Batafield, East Tilbury and land south of Aveley By-pass and employment land at Ponds Farm, Purfleet.

(ii) The Council proposes to include 55.3 hectares of previously safeguarded land adjacent to the former Shell Haven refinery site that was identified as oil refinery expansion land. With the cessation of the refinery use at Shell Haven and recent decision of the Secretary of State to exclude the land for development purposes from the London Gateway scheme, the land will assist in the purposes of the Green Belt in maintaining a strategic gap between the residential settlements of Stanford le hope and Corringham and the port at London Gateway.

The Council proposes 1.6 hectares of land is excluded from the Green Belt that has planning permission for housing development and is part of the major development site at Orsett and is incorrectly shown in the Local Plan as Green Belt.

Submission

The Application;

- is at odds with the Council's policy to maintain the purpose, function and open character of the Green Belt in Thurrock in accordance with the provisions of PPG2
- is at odds with the Council's policy to direct development to the following Urban Extension Broad Locations subject to the provisions of policies CSSP1 (C1), CSSP2 (C5), CSSP3 (C8), CSTP1 (C20)
- is at odds with the Council's policy establishing that;
 - the constructive and positive use of the Green Belt for sports and leisure purposes is an essential component of the Thurrock Spatial Strategy that will underpin the sustainable development and regeneration of Thurrock to the long-term benefit of local people.
 - the Council will actively encourage the pursuit of leisure and sports activities appropriate to the Green Belt by improving connectivity between Thurrock's Urban Areas and the Green Belt to promote this asset for the enjoyment and well being of Thurrock's communities
- is at odds with the Council's policy to;
 - reinforce the Green Belt boundary through structural enhancement of the local landscape features.
 - implement the Greengrid Strategy to form a critical component of the overall Green Belt strategy to retain open character, enhance public access and secure biodiversity within the Green Belt.
 - the requirement of Developers proposing schemes within the Green Belt to fully comply with the relevant Thematic and Development Management policies.

(B) PMD6 - DEVELOPMENT IN THE GREEN BELT (C78)

The Council will maintain, protect and enhance the open character of the Green Belt in Thurrock in accordance with the provisions of the NPPF. The Council will plan positively to enhance the beneficial use of the Green Belt by looking for opportunities to provide access to the countryside, provide opportunities for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, and to improve damaged and derelict land.

Planning permission will only be granted for new development in the Green Belt provided it meets as appropriate the requirements of the NPPF, other policies in this DPD, and the following:

1. Extensions

- (i) The extension of a building must not result in disproportionate additions over and above the size of the original building. In the case of residential extensions this means no larger than two reasonably sized rooms or any equivalent amount.
- (ii) The extension of the curtilage of a residential property which involves an incursion into the Green Belt will only be permitted where it can be demonstrated that very special circumstances apply.

2. Replacement Buildings

- (i) Replacement dwellings in the Green Belt will only be permitted provided that the replacement dwelling is not materially larger than the original building.
- (ii) The replacement of other buildings shall only be for the same use, and the replacement building shall not be materially larger than the one it replaces.

3. Established Residential Frontages

- (i) Where an established frontage of residential development exists in the Green Belt, planning permission will be granted, subject to compliance with all other relevant policies in this plan, for new dwellings on genuine infill plots and the replacement of existing dwellings and the extension of existing dwellings located on the existing frontage only. Replacement dwellings and extensions to existing dwellings will not be subject to the size limitations contained in paragraphs 2 and 3 of this policy. Established frontages of residential development in the Green Belt are identified on the Interim Adopted Proposals Map.

4. Re-Use and Adaptation of Buildings

- I. The re-use and adaptation of buildings for residential, employment, leisure or community use will be permitted, provided the following criteria are met:
 - (i) The building is of a permanent and substantial construction and does not require significant rebuilding before it can be put to its proposed use;
 - (ii) The building should not detract from the character and appearance of the locality after implementation of the new use. The bulk, form and general design of the building must reflect its surroundings;
 - (iii) The proposed use can be fully contained in the building and would not require extensive new buildings or inappropriate use of open areas;
 - (iv) The use does not have a materially greater impact than the present use on the openness of the Green Belt or amenities of the area by reason of noise, visual intrusion, traffic generation, fumes, dust or other forms of nuisance.
- II. Re-use or adaptation of existing farm buildings for non-agricultural purposes will not automatically result in permission being granted to erect additional buildings to accommodate the displaced agricultural uses. Where permission for re-use or adaptation is granted, the Council will consider attaching a condition that removes permitted development

rights for new farm buildings on the agricultural holding. The following factors will be considered when applying such a condition:

- (i) The openness and landscape value of the agricultural holding and surrounding area; and
- (ii) The grouping and/or dispersion of existing buildings on the agricultural holding and in the vicinity;
- (iii) The size of the holding and the ability to disperse new agricultural buildings widely within it.

6. Infilling and partial or complete redevelopment of a previously developed site comprising more than a single building, and located outside of Established Residential Frontages

I. Infilling should:

- (i) have no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development
- (ii) not exceed the height of the existing buildings discounting any abnormally tall existing structures; and
- (iii) not lead to a major increase in the developed proportion of the site.

II. Redevelopment should:

- (i) have no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development taking into account any proposed enclosure of open land
- (ii) contribute to the achievement of the objectives for the use of land in the Green Belt
- (iii) not exceed the height of the existing buildings discounting any abnormally tall existing structures
- (iv) not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity, and
- (v) satisfactorily integrate with its landscape surroundings and, where it may be appropriate in order to meet that objective, buildings should be sited closer to existing buildings.

The relevant area for the purposes of II iv above is the aggregate ground floor area of the existing buildings excluding temporary buildings. Any buildings demolished prior to the grant of permission for redevelopment will not count as developed area.

The Council will expect the site to be considered as a whole, whether or not all buildings are to be redeveloped, and the floor area limitation at II iv above relates to the redevelopment of the entire site. Any proposals for partial redevelopment should be put forward in the context of comprehensive, long-term plans for the site as a whole.

In granting permission the Council may impose conditions to ensure that buildings which are not to be permanently retained are demolished as new buildings are erected in order to keep the total development area under control so that there is no adverse effect on openness.

8. Definitions and Limitations

In considering whether a proposal complies with the above:

- (i) account will only be taken of lawful existing buildings,
- (ii) for the purposes of paragraph 1 and 2 'original building' means in relation to a building existing on 1st July 1948, as existing on that date, and in relation to a building built on or after 1st July 1948, as so built. Any building which is itself a replacement building will not

be considered to be an original building for the purposes of this policy and the acceptability or otherwise of any proposals for further extension or replacement will be judged by reference to the 'original building' which preceded it. If the exact size of this previous building is unknown the redevelopment of a replacement dwelling will be limited to a like for like replacement,

- (iii) for the purposes of paragraph 6 a 'previously developed site' is one which is, or was, occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure, but excludes the site of agricultural or forestry buildings, land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures, and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

(iv)

Key Diagrams and Maps

Established Residential Frontages are identified on the Interim Adopted Proposals Map.

Submission

The Application is at odds with Policy PMD6.

The Application is at odds with the Council's commitment;

- to maintain, protect and enhance the open character of the Green Belt in Thurrock in accordance with the provisions of the NPPF, to plan positively to enhance the beneficial use of the Green Belt by looking for opportunities to provide access to the countryside, provide opportunities for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, and to improve damaged and derelict land.
- to grant Planning permission only for new development in the Green Belt provided it meets as appropriate the requirements of the NPPF, other policies in the Council's DPD

Nothing in the Application is sufficient justification for this Policy to be abandoned or waived.

(C) PMD5 - OPEN SPACES, OUTDOOR SPORTS & RECREATIONAL FACILITIES (C76)**EXISTING FACILITIES**

1. The Council will safeguard all existing open spaces, outdoor sports and recreational facilities. Development proposals that would result in their complete or partial loss or cause or worsen a deficiency in the area served by the space or facility will not be permitted unless:

- (i) conveniently located and accessible alternative facilities of an equivalent or improved standard will be provided to serve current and potential new users; or improvements to remaining spaces or facilities can be provided to a level sufficient to outweigh the loss;
- (ii) proposals would not negatively affect the character of the area and/or the Greengrid.

Any alternative and improved facilities should be available for use before an existing open space or facility is lost.

2. The Council may also allow:

- (i) a partial loss of an open space or outdoor sports pitch site, where that partial loss would be due to the development of facilities ancillary to the use of that space or site (e.g. changing rooms) and would not result in a loss in the quality or number of pitches provided and their use; or
- (ii) the redevelopment of an existing open space, outdoor sports or recreational facility where redevelopment would incorporate a type of open space, outdoor sports, or recreational facility for which there is greater need.

NEW DEVELOPMENT

3. Proposed development must ensure that:

- (i) New open spaces, outdoor sports and recreational facilities are provided in accordance with adopted standards to meet the needs of the development and to address deficiencies.
- (ii) New facilities are fully integrated into the design of development schemes as an element of place making.
- (iii) Facilities are safe and easily accessible to all.

Where the Council considers that provision on-site is not feasible or appropriate, it will require developer contributions to improve existing, or provide new, spaces or facilities elsewhere.

STANDARDS

4. The standards for the quantity and quality of open spaces, sports and recreational facilities and accessibility to them that the Council will require to be met are set out in the Layout and Standards SPD (Appendix 5 provides current standards). Consideration should also be given to the Design and Sustainability SPD and the Developer Contributions SPD, which provide related information.

5. In addition, the Council has the following specific requirements:

2. Outdoor Sport Facilities (including playing pitches, courts and greens):

- (i) New developments will be required to contribute to the provision of appropriate outdoor sports facilities.
- (ii) All sports and recreational facilities are required to incorporate appropriate ancillary facilities, such as changing rooms and parking to ensure access for the whole community.

Key Diagrams and Maps

Map 3: Location of Greengrid

Submission

The Application is at odds with Policy PMD5.

The Application is at odds with the Council's commitment;

- to safeguard all existing open spaces, outdoor sports and recreational facilities.
- to ensure that Development proposals that would result in their complete or partial loss or cause or worsen a deficiency in the area served by the space or facility will not be permitted unless:
 - conveniently located and accessible alternative facilities of an equivalent or improved standard will be provided to serve current and potential new users; or improvements to remaining spaces or facilities can be provided to a level sufficient to outweigh the loss
 - any alternative and improved facilities should be available for use before an existing open space or facility is lost.
- that proposed development must ensure that:
 - new open spaces, outdoor sports and recreational facilities are provided in accordance with adopted standards to meet the needs of the development and to address deficiencies
 - new facilities are fully integrated into the design of development schemes as an element of place making
 - facilities are safe and easily accessible to all.
- to ensure that where the Council considers that provision on-site is not feasible or appropriate, it will require developer contributions to improve existing, or provide new, spaces or facilities elsewhere.

The application contains no proposals for alternative facilities.

Nothing in the application is sufficient justification for this Policy to be abandoned or waived.

(D) CSTP9 - WELL-BEING: LEISURE AND SPORTS (C31)

The Council and Partners will support the delivery of a physically active, socially inclusive and healthy community through the provision of high quality sports and leisure facilities and appropriate spaces for those that live, work, and visit the borough. To achieve this, the Council and Partners will:

1. New and Existing Facilities

- (i) Safeguard existing and future provision of leisure, sports and open space facilities. The Council will only allow the loss of a particular facility where appropriate alternative provision can be made elsewhere.
- (ii) Support the provision of new or improved leisure and sports facilities to address deficiencies identified in the *Thurrock Outdoor Sports Strategy*, *Sports and Active Recreation Strategy* and the *Community Needs and Open Spaces Study*.
- (iii) Promote smaller-scale sports and leisure facilities in town centres, local centres and Lakeside Regional centre.
- (iv) Ensure that new or improved facilities are in locations that are accessible to the local community and create or improve links to Thurrock's network of green and historic infrastructure, including the Thames riverside.
- (v) Provide facilities for schools and other institutions which can be linked and shared with the community.
- (vi) Where appropriate, encouraging development proposals that seek to support the development of the Olympic and *Paralympic* Games and legacy.
- (vii) Ensure that the potential health impacts of development are identified and addressed at an early stage in the planning process

2. Key Sites

- I. The Council will work with relevant partners to progress the development of key flagship leisure and sports facilities at key locations to promote regeneration. The identified flagship sites include:
 - (i) Sports and Well-Being Hubs (initially at Belhus, followed by facilities at Blackshots-North Grays)
 - (ii) Leisure and sports facilities for Lakeside will be identified and set out in the relevant Development Plan Documents.
- II. The Council will review the potential for enhanced leisure facilities at Grays river front.
- III. A Supplementary Planning Document will be prepared at a future date to consider the issues of health and wellbeing with regard to Chadwell St. Mary and Tilbury.

The sites will be included in the Adopted Site Specific Allocations and Policies DPD and identified on the Proposals Map.

3. Developer Contributions

Proposals for new development will be required to contribute towards the leisure and sports needs generated by the development and address any deficiencies in the locality that they may generate or exacerbate.

Key Diagrams and Maps

Key Diagram

Map 3: Location of Greengrid

Sites will be included in the Adopted Sites Specific Allocations and Policies DPD and identified on the Proposals Map.

Submission

The application is at odds with Policy CSTP9.

The application is at odds with the Council's commitment;

- to safeguard existing and future provision of leisure, sports and open space facilities
- to only allow the loss of a particular facility where appropriate alternative provision can be made elsewhere.
- to work with relevant partners to progress the development of key flagship leisure and sports facilities at key locations to promote regeneration on the identified flagship sites including Leisure and sports facilities for Lakeside.

The Application contains no proposals for replacement facilities.

Nothing in the Application is sufficient justification for this Policy to be waived.

(E) CSTP22 Thurrock Design (C58)**Introduction**

Good design is crucial to achieving Thurrock's environmental, economic and social objectives, including enhancing the environment and improving the quality of life and the prospects of those who live in the Borough.

The Council wants to promote an understanding of good design in Thurrock that extends beyond the quality of the architecture of individual buildings and encompasses the effect of development on the environment, character and quality of Thurrock as a whole. All development has the potential to contribute to the objectives of the Borough and should be designed to do so, integrating into and enhancing the Thurrock Greengrid, contributing to efforts to adapt to and mitigate climate change, contributing to the local economy and the quality of life of residents and delivering sustainable development throughout the Borough.

Thurrock Plans and Strategies

5.136 *Thurrock Thames Gateway Development Corporation's (TTGDC) Spatial Plan (2007)* reiterates the Council's commitment to promoting the success of Thurrock through development of high quality, which reinforces local community identities. The *Thames Gateway South Essex Partnership's Delivering the Future (2003)* stresses the role of high quality design in the regeneration of the region.

5.137 Thurrock Council has adopted the *Essex Design Guide* (Essex County Council, 1997) as Supplementary Planning Guidance to inform the design of housing and covers such aspects as layout, landscaping, access, garaging and parking, services, building design and materials. Although some parts of this document have been superseded by subsequent policy documents, it provides a solid basis for design.

5.138 This policy is informed by Thurrock Council's *Urban Character Study (2005)*, which assesses the features of each settlement. *Volume 2 (Design Exercises)* includes design case studies undertaken to inform the capacity estimates including four 'design exemplar' sites within Thurrock. The Council is preparing a Sustainability Checklist. Under the Sustainability Checklist, development over specific thresholds will be required to demonstrate social, environmental and economic elements have been addressed to the satisfaction of the Council.

CSTP22 - THURROCK DESIGN

The Council will promote high quality design in Thurrock and will progress opportunities to improve the quality of the environment throughout the Borough and particularly in the Regeneration Areas and Key Strategic Employment Hubs.

- i. Development proposals must demonstrate high quality design founded on a thorough understanding of, and positive response to, the local context.
- ii. The Council will promote a robust design process with the use of skilled designers so that proposals achieve the best balance of physical, social, economic and environmental outcomes.
- iii. In particular, the Council requires developers to demonstrate that their proposals are designed to respect the distinct positive characteristics of areas within Thurrock, whether urban or rural, and create a sense of place within their schemes.
- iv. Development must provide a high standard of inclusive design so that it is accessible to all users.
- v. Development must be safe and secure in its design and contribute to community safety.
- vi. The Council will encourage distinctive new designs of high architectural quality in appropriate locations.
- vii. Development must embrace the use of high quality design including sustainable, renewable resources of energy and low-emissions technology, and enhance Green Infrastructure.
- viii. The Council will require that developments address the particular sensitivities and capacity of the places within which they occur, including how adverse impacts are mitigated.

Pre-application discussions with developers will be encouraged to help achieve the above and to ensure that the criteria set out in Policy PMD2 Design and Layout and other related policies are met. The Council will provide further guidance on Thurrock's design principles in the Design and Sustainability SPD.

Key Diagram and Maps

Not Applicable

Submission

The Application is at odds with Policy CSTP22.

Nothing in the Application is sufficient justification for this Policy to be abandoned or waived.

(F) CSTP23 – THURROCK CHARACTER AND DISTINCTIVENESS (C60)**Introduction**

5.139 The character of a place or area is derived from the recognisable and consistent patterns of natural, historic and built elements within it, which make it different or distinct from another place or area. Thurrock recognises that protecting and promoting the best elements of the Borough's character and strengthening its sense of place provides benefits for community cohesion, the quality of life, and economic growth.

5.140 Thurrock is broadly characterised into areas of coastal marshes, the Thames terrace, rolling hills and rural villages in the north and larger residential and industrial areas in the south and east. Thurrock's landscape includes large scale landmarks and fragmented but highly valued areas of historic interest, biodiversity and amenity value. The resulting character is of surprising contrast and juxtaposition of local and micro-character areas.

5.141 Thurrock's proximity to London and its position as a transport gateway is reflected in its historical land-use features, as well as the existing pressures created by its busy road and rail network. The transport and energy infrastructures have resulted in the physical and visual subdivision of the Borough and significant decline in amenity and tranquility values. Waste management and mineral working combined with incremental change in urban and rural areas has degraded the quality and cohesion of the Borough's character.

5.142 The requirement for increased housing in Thurrock exerts pressure on both the industrial river frontage of the Thames and the central swathe of rural Green Belt, while the transport agenda also remains central and will have major implications for the character and sense of place of the Borough. Residential areas are subject to proposals for infill and backland development but some of these areas have distinctive characters which would be degraded by such development. Thurrock character studies identify five broad types: Fenland, Rolling Farmland / Wooded Hills, Marsh, Urban Fringe and Urban which are distributed into 23 distinct landscape character areas, 14 urban character areas and 7 villages. The purpose of the policy is to ensure that the character of Thurrock is preserved and improved.

Thurrock Plans and Strategies

5.143 The *Urban Character Study (2005)* assesses the features of each settlement. Other Studies include, *Thurrock Landscape Capacity Study (2005)*, Essex County Council's *Thurrock Unitary Historic Environment Characterisation Study (2009)*, *Landscape Character Assessment* and *Thurrock Urban Character Study- Recognising the sense of place (2007)*.

5.144 *Thurrock Thames Gateway Development Corporation's (TTGDC) Spatial Plan (2007)* reiterates the Council's commitment to promoting the success of Thurrock through development of high quality, which reinforces local community identities.

CSTP23 – THURROCK CHARACTER AND DISTINCTIVENESS

The Council will protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place.

1. The Council identifies the following key areas where character is a key issue:
 - i. Regeneration Areas
 - ii. Lakeside Basin
 - iii. Strategic Employment Hubs
 - iv. High volume transport networks
 - v. Urban Fringe
 - vi. Town/Village centres
 - vii. Historically Sensitive Areas
 - viii. Strategic Natural and Semi- Natural Spaces
 - ix. Strategic Multifunctional Green Space
 - x. Rural landscapes
 - xi. Green Belt

- xii. Wooded Hills
 - xiii. Residential Precincts comprising distinctly spacious residential areas and the intensively developed Homesteads ward
 - xiv. Small scale sites where development may contribute to cumulative degradation.
2. The Council requires the retention and enhancement of significant natural, historic and built features which contribute to the character of the Borough as defined by their value, quality, cultural association and meaning or their relationship to the setting and local context.
 3. The Council requires the retention and enhancement of strategic and local views, which contribute to a distinctive sense of place. Where development will affect these views, their sensitivity and capacity for change must be adequately assessed and the effect of the development on them appropriately tested.

In order to assess the sensitivity and capacity for change of Thurrock's character, the Council will require an assessment based on *The Guidelines for Landscape and Visual Impact Assessment*, or other methodology supported by the Council.

The Council will provide further guidance in the Design and Sustainability SPD.

Key Diagrams and Maps

Map 4: Location of Landscape Character Areas

Residential Precincts are identified on the Interim Adopted Proposals Map.

Submission

The Application is at odds with Policy CSTP23.

The Application is at odds with the Council's;

- commitment to protect, manage and enhance the character of Thurrock to ensure improved quality and strengthened sense of place.
- identification of the Lakeside Basin as a key area where character is a key issue.

By the consent sought the Application seeks to destroy a key part of Thurrock's character and distinctiveness.

Nothing in the Application is sufficient justification for this Policy to be abandoned or waived.

(G) PMD16 - DEVELOPER CONTRIBUTIONS (C99)**Introduction**

6.81 Thurrock Council needs to be able to assess and understand the implications of the planned growth on the Borough's infrastructure and services. In particular, there is a need to ensure that each local community has easy access to a full range of services. To create and maintain sustainable living conditions and high quality lifestyles for existing and future communities, it is essential that growth is properly accommodated within the Borough and that such growth can assist in creating a better environment for Thurrock. Growth can make a positive addition to an area, for example, providing new homes and jobs. It can also have an impact on the local community, placing additional pressures on local infrastructure and facilities such as local schools, road network, open spaces and other essential services.

6.82 Where new development is acceptable in principle, but the proposal would give rise to negative impacts that could not be controlled by the imposition of planning conditions, developer contributions can help to reduce or mitigate its impact on the locality by requiring a developer to either deliver or contribute to services/facilities by way of either physical works or financial contributions. There are various ways that this may be provided, whether on-site, off-site or through financial contributions in lieu. Some of the infrastructure proposals within the Core Strategy will be implemented by developer contributions. The Council is researching feasible approaches to inform the forthcoming Developer Contributions SPD.

6.83 This policy aims to set out the Thurrock's approach to the delivery of developer contributions. This policy will be supported by a Developer Contributions SPD that will provide greater clarity on the scope and scale of the developer contributions that may be anticipated within Thurrock.

6.84 The statutory provisions for planning obligations are found at Section 106 of the Town and Country Planning Act 1990 and the Community Infrastructure Levy Regulations 2010 (as amended). The NPPF confirms that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations, and that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. The levy regulations indicate that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- i. necessary to make the development acceptable in planning terms;
- ii. directly related to the development, and;
- iii. fairly and reasonably related in scale and kind to the development.

6.85 The Government is currently proposing to revise the way that developer contributions are collected. The Community Infrastructure Levy (CIL) would enable local authorities to levy a standard charge on new development to support infrastructure delivery. Thurrock Council will amend its developer contributions regime, as and when new legislation, guidance and regulations are issued.

Thurrock Plans and Strategies

6.86 Most development proposals in Thurrock will have essential infrastructure requirements, in one form or another, whether it is transport improvements or the provision of community or leisure facilities. The Council's *Infrastructure Prioritisation and Implementation Programme* identifies where deficits in facilities and infrastructure provision currently exist within the Borough and advises on the quantity and distribution of the new infrastructure that will be needed to serve any additional growth in the number of dwellings. The delivery and implementation of some of these facilities will be achieved through developer contributions from new development. The Council is currently producing a Developer Contributions SPD and CIL Charging Schedule which will inform the application of this policy.

PMD16 - DEVELOPER CONTRIBUTIONS

1. Where needs would arise as a result of development, the Council will seek to secure planning obligations under Section 106 of the Town and Country Planning Act 1990 and in accordance with the NPPF and any other relevant guidance.

2. Through such obligations, the Council will seek to ensure that development proposals:

- i. Where appropriate contribute to the delivery of strategic infrastructure to enable the cumulative impact of development to be managed.
- ii. Meet the reasonable cost of new infrastructure made necessary by the proposal.
- iii. Mitigate or compensate for the loss of any significant amenity or resource.
- iv. Provide for the ongoing maintenance of facilities provided as a result of the development.

The wide range of matters that may be covered by obligations include:

Housing	Affordable Housing (including intermediate and key worker housing)
	Mobility Housing
	Lifetime Homes
	Special Needs Housing
Education and Training	Early Years and Childcare
	Primary Schools
	Secondary Schools
	Sixth Form Provision
	Higher Educational Provision
	School Transport
	Adult Learning
	Safer Routes to School
	Vocational training in employment
	Employment of local residents
Transport Infrastructure	Provision of Technical Work
	Network management
	Sustainable Public and Community Transport
	Accessibility and Travel planning
	Pedestrian Infrastructure including Public Rights of Way
	Cycling Infrastructure
	Road Infrastructure
	Parking Infrastructure / enforcement
	Transport Information and Marketing Scheme and Residential Season Ticket Provision
	Maintenance Payments for new and existing infrastructure
Community, Cultural and Social Infrastructure	Library Services
	Community Centres (including Places of Worship)
	Youth Facilities

	Emergency Services - Police Service, Essex Fire and Rescue, Health Care, Ambulance Services
	Public Art
	Recreational and Leisure Facilities including Open Space, Play Equipment and Pitches
Built Environment	Street Scene Improvements
	Preservation and enhancement of the Historic Environment
	Safety and designing out crime
	Sustainable Design and Layout
Environment/ Climate Change	Renewable Energy Additions
	Biodiversity and Landscaping
	Green Infrastructure
	Greengrid
	Carbon Offset Fund
	Flood defense infrastructure
	District Energy Networks
Other Utilities and Communications	Including water and waste water

3. To ensure the robust, sustainable and effective delivery of infrastructure within Thurrock, the Council will seek, where appropriate, different types of contributions from new development. These will be set out in the forthcoming Developer Contributions SPD. The range of contributions that will be utilised in Thurrock include:

- i. **Standard Charges** - to ensure certainty and clarity in the delivery of developer contributions, a formulaic approach with a standard charge will be utilised where appropriate.
- ii. **Maintenance Payments** - where appropriate maintenance contributions will be sought, usually in the form of a one-off payment.
- iii. **Forward or Support Funding** - Specific elements of the development package may be required to be in place at an early stage in the build programme.
- iv. **Pooling of Contributions** - Pooling of contributions will be an appropriate way of collecting together funding from a number of developments in an area to facilitate the provision of infrastructure needed to meet the cumulative impact of development where a single development would not fairly be able to meet the associated costs. Cross boundary impacts with other Local Planning Authorities will require joint agreement between authorities. Effective and productive joint working with neighbouring authorities will be promoted.

Key Diagrams and Maps

Not Applicable

Submission

The Application is at odds with Policy PMD16.

No proposal to establish replacement facilities has been made by the Applicant.

No levy has been identified which is:

- necessary to make the development acceptable in planning terms;
- directly related to the development, and;
- fairly and reasonably related in scale and kind to the development.

Nothing in the Application is sufficient justification for this Policy to be abandoned or waived.

On 8 January 2015 on the outline planning application for No 12/01119/OUT dated 13 December 2012 for 501 residential dwellings, 985 sq. m of commercial, community and health floor space, public open spaces, replacement bowling green and local community facilities on the former Aveley Sports and Social Club, Purfleet, Aveley, RM15 4DT Jennifer A Vyse, a Planning Inspector appointed by the Secretary of State, recommended that the application be refused ([D1](#)).

The Secretary of State accepted the Planning Inspector's recommendation.

The application was refused.

The following summary has been extracted from the Inspector's Report.

File Ref: APP/M1595/V/14/2214081

Former Aveley Sports and Social Club, Purfleet, Aveley RM15 4DT

- The application was called in for decision by the Secretary of State by a Direction, made under section 77 of the Town and Country Planning Act 1990, on 14 February 2014.
- The application is made by Westview Properties Limited to Thurrock Borough Council.
- The application, no. 12/01119/OUT, is dated 13 December 2012.
- The development proposed is demolition of existing buildings and comprehensive redevelopment comprising 501 residential dwellings, 985 square metres of commercial, community and health floor space with associated infrastructure, including new vehicular access onto London Road, public open spaces, replacement bowling green and local community facilities.
- The reason given for making the Direction was that the proposal concerns conflict with national policies on important matters.
- On the information available at the time of making the Direction, the matters on which the Secretary of State particularly wished to be informed for the purpose of his consideration of the application, were its consistency with the development plan for the area, its conformity with policies contained in the National Planning Policy Framework, and any other matters the Inspector considers relevant.

Summary of Recommendation: That the application be refused.

It is submitted that the Council should take the relevant points of this precedent into account and reject the Application.

Reference	S/12/1826
Alternative Reference	PP-02367371
Application Received	Thu 20 Dec 2012
Application Validated	Thu 10 Jan 2013
Address	Abbey Stadium Lady Lane Swindon SN2 4DN
Proposal	Demolition of existing stadium and construction of new stadium, with youth training facilities, 16,745 sq.m. of business (B1) floorspace, a care home and 450 no. residential dwellings - Access not reserved (Variation of conditions 3, 8 & 9, 12-15, 18, 25-27, 29 & 30, 32-34, 38, 43, 45 & 46 and 48 from previous outline permission S/07/1365).
Status	Application Granted
Decision	Granted Permission
Decision Issued Date	Thu 08 Aug 2013

On a 50 acre site adjacent to the Swindon Speedway track Planning Permission has been granted for the development of ([E1](#));

- 450 homes
- a new Stadium
- 3,712 sq m market facility
- 13,400 sq m of office space
- 3,345 sq m of light industry space.

Conditions of the Planning Permission included ([E16](#));

- the requirement that not more than 200 residential units could be occupied until a contract for the construction of the New Stadium had been entered into ([E40](#))
- a s.106 financial contribution from the developer of £2.5m.

The preservation of Speedway was considered sufficiently important in Swindon to require a New Stadium to be constructed as a condition of planning.

The application by Thurrock Council of its own policies will preserve Speedway in Thurrock.

If such requirements are good enough for Swindon, they are good enough for Thurrock.

To develop the former Aveley Football Club ground at Mill Road, Aveley, RM19 4SR the following Applications are relevant ([F1](#));

13/01021/OUT	Outline planning application (with all matters reserved except access) for the demolition of existing buildings and redevelopment comprising up to 114 residential dwellings. Aveley Football Club Mill Road Aveley Essex RM15 4SR
13/01022/FUL	Community Football Facility comprising full size and floodlit 3rd Generation Artificial Grass Pitch, adult grass football pitch and two junior pitches with clubhouse and car-park

13/01021/OUT

Reference	13/01021/OUT
Application Received	Tue 22 Oct 2013
Application Validated	Wed 23 Oct 2013
Address	Aveley Football Club Mill Road Aveley Essex RM15 4SR
Proposal	Outline planning application (with all matters reserved except access) for the demolition of existing buildings and redevelopment comprising up to 114 residential dwellings.
Status	Permitted
Decision	Approved
Decision Issued Date	Tue 17 Mar 2015

13/01022/FUL

Reference	13/01022/FUL
Application Received	Tue 22 Oct 2013
Application Validated	Wed 23 Oct 2013
Address	Land Part of Recreation Ground West of M25 And North of Aveley Bypass Belhus Park Park Lane Aveley South Ockendon Essex
Proposal	Community Football Facility comprising full size and floodlit 3rd Generation Artificial Grass Pitch, adult grass football pitch and two junior pitches with clubhouse and car-park
Status	Permitted

Decision	Approved
Decision Issued Date	Wed 02 Apr 2014

For this scheme Thurrock Council required the establishment of improved facilities as a condition for Planning Permission for the Aveley Football Club ground at Mill Road, Aveley [\(F1\)](#).

As far as we are aware Thurrock Council also made land available for the improved replacement facilities at Belhus Park.

Condition 14 of the Planning Permission of application 13/0121/OUT dated 17 March 2015 established that [\(F4\)](#);

'14. The development hereby permitted, including the demolition of the existing football club facilities, shall not be commenced until details of the phasing for the provision of replacement football pitches, new changing room facilities, clubhouse, car parking and other associated works proposed by planning application reference 13/010122/FUL, or an agreed alternative equivalent provision, have been submitted to and approved in writing by the local planning authority. The provision of replacement football facilities shall be undertaken in accordance with the approved phasing details.'

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory playing pitch and facilities provision which secures a continuity of use in accordance with Policy PMD5 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD (2011).'

This is a perfect example of the Council's policy PMD5 in action, an amenity led not a land ownership led policy.

Submission

We support the establishment of replacement sporting facilities through the planning system.

We submit;

- Speedway has a significantly greater following
- the profile of Thurrock has been more significantly raised regionally, nationally and internationally by Speedway

The application of Council policy PMD5 should;

- result in the refusal of the Application, or
- require replacement facilities for Speedway to be established as a condition of any Planning Permission.

Having applied Council policy PMD5 and having made the establishment of replacement sporting facilities a condition of Planning Permission in the case of the Aveley Football Club ground, a similar condition should be established for replacement facilities for Speedway.