

A.4.1 Pro formas - Aveley

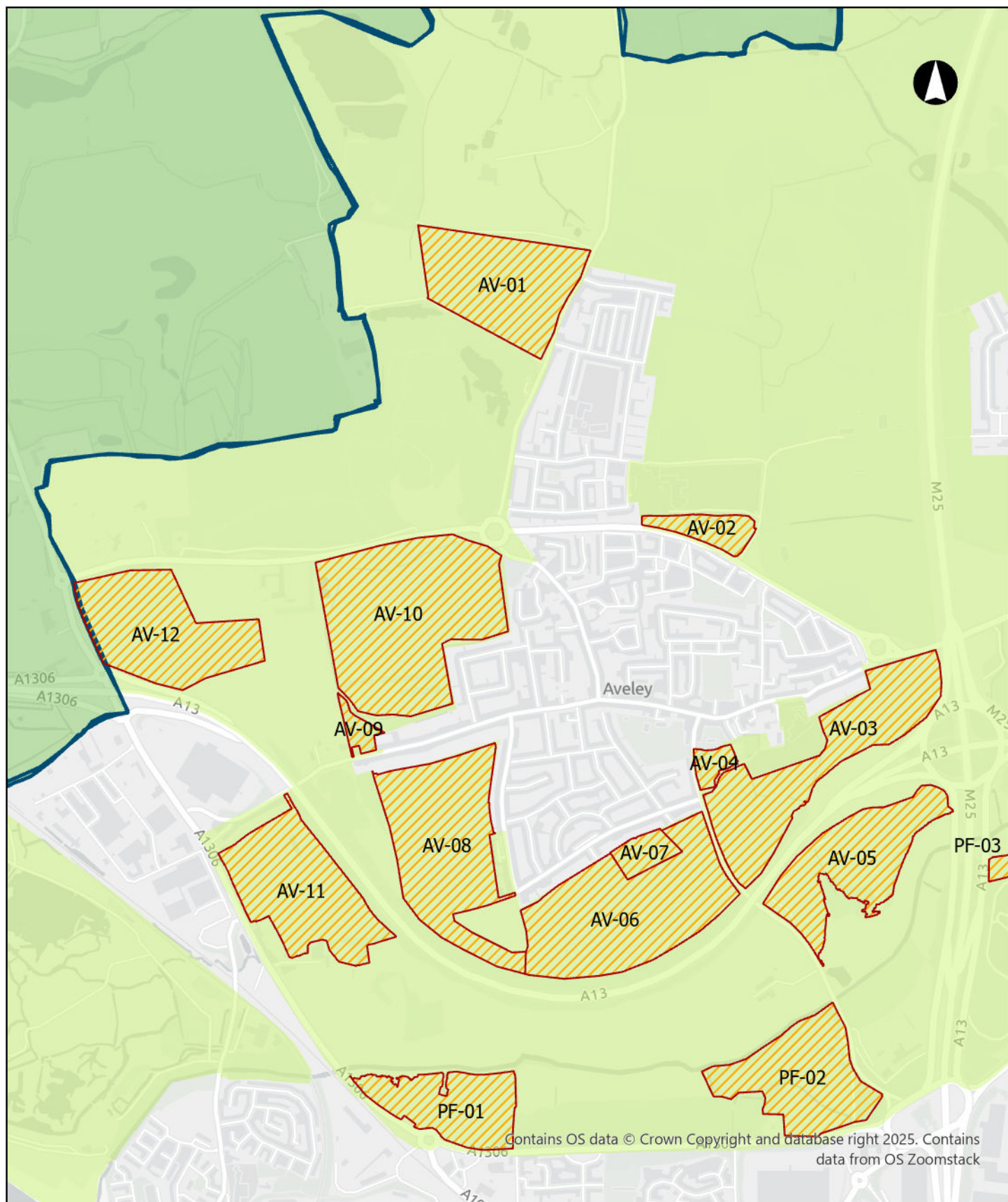
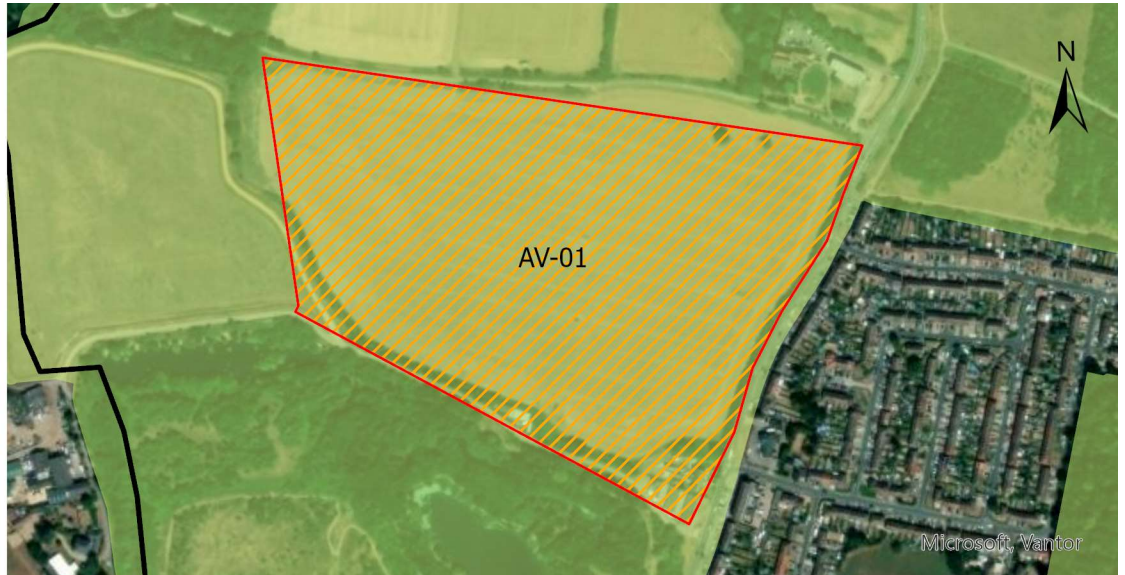


Figure
Map of sub-areas near Aveley

- Sub-area for assessment
- Local Authority Boundaries
- Thurrock Green Belt

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 55 110 220



Boundaries

The sub-area is bounded by an unclassified private road and a hedgerow/treeline to the north and south, Romford Road to the east, and part of an unclassified private road to the west and a field boundary. Inner boundary: east. Outer boundary: north, west and south.



Looking south-west from the north-east corner across an open agricultural field with two large trees in the centre.



Looking south from the north-east corner across an open agricultural field.



Looking south from the north-east corner across an open agricultural field, with two large trees and a mature hedgerow/treeline along the boundary.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	5

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Aveley and Upminster merged with Hornchurch, Romford and Rainham. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an open agricultural field. The sub-area abuts the settlement of Aveley to the east and a restaurant and bar complex on its northeast corner, both of which provide an urbanising influence to the sub-area. The sub-area's topography is predominantly flat and mature treelines limit the long range views towards the east and south. Overall, the sub-area has a strongly rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 019	Purpose A	Purpose B	Purpose C
	1/2 (Slight_no)	2 (Slight)	4 (maj_mod)

Assessment of wider impact

At a more granular level, the sub-area plays a stronger role against purpose (c) and lesser roles against purposes (a) and (b) compared to the strategic land parcel. This is due to the small size of the sub-area relative to that of the strategic land parcel.

The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north, south and west. The removal of the sub-area from Green Belt would represent irregular sprawl of development into previously undeveloped countryside. The removal would have partial visual impact as views into the wider Green Belt are only protected to the south and west.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 25 50 100



Boundaries

The sub-area is bounded by mature vegetation/treeline to the north and west, Park Lane to the east and a treeline and Lance Corporal Nicky Mason Way to the South. The south boundary was partially modified by Flood Zone 3b. Inner boundary: South and west. Outer boundary: North and east.



Looking west from the south-east corner looking onto an overgrown field and adjacent built form.



Looking north from the south boundary across an overgrown field and trees.



Looking north-east from the south boundary across an overgrown field and Ormiston Park Academy buildings beyond the boundary.



Looking north at the east boundary (which comprises an overgrown field wire fence and Park Lane), taken from the south-east corner of the site.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Aveley and South Ockendon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an open agricultural field. The sub-area topography is predominantly flat and open, with treelines towards the north-east and north-west limiting any long distance views towards the wider countryside. There are urbanising influences towards the north-west, south-east and south-west with the Ormiston Park Academy school along the north-west boundary, the edge of Aveley built form to the south-west and Aveley Football Club to the south-east. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 023	Purpose A	Purpose B	Purpose C
	0 (none)	3 (Major)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (c) and plays a lesser role against purpose (b) compared to the strategic land parcel. This is due to the small size of the sub-area relative to that of the strategic land parcel.

The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north and east.

The removal of the sub-area in isolation would be in keeping with existing development form as it is physically and perceptually enclosed by washed-over development within the Green Belt to the north and east.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 95 190 380



Boundaries

The sub-area is bounded to the north by the regular backs of properties and gardens along Stifford Road and High Street, a mature treeline/hedgerow adjoining the London Orbital Motorway to the east, and a mature treeline adjoining the A13 Road to the south and a mature treeline and Ship Lane to the west. Inner boundary: north. Outer boundary: east, south and west.



Looking south-east from the north-west corner across an open field surrounded by overgrown shrubs, with views of power pylons and motorway signs in the distance.



Looking south from the west boundary across an open field, with views of trees/shrubs, light poles, power pylons and motorway signs in the distance.



Looking east from the west boundary across an open field, with trees and shrubs, light poles and power pylons visible in the distance.



Looking south-east from the west boundary across an open field with the A13 road and light poles and motorway signs in the background behind a row of trees.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Aveley and Thurrock Core, and Aveley and South Ockendon. The presence of A13 Road to the south and the M25 to the east provide prominent physical and perceptual barriers which prevents the towns from merging. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Temporary structures consist of scattered farm buildings and dwellings to the north-east section of the sub-area. The rest of the sub-area consists of open agricultural fields. The sub-areas topography is generally flat with some longer distance views to the south-east, and there are some urbanising influences with the A13 Road to the South, London Orbital Motorway (M25) to the East and in the distance several power pylons are visible. The edge of Aveley built form adjoins the north boundaries too. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 022	Purpose A	Purpose B	Purpose C
	0 (none)	3 (Major)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (c) and plays a lesser role against purpose (b) compared to the strategic land parcel. This is due to the presence of strong boundaries (A13 and M25) in the area which assists in defending against the merging of towns. The sub-area adjoins AV-04 to the north and AV-06 to the west across Ship Lane. The sub-area adjoins the wider Green Belt to the east, south and west, and in small part to the north. The removal of the sub-area in isolation would be an extension of the settlement, but would not lead to an incongruous pattern of development and would be in keeping with existing development form. The extension is strongly bounded by the A13 and M25 roads. Removal in isolation would create an 'island' of Green Belt made up of AV-04 (which is already contains significant built form) and the grounds of Aveley Primary School. The removal of AV-03 in combination with AV-04 would fully enclose the grounds of Aveley Primary School. However, as this area consists of a school, its use is tied directly to the settlement and it has an urban, managed character, meaning the removal of the sub-areas would have limited impact on this area's role in safeguarding the countryside from encroachment. The removal of AV-03 in combination with AV-06 would result in two 'islands' of Green Belt being produced, that described above as well as AV-07. This latter island would undermine the integrity of the wider Green Belt. In combination with a wider cluster of sub-areas (AV-04, AV-06, AV-07, AV-08), the removal of the sub-area would result in a large but consistent pattern of development outwards from Aveley. The removal would also result in a more readily recognisable and defensible boundary for the Green Belt (the A13 road).
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition and would not require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 25 50 100



Boundaries

The sub-area is bounded to the north by the irregular boundary of the neighbouring property, the irregular boundary of a property to the east, a dispersed treeline and irregular back of a property to the south, and Ship Lane to the west. Inner boundary: north and west. Outer boundary: east and south.



Looking south-east from the north-west corner across Ship Lane onto farm buildings along the boundary of the sub-area.



Looking south across Ship Lane from the west boundary to the east onto a driveway and farm buildings in the sub-area.



Looking north-east across Ship Lane onto farm buildings along the west boundary of the sub-area.



Looking north-east from the south-west corner onto a dirt track, stacks of pallets and mature hedgerows/treelines.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	1

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a very small part of the gap between Aveley and Thurrock Core/Purfleet-on-Thames. The presence of A13 Road to the south additionally provides a prominent physical and perceptual barrier which prevents the towns from merging. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. Approximately 16% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of several historic farm/industrial buildings predominantly adjoining the west boundary and structures associated with its current business use. The rest of the sub-area is covered by vegetation and appears overgrown. Topography gently rises to the north, although due to existing structures and vegetation long distance views are restricted. These structures on-site and the edge of Aveley built form to the west and north provide urbanising influences to the parcel. Overall, the sub-area has a largely urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs weakly overall. The sub-area performs weakly against purposes (b) and (c) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 022	Purpose A	Purpose B	Purpose C
	0 (none)	3 (Major)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and plays a lesser role against purpose (b) and (c) compared to the strategic land parcel. This is due to the parcel's relatively small size and the amount of development covering the site in comparison to the Stage 1 parcel. The sub-area adjoins AV-03 to the south. The sub-area adjoins the wider Green Belt to the east and south. As the sub-area already contains significant built form, it is an anomaly within the Green Belt and thus its removal would not introduce significant new urbanising influences to the wider Green Belt. The removal of AV-04 in combination with AV-03 would fully enclose the grounds of Aveley Primary School. However, as this area consists of a school, its use is tied directly to the settlement and it has an urban, managed character, meaning the removal of the sub-areas would have limited impact on this area's role in safeguarding the countryside from encroachment. In combination with a wider cluster of sub-areas (AV-04, AV-06, AV-07, AV-08), the removal of the sub-area would result in a large but consistent pattern of development outwards from Aveley. The removal would also result in a more readily recognisable and defensible boundary for the Green Belt (the A13 road).
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

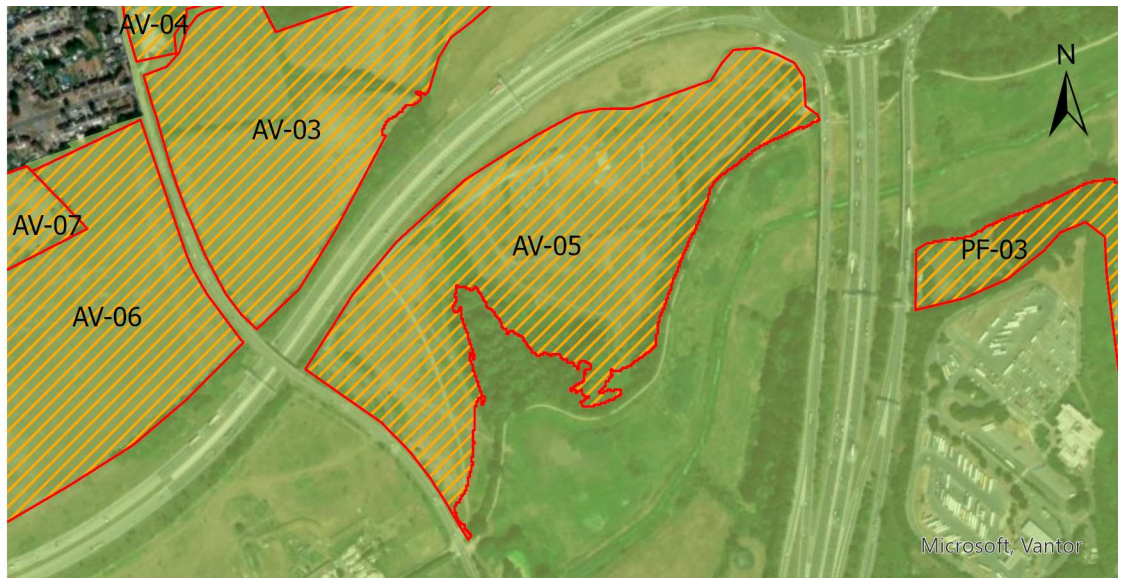
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 70 140 280



Boundaries

The sub-area is bounded to the north by a mature treeline and the A13 Road, an unclassified private road and the London Orbital Motorway to the east, by Flood Zone 3b to the south and Ship Lane to the West. Inner boundary: none. Outer boundary: north, south, east and west.



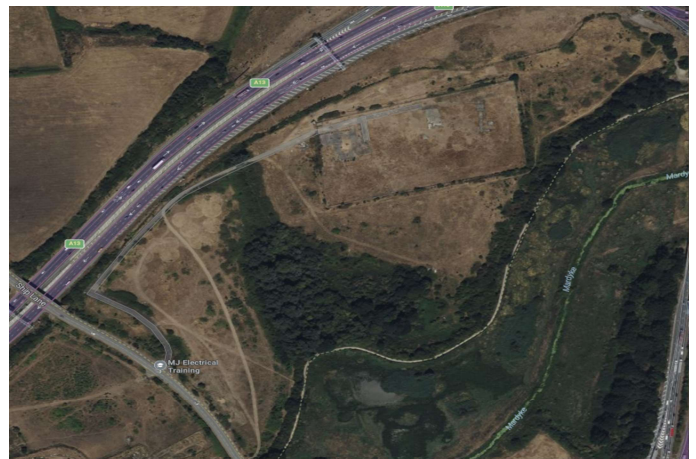
Looking north-east from the west onto a field surrounded by overgrown vegetation, with road light poles visible in the distance.



Looking east from the west boundary onto overgrown vegetation.



Looking north-east from the west onto a field surrounded by overgrown vegetation, with road light poles visible in the distance



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	3	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms part of the gap(s) between Aveley and Purfleet-on-Thames, contributing to the overall openness and scale of the gap. However, the presence of the A13 Road to the north provides a prominent physical and perceptual barrier which prevents the towns from merging. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an agricultural field and areas of shrubs and vegetation. The sub-area topography is predominantly flat, although overgrown vegetation and treelines across the site limit any long distance views towards the wider countryside to the north, east and west. There are urbanising influences towards the north and east with the A13 Road and London Orbital Motorway adjoining site boundaries. Overall, the site has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), moderately against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 039	Purpose A	Purpose B	Purpose C
	4 (Major)	4 (Major)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (c) and plays a lesser role against purposes (a) and (b) compared to the strategic land parcel. This is because the sub-area has a smaller size and is no longer adjacent to any large-built-up area as compared to the larger parcel.

The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north, east, south and west.

Although the sub-area forms a substantial part of the gap between Purfleet-on-Thames and Aveley, the A13 creates a strong boundary along the north of the sub-area, meaning that its removal in isolation would not necessarily result in unchecked sprawl.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable but not all are necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 65 130 260



Boundaries

The sub-area is bounded to the north by the regular back of residential properties and a mature treeline, a mature treeline and Ship Lane to the east, a mature treeline and the A13 Road to the south and a mature treeline to the west. Inner boundary: north. Outer boundary: east, south and west.



Looking south from the north boundary across an open agricultural field with power pylons in the distance.



Looking north-west from the east across Ship lane across an open field with the edge of Aveley built form in the background.



Looking south-west from the east across Ship Lane across an open agricultural field with mature trees and power pylons in the distance



Looking west along the north boundary across an open agricultural field bounded by a residential building.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	3	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms part of the gap(s) between Aveley and Purfleet-on-Thames, contributing to the overall openness and scale of the gap. Although the presence of the A13 Road to the south provides a prominent physical and perceptual barrier which prevents the towns from merging. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of residential and farm outbuildings buildings along the south-west boundaries. The rest of the sub-area consists of open agricultural fields and dispersed treelines around the boundary. The sub-area topography is predominantly flat and open, with long distance views available across to the east and west, although trees limit views to the south. There are urbanising influences, with the edge of Aveley built form to the north, and views of power pylons to the south, east and west of the sub-area. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), moderately against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 022	Purpose A	Purpose B	Purpose C
	0 (none)	3 (Major)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a), (b) and (c) compared to the strategic land parcel. The sub-area adjoins AV-03 to the east across Ship Lane, AV-07 to the north and AV-08 to the west. The sub-area adjoins the wider Green Belt to the east, south and west, and in small part to the north. The removal of the sub-area in isolation would be an extension of the settlement, but would not lead to an incongruous pattern of development and would be in keeping with existing development form. The extension is strongly bounded by the A13 road. Removal in isolation would create an 'island' of Green Belt made up of AV-07, which would undermine the integrity of the wider Green Belt. The removal of AV-06 in combination with AV-03 would result in two 'islands' of Green Belt being produced, AV-07 (described above) and AV-04 in combination with the grounds of Aveley Primary School. However, AV-04 contains significant built form already and the school has a use directly tied to the settlement, meaning the removal of the sub-areas would have limited impact on this area's role in safeguarding the countryside from encroachment. The removal of AV-06 in combination with AV-07 would be an extension of the settlement with a more congruous pattern of development and would be in keeping with existing development form. The removal of AV-06 in combination with AV-08 would generally be considered a congruous pattern of development as it would result in a new Green Belt boundary along the A13 road. However, this release would result in three 'islands' of Green Belt being produced. The first one consists of houses along Love Lane, meaning the area is an anomaly within the Green Belt. The second two islands both consist of open, agricultural land, meaning the removal would undermine the integrity of the wider Green Belt in this area. In combination with a wider cluster of sub-areas (AV-03, AV-04, AV-07, AV-08), the removal of the sub-area would result in a large but consistent pattern of development outwards from Aveley. The removal would also result in a more readily recognisable and defensible boundary for the Green Belt (the A13 road).
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or combination is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner and outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition and would not require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 25 50 100



Boundaries

The sub-area is bounded to the north by the regular back of residential properties and dispersed vegetation/hedgerows/trees to the east, south and west. Inner boundary: north. Outer boundary: east, south and west.



Looking south-east across an open field with ponies and low vegetation, as well as power pylons in the distance.



Looking east from the north boundary across an open field with ponies bounded by a fence and overgrown hedges.



Looking south from the north-west corner onto overgrown hedges and in the background a field bounded by mature trees and power pylons in the distance.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Aveley and Purfleet-on-Thames. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of one small farm building in the north-east corner. The rest of the sub-area comprises an open agricultural field. There are long distance views available across the parcel to the south-east and south-west of the wider countryside. There are urbanising influences into the parcel with the edge of Aveley built form along the north boundary, and to the south views of large power pylons, and long distance views of industrial structures. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 022	Purpose A	Purpose B	Purpose C
	0 (none)	3 (Major)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (c) and plays a lesser role against purpose (b) compared to the strategic land parcel. This is due to its relatively small size as compared to the strategic land parcel. The sub-area adjoins AV-06 to the south. The sub-area adjoins the wider Green Belt to the east, south and west. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of Aveley. However, the removal of AV-07 in combination with AV-06 would constitute an extension of the settlement with a more congruous pattern of development and would be in keeping with existing development form. In combination with a wider cluster of sub-areas (AV-03, AV-04, AV-06, AV-08), the removal of the sub-area would result in a large but consistent pattern of development outwards from Aveley. The removal would also result in a more readily recognisable and defensible boundary for the Green Belt (the A13 road).
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or combination is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are predominantly readily recognisable but not necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation
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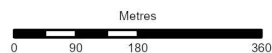
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded to the north and east by the regular backs of residential properties along Purfleet Road and Love Lane, a mature treeline/hedgerow to the south (with an extended limb of the sub-area with no defined boundary feature only the edge of a field boundary of the neighbouring property), and a mature treeline along part of the A13 Road to the west. Inner boundary: north and east. Outer boundary: south and west.



Looking west from the east boundary onto an overgrown field with trees and power pylons in the distance.



Looking north from the south-east boundary onto an overgrown field with scattered vegetation and the edge of Aveley built form.



Looking north from the east boundary onto an overgrown field with scattered vegetation and the edge of Aveley built form.



Looking west from the east boundary onto an overgrown field with scattered vegetation and power pylons in the distance.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	3	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
---	--

Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms part of the gap(s) between Aveley and Purfleet-on-Thames, contributing to the overall openness and scale of the gap. Although the presence of the A13 Road to the south provides a prominent physical and perceptual barrier which prevents the towns from merging. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring towns
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an open field with dispersed shrubs and trees across it. There are some long distances views towards the north-west, although these are partially obscured by mature vegetation at the boundary. There are urbanising influences with the edge of Aveley built form along the east boundary and views of power pylons to the west and south. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), moderately against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 022	Purpose A	Purpose B	Purpose C
	0 (none)	3 (Major)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a), (b) and (c) compared to the strategic land parcel. The sub-area adjoins AV-06 to the east. The sub-area adjoins the wider Green Belt to the east, south and west. The removal of the sub-area in isolation would be an extension of the settlement, but would not lead to an incongruous pattern of development and would be in keeping with existing development form as the extension is strongly bounded by the A13 road. This would result in one 'island' being created, consisting of a set of houses along Love Lane. However, as this area is significantly developed, it is considered an anomaly within the Green Belt. The removal of AV-08 in combination with AV-06 would also be considered a congruous pattern of development as it would result in a new Green Belt boundary along the A13 road. However, this release would result in three 'islands' of Green Belt being produced. The first island, the houses along Love Lane, was described above. The second two islands both consist of open, agricultural land, meaning the removal would undermine the integrity of the wider Green Belt in this area. In combination with a wider cluster of sub-areas (AV-03, AV-04, AV-06, AV-08), the removal of the sub-area would result in a large but consistent pattern of development outwards from Aveley. The removal would also result in a more readily recognisable and defensible boundary for the Green Belt (the A13 road).
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in isolation or combination is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition and would not require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 25 50 100



Boundaries

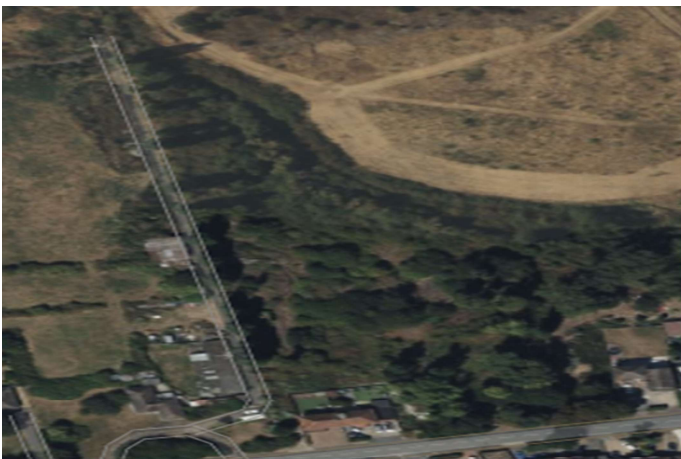
The sub-area is bounded to the north by a mature treeline/dense vegetation, the regular sides/back of residential properties along Purfleet Road and Purfleet Road itself to the east and south and dispersed vegetation/a mature treeline along an unclassified private road to the west. Inner boundary: south. Outer boundary: north, east and west.



Looking north from the south boundary onto overgrown vegetation and the edge of Aveley built form.



Looking north-west from the south boundary onto overgrown vegetation.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	3

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a very small part of the gap between Aveley and Purfleet-on-Thames. The presence of A13 Road to the south-west additionally provides a prominent physical and perceptual barrier which prevents the towns from merging. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of overgrown shrubs and trees across it. Long distance views are restricted by overgrown vegetation across the sub-area. There are urbanising influences with the edge of Aveley built form along the south boundary. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs moderately overall. The sub-area performs moderately against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 022	Purpose A	Purpose B	Purpose C
	0 (none)	3 (Major)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a) and plays a lesser role against purposes (b) and (c) compared to the strategic land parcel. This is due to the relatively small size of the sub-area relative to the strategic land parcel, and the urbanising influences from Aveley, respectively. The sub-area adjoins AV-10 to the north-east. The sub-area adjoins the wider Green Belt to the west. The removal of the sub-area in isolation would be in keeping with existing development form as it is physically enclosed by development to the south and washed-over development within the Green Belt to the west. The removal of the sub-area in combination with AV-10, while an encroachment into the countryside, would result in a similarly strong boundary for the Green Belt that aligns with the unclassified road and hedgerow to the west. Furthermore, it would serve to link Aveley with washed over, industrial development to the west.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with AV-10 is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are not readily recognisable or necessarily likely to be permanent. If the sub-area was released the new inner Green Belt boundary would not meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation or in combination with AV-10.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 70 140 280



Boundaries

The sub-area is bounded to the north by a mature treeline and Sandy Lane, a mature treeline and the regular backs of residential properties along Rowan Grove to the east, a mature treeline/vegetation and the regular backs of properties along Toplands Avenue, Blenheim Gardens and Purfleet Road to the south and dispersed vegetation along an unclassified road to the west. Inner boundary: east and south. Outer boundary: north and west.



Photo of the boundary taken from the north.



Photo of the boundary taken from the north-east.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Aveley and Upminster/Hornchurch. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of industrial/farm structures along the north boundary. The rest of the sub-area consists of an open field with pockets of vegetation to the south and large ponds to the north-west of the site. Long distance views are restricted by mature treelines along the boundaries and overgrown vegetation within the sub-area. There are urbanising influences with the edge of Aveley built form along the east and south boundaries. Overall, the site has a largely rural character.
--	--

Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 022	Purpose A	Purpose B	Purpose C
	0 (none)	3 (Major)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (c) and plays a lesser role against purpose (b) compared to the strategic land parcel. This is due to the small size of the sub-area. The sub-area adjoins AV-09 to the south-west. The sub-area adjoins the wider Green Belt to the north and west. The removal of the sub-area in isolation, while an encroachment into the countryside, would still maintain a similarly strong Green Belt boundary that aligns with the unclassified road and hedgerow to the west. Furthermore, it would serve to link Aveley with washed over, industrial development to the west. The removal of the sub-area in combination with AV-09 is considered more suitable as it creates a more regular pattern of development while aligning to the boundaries of washed over development in the area.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with AV-09 is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation or in combination with AV-09.
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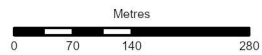
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

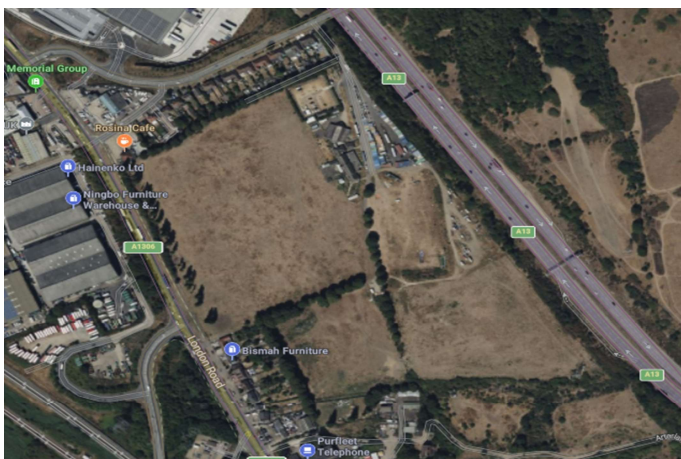
No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded to the north by the regular backs of properties along Purfleet Road, a mature treeline/vegetation along the A13 Road to the east, a mature treeline/vegetation along the south and the regular backs of properties along Arterial Road and Arterial Road itself to the west. The south boundary was partially modified by Flood Zone 3b. Inner boundaries: north and west. Outer boundaries: south and east.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	2	3	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is perceptually at the edge of Purfleet-on-Thames due to the anomalous shape of the Green Belt which has led to the partial enclosure of the sub-area by development towards the north and west, with additional development to the south and beyond. The A13 road to the east is a prominent physical feature in reasonable proximity to the outer edge of the sub-area which is likely to prevent a disproportionate or incongruous pattern of development. The edge of the existing settlement and Arterial Road comprise prominent physical features on the inner edge likely to prevent outward and irregular sprawl. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms part of the gap(s) between Aveley and Purfleet-on-Thames, contributing to the overall openness and scale of the gap. Although the presence of the A13 Road to the north-west and Arterial Road to the east are prominent physical and perceptual barriers which prevents the towns from merging. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. Approximately 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form comprises farm/business buildings in the north-east corner of the sub-area. The rest of the sub-area consists of an open field, and pockets of mature treelines and shrubs. There are urbanising influences with the edge of Aveley built form along the west and south boundaries. Overall, the site has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), moderately against purposes (b) and weakly against purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 039	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (b) and (c) and plays a lesser role against purpose (a) compared to the strategic land parcel. This is because the sub-area has a smaller size and experiences partial enclosure by development as compared to the larger parcel.

The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the east and south.

Although the sub-area forms a substantial part of the gap between Purfleet-on-Thames and Aveley, the A13 creates a strong boundary along the north of the sub-area, meaning that its removal in isolation would not necessarily result in unchecked sprawl.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

Sub-area (SA) AV-12

Location East of Aveley

Area (ha) 14.63

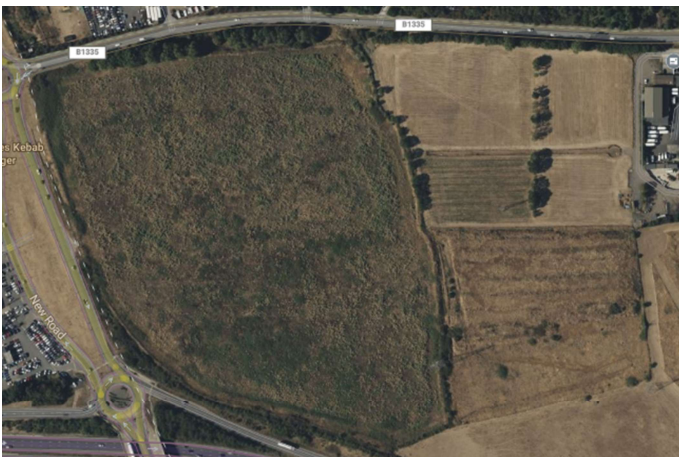
-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 45 90 180



Boundaries

The sub-area is bounded to the north by a mature treeline/vegetation and Sandy Lane, dispersed vegetation along a field boundary to the east, dispersed vegetation and the A13 Road to the south and New Road to the west. Inner boundary: none. Outer boundary: north, east, south and west.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Aveley and Upminster, merged with Hornchurch, Romford and Rainham. In addition, the presence of the A13 Road to the south and the A1306 Road to the east are prominent physical and perceptual barriers which prevents the towns from merging. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of an open agricultural field with vegetation/overgrown grass across it. There are urbanising influences to the north, west and south with a pocket of industrial development to the west and north, and the A13 and A1306 roads/junctions to the south-east. Overall, the site has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 022	Purpose A	Purpose B	Purpose C
	0 (none)	3 (Major)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (c) and plays a lesser role against purpose (b) compared to the strategic land parcel. This is because of the strong physical features that lie between Aveley and Upminster, merged with Hornchurch, Romford and Rainham in this area that also serve as boundaries. The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north and east. Although the sub-area forms a small part of the gap between Aveley and the Upminster built-up cluster, the A13 and A1306 create a strong boundary along the south-west of the sub-area, meaning that its removal in isolation would not necessarily result in unchecked sprawl.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition of being readily recognisable and likely to be permanent. The new boundary would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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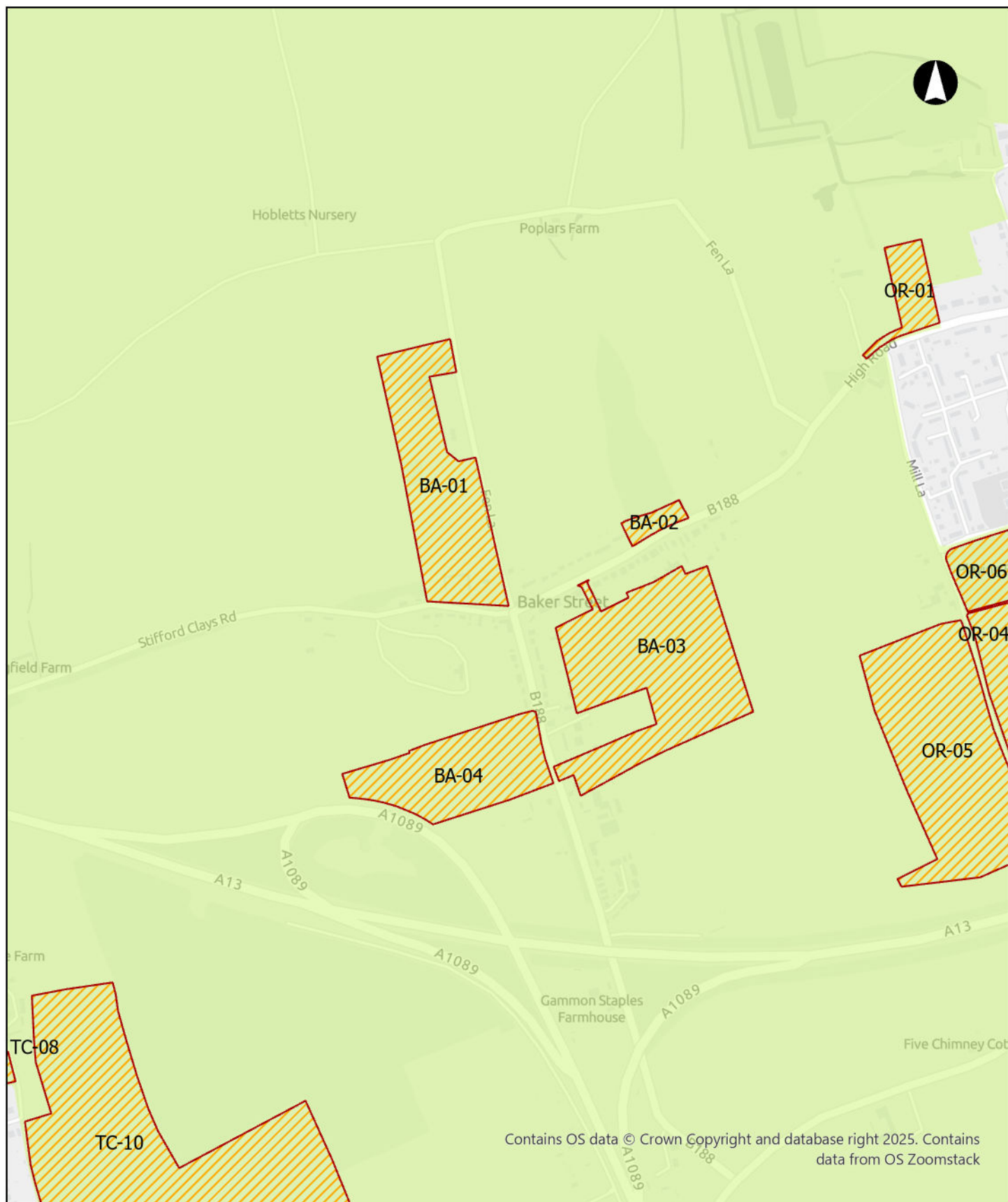
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

A.4.2 Pro formas - Baker Street

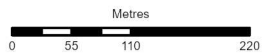


Figure

Map of sub-areas near Baker Street

-  Sub-area for assessment
-  Local Authority Boundaries
-  Thurrock Green Belt

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

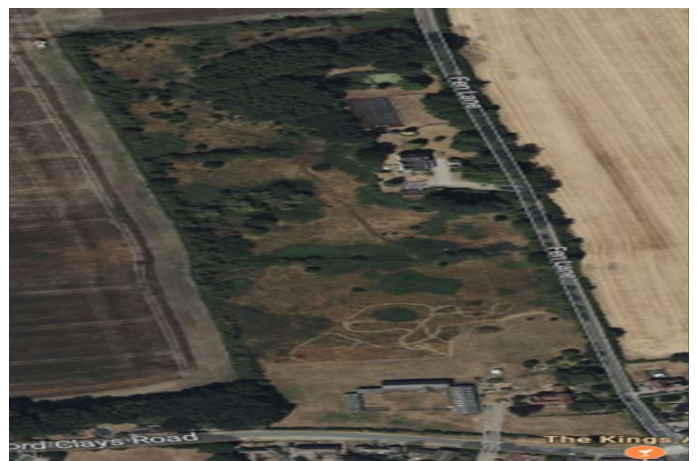


Boundaries

The sub-area is bounded by a dispersed treeline to the north, by a dispersed treeline and Fen Lane to the east, by a dispersed hedgerow and Stifford Clays Road to the south and by a dispersed treeline to the west. Inner boundary: none. Outer boundary: north, east, south and west.



Looking west from the south-east corner of the sub-area onto a residential property, garden and outbuildings.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	3

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any towns assessed for this purpose, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. Approximately 2% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of one residential house in the south-east corner, with temporary structures to its west including one large barn and several smaller structures used for agricultural purposes (e.g. sheds). The rest of the sub-area consists of grassy areas and dispersed stands of trees. There is a slight urbanising influence from the buildings along Baker Street to the south. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs moderately overall. The sub-area performs moderately against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 014	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to presence of buildings on the sub-area and its adjacency to other washed over development.

The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area would create a hole in the Green Belt. However, the sub-area is already partially developed and experiences further urbanising influences from adjacent development. Its removal would thus not introduce significant new urbanising influences to the wider Green Belt.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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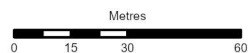
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded by a mature treeline to the north, by an agricultural building to the east, by the B188 and High Road to the South and by a mature hedgerow and treeline to the West. Inner boundary: none. Outer boundary: north, east, south and west.



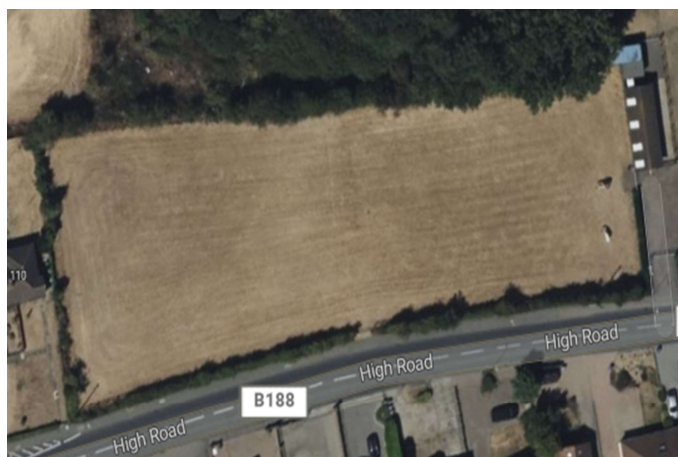
Looking west from the south boundary of the sub-area onto a grazing field and residential property.



Looking north from the south boundary of the sub-area onto a grazing field.



Looking north-east from the south boundary of the sub-area onto a grazing field.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any towns assessed for this purpose, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an agricultural field and open grassland. The sub-area has a gradual, declining topography to the east. There are minor urbanising influences from nearby residences and some agricultural construction on neighbouring land. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 014	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to its adjacency to washed over development.

The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area would create a hole in the Green Belt. However, it would be in keeping with existing development form as it is perceptually enclosed by washed-over development within the Green Belt to the east, south and west. Its north boundary has a strong treeline that limits visual impact on the wider Green Belt.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
--	--

Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

Sub-area (SA) BA-03

Location South-east of Baker Street

Area (ha) 7.25

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 45 90 180



Boundaries

The sub-area is bounded by the regular backs of gardens along High Road to the north, and by dispersed treelines and hedgerows to the east, south and west. The sub-area is bounded in part by the regular backs of gardens along Baker Street to the west. Inner boundary: none. Outer boundary: north, east, west and south.



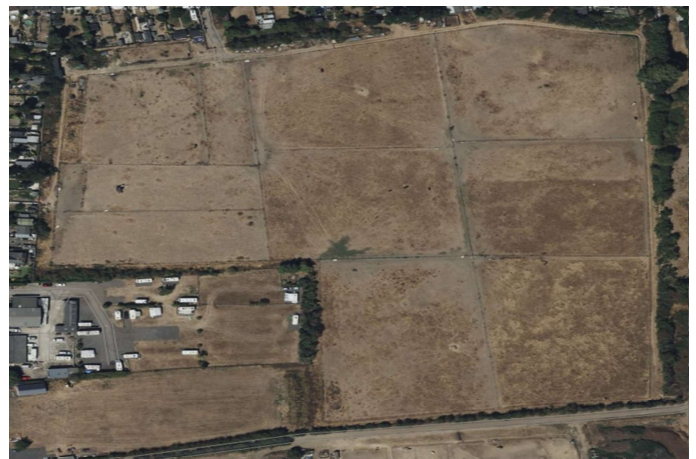
Looking north-east from the south-west corner of the sub-area onto a mobile home area and field.



Looking north from the south-west corner of the sub-area onto a mobile home area and field.



Looking north from the south boundary of the sub-area onto a field.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	3

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
---	--

Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any towns assessed for this purpose, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
---	--

Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of largely empty grassland with some horse grazing areas and a caravan and mobile home parking area in the south-west corner. The sub-area has minor urbanising influences from residences to the north and west. The sub-area has a very gradual inclined topography to the west. This limits any extending views to the wider Green Belt to the west, however, views to the east will be more enhanced. Overall the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs moderately overall. The sub-area performs moderately against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 041	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	4 (maj_mod)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to presence of buildings on the sub-area and its adjacency to other washed over development.

The sub-area adjoins BA-04 to the west. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area would create a hole in the Green Belt. However, it would be in keeping with existing development form as it is perceptually enclosed by washed-over development within the Green Belt to the north, east and south.

The removal of the sub-area in combination with BA-04 would still constitute a congruous pattern of development as the latter is strongly bounded by an A road.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
--	--

Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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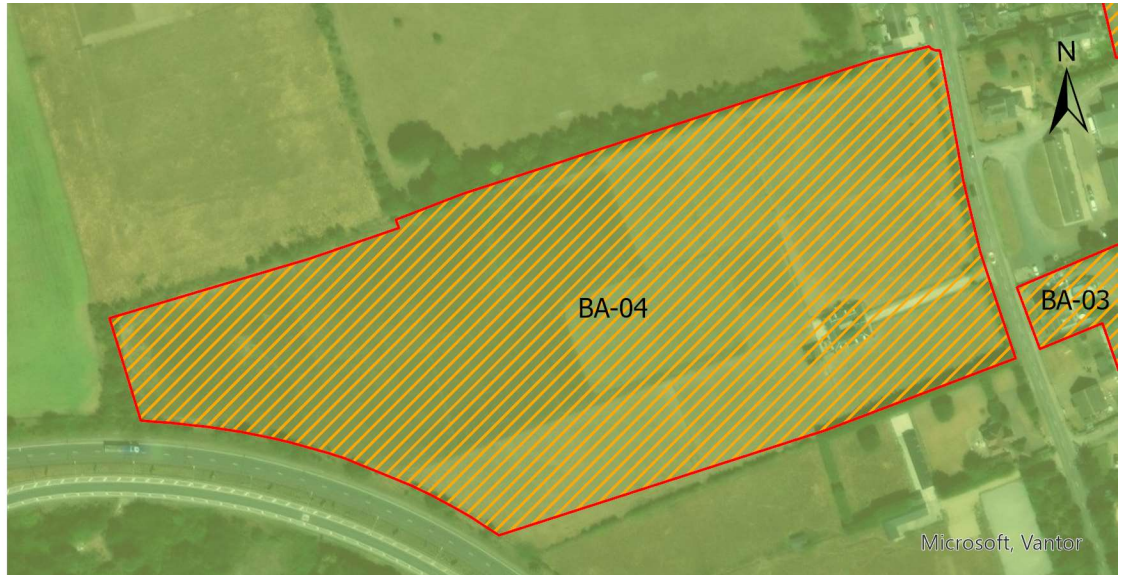
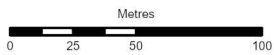
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

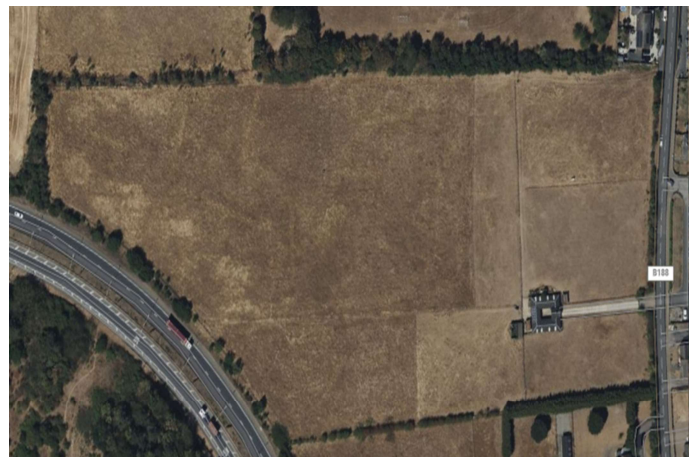


Boundaries

The sub-area is bounded by a mature treeline to the north, by a dispersed treeline and Baker Street to the east, by a dispersed treeline and the A13 to the south, and by a mature treeline to the west. Inner boundary: none. Outer boundary: north, east, south and west.



Looking south-west from the north-east corner of the sub-area onto a grazing field.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
---	--

Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any towns assessed for this purpose, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of open grassland used as horse pastures. The sub-area has a largely flat topography and strong boundaries from mature treelines and hedgerows. However, there are minor urbanising influences from electricity pylons, stretching from the south east to north-west. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 014	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to minor urbanising influences as the sub-area is adjacent to an A road.

The sub-area adjoins BA-03 to the east. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area would create a hole in the Green Belt. The sub-area is strongly bounded by the A road which would prevent an irregular pattern of development though.

The removal of the sub-area in combination with BA-03 would still constitute a congruous pattern of development as the latter is perceptually and physically enclosed.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening. The proposed route for the Lower Thames Crossing passes through/adjoins the sub-area, which once constructed will have an impact on the current boundary assessment.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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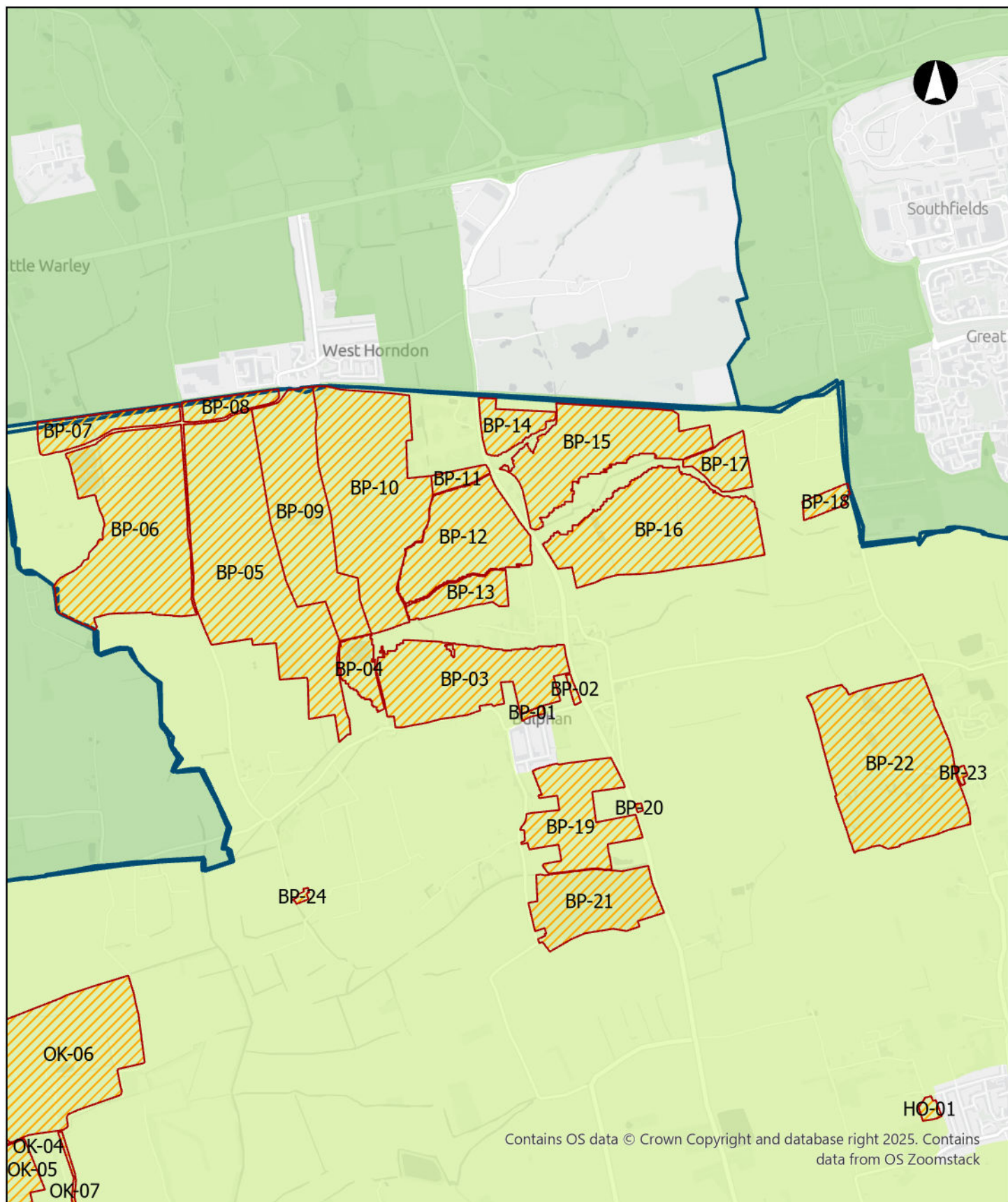
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

A.4.3 Pro formas - Bulphan

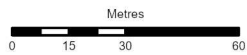


Figure

Map of sub-areas near Bulphan

- Sub-area for assessment
- Local Authority Boundaries
- Thurrock Green Belt

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded by Church Road and thick hedgerow to the south, a strip of land to the east, and hedgerow to the north and to the west. Inner boundaries: south. Outer boundaries: north, east, west and south.



Looking east from the south boundary across an open field.



Looking south from the east boundary onto bushes.



Looking north from the south boundary across an open field.



Looking north from the south boundary across an open field.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	5

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
---	--

Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between any neighbouring settlements in all directions, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an open field with relatively thick shrub land. The sub-area topography is flat with mature treeline, limiting views in the south west corner and toward residential properties adjacent to the west boundary. Overall, the sub-area has a strongly rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against all Green Belt purposes.

The sub-area adjoins BP-03 to the north, and the wider Green Belt to the east and west.

The removal of the sub-area in isolation would be in keeping with existing development form as it is perceptually enclosed by washed-over development within the Green Belt to the east and west.

The removal of the sub-area in combination with BP-03 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the north and west, due to the large size of BP-03.

In combination with a wider cluster of sub-areas (BP-01 through BP-13), the removal of the sub-area would result in disproportionate and irregular sprawl of Bulphan, and undermine the integrity of the wider Green Belt.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 25 50 100



Boundaries

The sub-area is bounded by mature treelines to the north and east. The east side is also bounded by the A128. The sub-area is bounded by Church Road to the south as well as a hedgerow. The west boundary adjoins residential properties as well as a mature treeline. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking along the footpath towards a hedgerow/mature treeline.



Looking north from the south boundary across an open field and thick bushes.



Looking west from the east boundary onto thick bushes.



Looking north-west from the south-east corner boundary across an open field.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	5

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
---	--

Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between any neighbouring settlements in all directions, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The rest of the sub-area consists of a field with sparse trees and thick shrubs throughout. The sub-area topography is predominantly flat and mature treelines towards the north and east limit any wider views eastwards towards the road bounded by the A128. Towards the south of the sub-area there are views to Church Road through the hedgerow. Towards the west mature treeline limits any views apart from onto some residential properties. Overall, the sub-area has a strongly rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against all Green Belt purposes.

The sub-area adjoins BP-03 to the north, and the wider Green Belt to the east and south across Bulphan Bypass and Church Road.

The removal of the sub-area in isolation would be in keeping with existing development form as it is perceptually enclosed by washed-over development within the Green Belt to the north, east, south and west.

The removal of the sub-area in combination with BP-03 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the north and west, due to the large size of BP-03.

In combination with a wider cluster of sub-areas (BP-01 through BP-13), the removal of the sub-area would result in disproportionate and irregular sprawl of Bulphan, and undermine the integrity of the wider Green Belt.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 80 160 320



Boundaries

The sub-area is bounded by Flood Zone 3b along Mar Dyke to the north, a dense treeline and the A128 and a residential property boundary, by Fen Lane, a primary school, open countryside and sparse hedgerows to the south, and by sparse hedgerows and China Lane to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking east from the west boundary across an open field.



Looking north from the south boundary across an open field.



Looking east from the west boundary onto a warehouse.



Looking north from the west boundary across an open field.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	5

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
---	--

Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster, merged with Hornchurch, Romford and Rainham, and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Temporary structures consist of farm buildings in the north west corner. The rest of the sub-area consists of an open field with some sparse hedges and shrubland. The sub-area topography is predominantly flat, and mature treelines limit views to the north whereas in other directions hedgerows are more sparse and allow longer views. There are urbanising influences from the backs of residential properties to the south and the A128 Road to the east. Overall, the sub-area has a strongly rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (c), and more strongly against purpose (b). The sub-area performs marginally more strongly against purpose (b) due to differences in the Stage 2 definition of towns and approach to assessing their gap. The sub-area adjoins BP-02 to the south-east, BP-01 to the south, BP-04 to the west and the wider Green Belt to the south across Fen Lane. The removal of the sub-area would represent a significant sprawl of development into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness. The removal of the sub-area with a wider cluster of sub-areas (BP-01 through BP-13) or any permutation within would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the north and west, due to the large size of BP-03.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

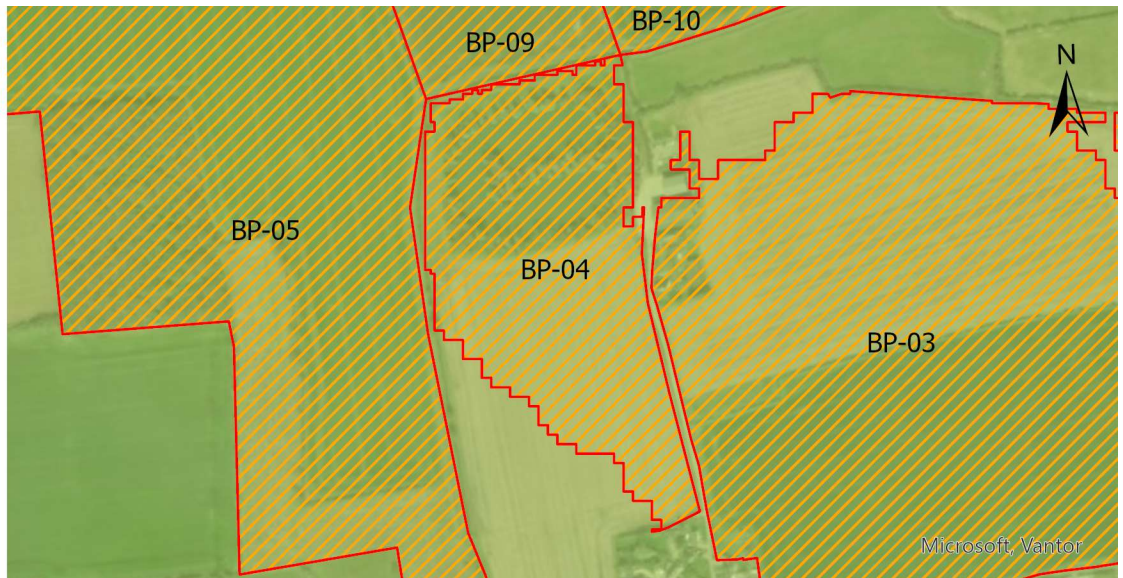
No

Sub-area (SA) BP-04

Location Between West Horndon and Bulphan Area (ha) 8.46

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 65 130 260



Boundaries

The sub-area is bounded by Flood Zone 3b along the Mar Dyke to the north and west, China Lane to the east, and an irregular line of hedgerows and trees to the south. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking north-west from centre of sub-area across an open field and treeline.



Looking west from the east onto agricultural open field.



Looking south-east from the east boundary across an open agricultural field.



Looking south-west from the north-east boundary onto a water body.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster, merged with Hornchurch, Romford and Rainham, and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of temporary structures used for fishing next to the lake in the north part of the sub-area. The rest of the sub-area consists of an open agricultural field. The sub-area topography is predominantly flat though it raises Slightly at the boundary towards the lake. Mature treelines surround the lake and limit its view from the rest of the site. The rest of the sub-area has long views across the surrounding countryside and views of agricultural buildings adjacent to the east boundary towards the north. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a), more strongly against purpose (b) and more weakly against purpose (c). The sub-area performs marginally more strongly against purpose (b) due to differences in the Stage 2 definition of towns and approach to assessing their gap. The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area adjoins BP-03 to the east, BP-05 to the west and BP-09 to the north. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the north and west in particular. The removal of the sub-area in combination with BP-03 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the north and west, due to the large size of BP-03. Likewise with BP-05 or BP-09, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment. In combination with a wider cluster of sub-areas (BP-01 through BP-13), the removal of the sub-area would result in disproportionate and irregular sprawl of Bulphan, and undermine the integrity of the wider Green Belt.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

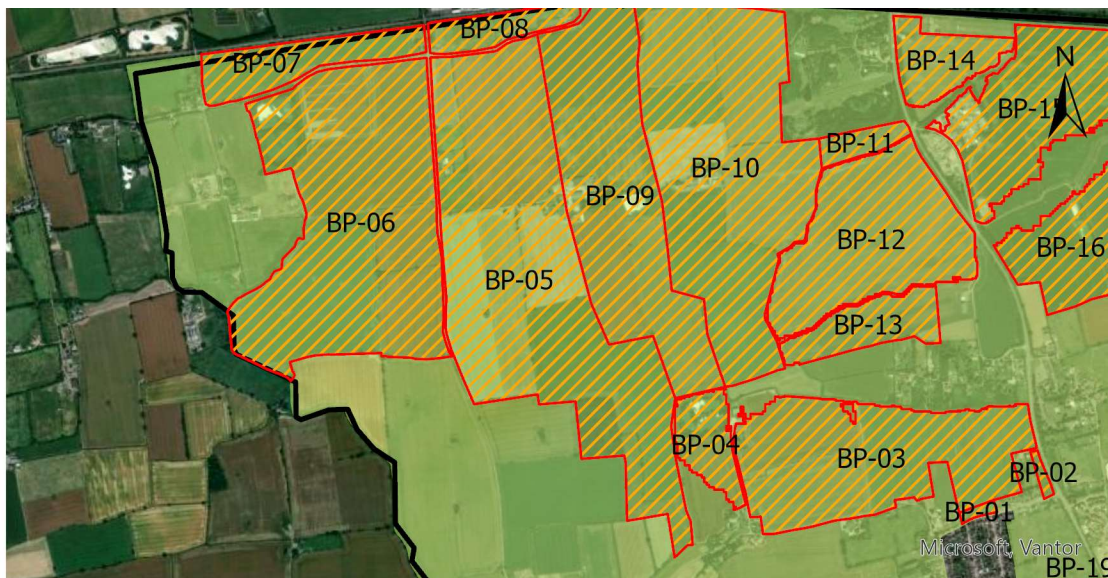
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 250 500 1,000



Boundaries

The sub-area is bounded by Saint Mary's Lane and dense shrubs to the north, by sparse hedgerow to the east, by sparse hedgerow and dense woodland to the south, and by Dunnings Lane and sparse hedgerow to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking south from the north boundary across an open agricultural field.



Looking west from the east boundary across an open agricultural field.



Looking south-east from the west boundary across an open agricultural field.



Looking south-east from the west boundary onto sparse hedgerow and open field..

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	5

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster, merged with Hornchurch, Romford and Rainham, and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Temporary structures consist of farm and residential buildings in the north along the boundaries. The rest of the sub-area consists of an open field with areas used for agricultural purposes. The sub-area topography is predominantly flat with mature treelines to the north, limiting views to Saint Mary's Road. Towards the east there are open views into the countryside and west are open views into the countryside through sparse hedgerows. Towards the south-west woodland limits views towards the wider countryside. Towards the south there are wider countryside views. Overall, the sub-area has a strongly rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a) and (c), and more strongly against purpose (b). The sub-area performs marginally more strongly against purpose (b) due to differences in the Stage 2 definition of towns and approach to assessing their gap.

The sub-area adjoins BP-08 to the north across St Marys Lane, BP-09 and BP-04 to the east, BP-06 across Dunnings Lane to the west and the wider Green Belt to the south.

The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the south and west in particular, as well as creating a highly irregular boundary to the Green Belt.

The removal of the sub-area in combination with BP-04, BP-08 or BP-09 or a wider cluster of sub-areas (BP-01 through BP-13) would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

Yes - Flood Zone 3B

Sub-area (SA) BP-06

Location Between West Horndon and Bulphan Area (ha) 82.60

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 165 330 660



Boundaries

The sub-area is bounded by Saint Mary's Lane and dense hedgerow to the north, by Dunnings Lane to the east, and by dense hedgerow to the south and west (apart from a line of dense vegetation along the north-west boundary adjoining the lakes). Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking west from the east boundary across an open agricultural fields.



Looking north-west from the east boundary across an open agricultural field.



Looking south from the north boundary onto sparse hedgerow and an open agricultural field.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	5

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster, merged with Hornchurch, Romford and Rainham, and Basildon contributing to the overall openness and scale of the gap. The presence of Dunnings Lane and the London Orbital Motorway to the west provides a prominent physical and perceptual barrier which prevents the towns from merging. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of two lakes in the north-west corner, separated by woodland. The sub-area is predominantly flat with sparse hedgerows throughout and hedgerow along the north and north-west boundary. These hedgerows limit views towards the lake and Saint Mary's Lane. Long views of the adjacent countryside are available towards the south and east. There are limited urbanising influences, although there are power pylons towards the west. Overall, the sub-area has a strongly rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 013	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a) and (c), and more strongly against purpose (b). The sub-area performs marginally more strongly against purpose (b) due to differences in the Stage 2 definition of towns and approach to assessing their gap.

The sub-area adjoins BP-07 to the north across St Mary's Lane, BP-05 to the east across Dunning's Lane and the wider Green Belt to the south and west (although the sub-area is almost at the edge of the Green Belt in Thurrock).

The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the south and west in particular, as well as creating a highly irregular boundary to the Green Belt.

The removal of the sub-area in combination with BP-07 would result in development straddling a strong boundary feature and represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt. In combination with a wider cluster of sub-areas (BP-01 through BP-13), the removal of the sub-area would result in disproportionate and irregular sprawl of Bulphan, and undermine the integrity of the wider Green Belt.

Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are recognisable but not all necessarily permanent. If the sub-area was released, some of the new inner Green Belt boundary would not meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

Yes - Flood Zone 3B

Sub-area (SA) BP-07

Location Between West Horndon and Bulphan Area (ha) 13.68

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 55 110 220



Boundaries

The sub-area is bounded by a railway line to the north, by Childerditch Lane to the east, by Saint Mary's Lane and thick hedgerow to the south, and by Warley Hall lane and dense hedgerow to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking north from the south boundary across an open field.



Looking north-west from the south-boundary across an open field.



Looking north from the south boundary across an open field.



Looking north-east from the south boundary across an open field.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster, merged with Hornchurch, Romford and Rainham, and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of two residential properties in the south-east corner. The rest of the sub-area consists of two fields used for agricultural purposes which are separated by a sparse hedgerow which runs through the centre of the sub-area. The sub-area topography is predominantly flat with a hedgerow limiting views along the south boundary. the railway line being on a raised platform also limits views to the north, and a hedgerow and treeline along the west boundary limit views to adjacent residential property. The residential buildings and railway line introduce some urbanising influences to the sub-area. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 013	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a), more weakly against purpose (c) and more strongly against purpose (b). The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area performs marginally more strongly against purpose (b) due to differences in the Stage 2 definition of towns and approach to assessing their gap. The sub-area adjoins BP-08 to the east across Childerditch Lane, BP-06 to the south across St Mary's Lane and the wider Green Belt to the west. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of West Horndon. The removal of the sub-area in combination with BP-06 would result in development straddling a strong boundary feature and represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt. In combination with a wider cluster of sub-areas (BP-01 through BP-13), the removal of the sub-area would result in disproportionate and irregular sprawl of Bulphan, and undermine the integrity of the wider Green Belt.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition and would not require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

Yes - Flood Zone 3B

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 40 80 160



Boundaries

The sub-area is bounded by a railway line to the north, St Mary's Lane to the east and south, and Childerditch Lane to the west. Inner boundaries: north. Outer boundaries: east, west and south.



Looking east from the centre of the sub-area onto agricultural field.



Looking north-east from the centre of the sub-area onto agricultural field.



Looking north-west from the centre of the sub-area across an open field.



Looking north-west from the centre of the sub-area across an open field.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	3

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster, merged with Hornchurch, Romford and Rainham, and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Approximately 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form is concentrated along St Marys Lane to the south-east of the sub-area and consists of residential properties, farm buildings and minor outbuildings. The rest of the sub-area consists of open fields and mature hedgerows and treelines around the boundary of these. The built form on the sub-area itself, railway line along the boundary and presence of a large industrial area to the north introduce urbanising influences to the sub-area. Vegetation does screen some of these influences though. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs moderately overall. The sub-area performs moderately against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a), more strongly against (b) and more weakly against purpose (c). The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area performs marginally more strongly against purpose (b) due to differences in the Stage 2 definition of towns and approach to assessing their gap. The sub-area adjoins BP-05 and BP-09 to the south across St Mary's Lane, and BP-07 to the west across Childerditch Lane. The removal of the sub-area would constitute the irregular sprawl of the settlement of West Horndon, although it is unlikely to impact the performance of the adjacent Green Belt against purpose (c) as the sub-area has a strong sense of visual enclosure, and is additionally surrounded to the north by existing development within the Green Belt (unsure if land to the north is Green Belt – alter if not), which would limit perceptual impacts of development on the wider Green Belt. The removal of the sub-area in combination with BP-05 or BP-09 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment. In combination with a wider cluster of sub-areas (BP-01 through BP-13), the removal of the sub-area would result in disproportionate and irregular sprawl of Bulphan, and undermine the integrity of the wider Green Belt.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition and would not require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

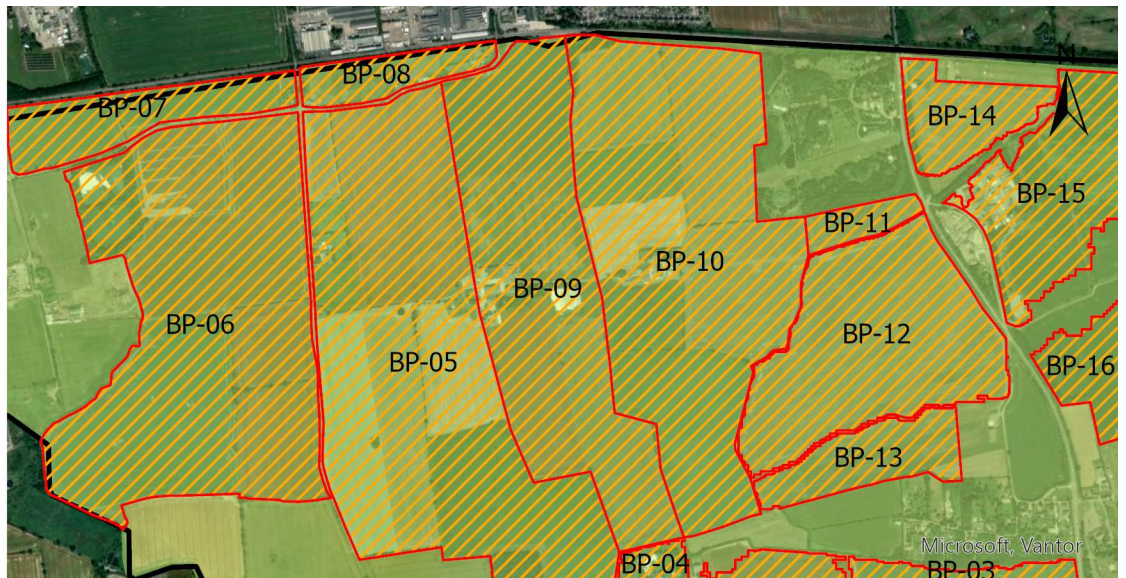
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 195 390 780



Boundaries

The sub-area is bounded by St. Mary's Lane and a railway line to the north, by dispersed hedgerow / treeline to the east, by the Mar Dyke to the south and by a dispersed treeline to the west. Inner boundaries: north. Outer boundaries: east, west and south.



Looking north from the south boundary across an open agricultural field.



Looking north-west from the east boundary across an open agricultural field.



Looking north from the south boundary across an open agricultural field.



Looking south-west from the east boundary across an open agricultural field.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster merged with Hornchurch, Romford and Rainham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Approximately 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of several warehouses. The rest of the sub-area consists of several open fields and one small pond in the middle of its east side. The sub-area experiences some urbanising influences from the neighbouring railway line and the private road running through its middle from the east to west. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a), more strongly against purpose (b) and more weakly against purpose (c) compared to the strategic land parcel. This is due to the large size of the sub-area relative to the gap between Upminster, merged with Hornchurch, Romford and Rainham and Basildon, and the urbanising influences both surrounding and within the sub-area, respectively. The sub-area adjoins BP-08 to the north across St Marys Lane, BP-10 to the east, BP-04 to the south and BP-05 to the west. The sub-area adjoins the wider Green Belt to the east, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the south and west in particular, as well as creating an irregular boundary to the Green Belt. The removal of the sub-area in combination with a wider cluster of sub-areas (BP-01 through BP-13) would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

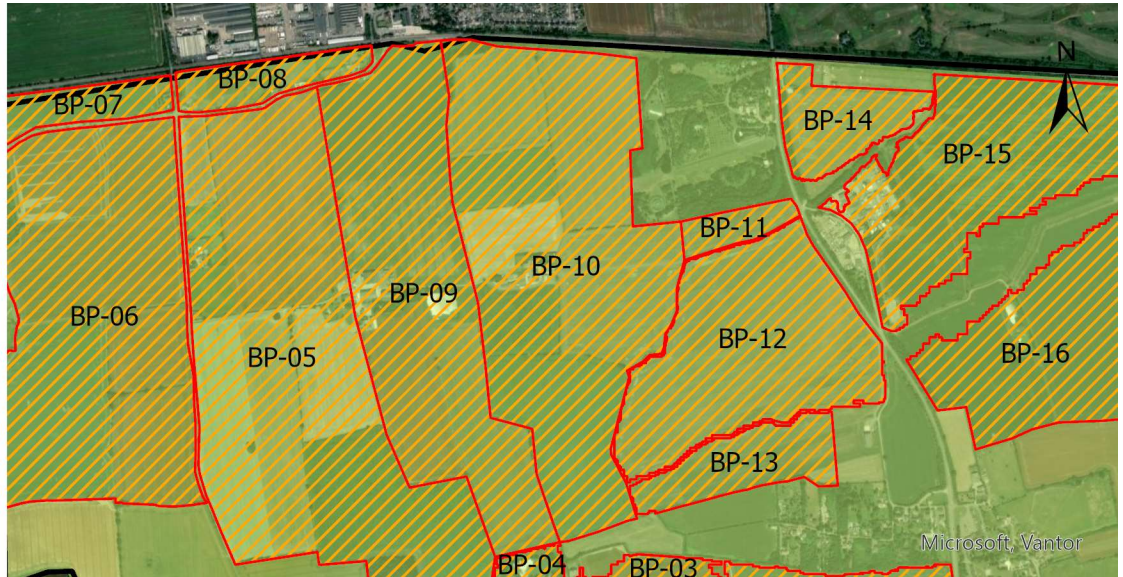
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

Yes - Flood Zone 3B

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 195 390 780



Boundaries

The sub-area is bounded by a railway line to the north. The sub-area has no clear boundary to the east and cuts across several open fields, then proceeds to run along mature hedgerows. The sub-area is bounded by the Mar Dyke to the south and by dispersed hedgerow / treeline to the west. Inner boundaries: north. Outer boundaries: east, west and south.



Looking north-east from the west boundary across an open agricultural field.



Looking north-east from the west boundary across an open agricultural field.



Looking north-east from the south boundary across an open agricultural field.



Looking north from the south boundary across an open agricultural field.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster merged with Hornchurch, Romford and Rainham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Temporary structures consist of several warehouses and several buildings of unknown use. The rest of the sub-area consists of several open fields. The sub-area experiences some urbanising influences from the neighbouring railway line and the private road running through its middle from the east to west. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a), more strongly against purpose (b) and more weakly against purpose (c) compared to the strategic land parcel. This is due to the large size of the sub-area relative to the gap between Upminster, merged with Hornchurch, Romford and Rainham and Basildon, and the urbanising influences both surrounding and within the sub-area, respectively. The sub-area adjoins BP-09 to the west and BP-11, BP-12 and BP-13 to the east. The sub-area adjoins the wider Green Belt to the east, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the south and west in particular, as well as creating an irregular boundary to the Green Belt. The removal of the sub-area in combination with a wider cluster of sub-areas (BP-01 through BP-13) would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

Yes - Flood Zone 3B

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 25 50 100



Boundaries

The sub-area is bounded by a mature woodland to the north, by the A128 Tilbury Road to the east, by a private road and dispersed hedgerow to the south and by a dispersed hedgerow to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking north-west from the south-east corner across an open field.



Looking north from the south-east corner across an open field.



Looking north from the south-east corner across an open field.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster merged with Hornchurch, Romford and Rainham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form. The sub-area consists of an open field. The sub-area has a primarily flat topography and has Slight urbanising influences from the bordering roads to the east and south. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a), more strongly against purpose (b) and more weakly against purpose (c) compared to the strategic land parcel. This is due to the large size of the sub-area relative to the gap between Upminster, merged with Hornchurch, Romford and Rainham and Basildon, and the urbanising influences surrounding the sub-area, respectively. The sub-area adjoins BP-10 to the west and BP-12 to the south. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the south and west in particular. The removal of the sub-area in combination with a wider cluster of sub-areas (BP-01 through BP-13) would represent an encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

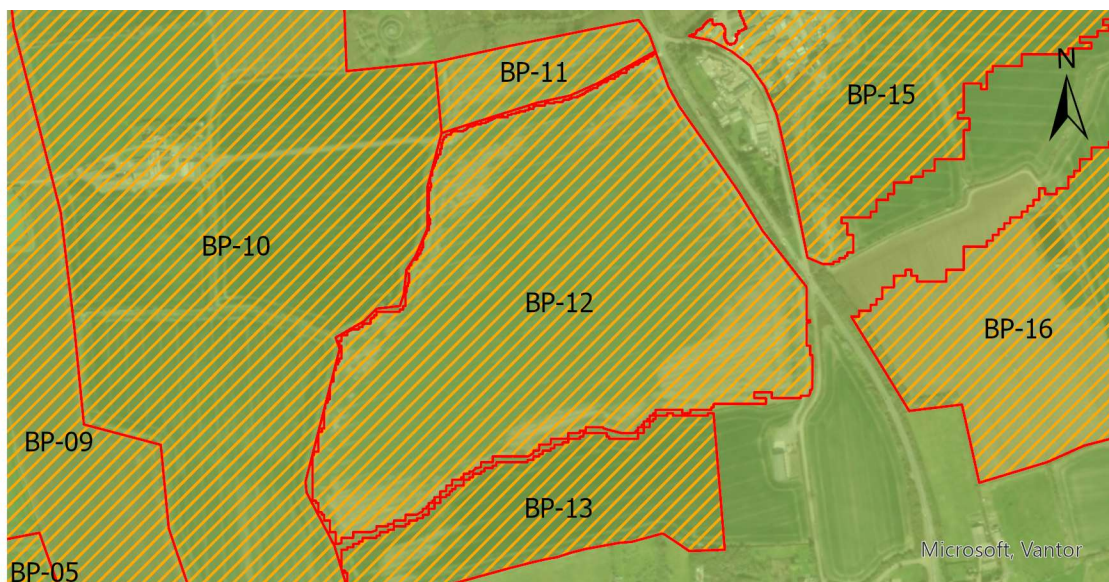
Yes - Flood Zone 3B

Sub-area (SA) BP-12

Location Between West Horndon and Bulphan Area (ha) 39.90

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 105 210 420



Boundaries

The sub-area is bounded by Flood Zone 3b to the north. The sub-area is bounded by the A128 Tilbury Road and Brentwood Road and a mature hedgerow to the east and by Flood Zone 3b to the south and west. Inner boundaries: none. Outer boundaries: north, east, west and south.



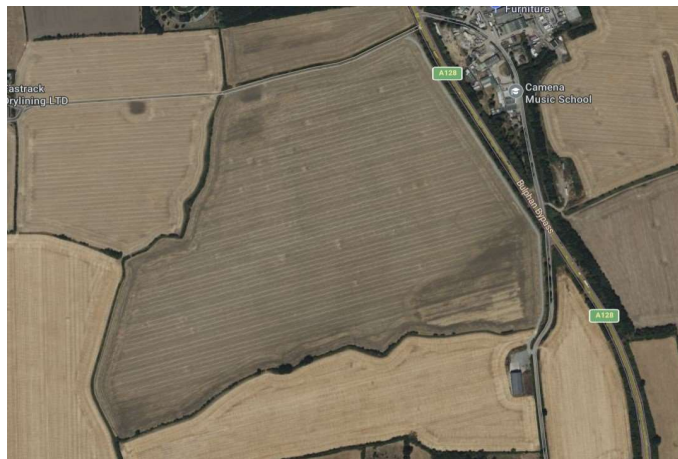
Looking west from the north-east corner onto a dirt track and an open field



Looking south-east from the north-east corner onto a dirt track and open field.



Looking South-west from the north-east corner onto a dirt track and open field.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster merged with Hornchurch, Romford and Rainham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form. The sub-area consists of an open field with a small pond in the north-east corner. The sub-area appears to have strong boundaries which provide a strong sense of enclosure from the north, south and west, though there are Slight urbanising influences from the bordering road. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a), more strongly against purpose (b) and more weakly against purpose (c) compared to the strategic land parcel. This is due to the large size of the sub-area relative to the gap between Upminster, merged with Hornchurch, Romford and Rainham and Basildon, and the urbanising influences surrounding the sub-area, respectively. The sub-area adjoins BP-10 to the west, BP-11 to the north and BP-13 to the south. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the north, south and west in particular. The removal of the sub-area in combination with a wider cluster of sub-areas (BP-01 through BP-13) would represent an encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

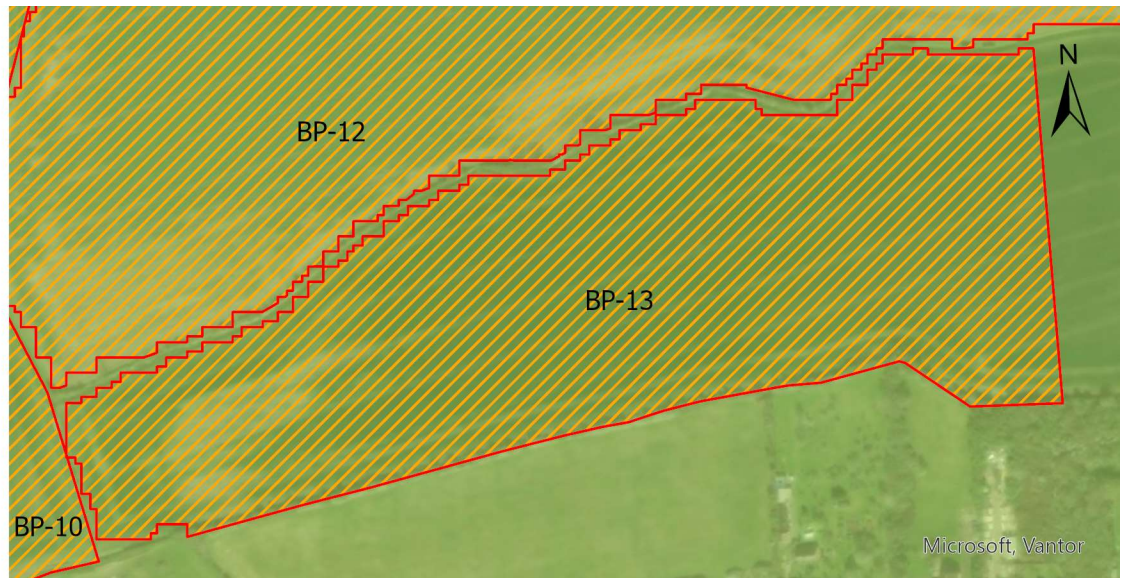
Yes - Flood Zone 3B

Sub-area (SA) BP-13

Location Between West Horndon and Bulphan Area (ha) 11.09

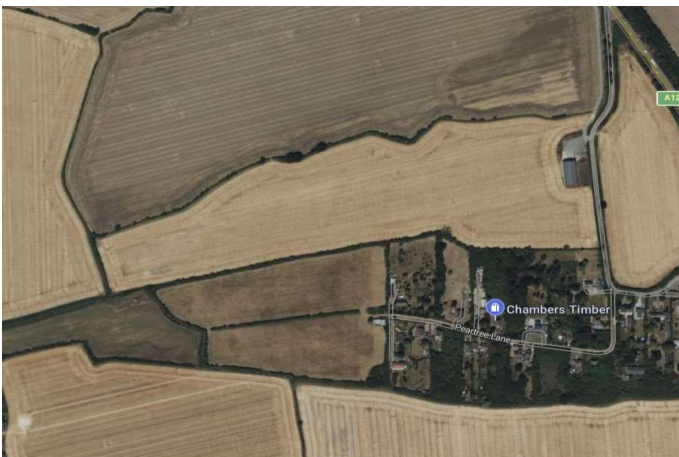
- Thurrock Authority Boundary
- Thurrock Green Belt
- Sub-area for assessment

Metres
0 40 80 160



Boundaries

The sub-area is bounded by Flood Zone 3b to the north. The sub-area has no clear boundary to the east and cuts across an open field. The sub-area is bounded by mature hedgerow to the south and by Flood Zone 3b to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	5

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster merged with Hornchurch, Romford and Rainham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form. The sub-area consists of an open field. The sub-area appears to have strong boundaries which provide a strong sense of enclosure. Overall, the sub-area has a strongly rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 012	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (c) and more strongly against purpose (b) compared to the strategic land parcel. This is due to the large size of the sub-area relative to the gap between Upminster, merged with Hornchurch, Romford and Rainham and Basildon. The sub-area adjoins BP-10 to the west and BP-12 to the north. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the north, south and west in particular. The removal of the sub-area in combination with a wider cluster of sub-areas (BP-01 through BP-13) would represent an encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and partly not readily recognisable nor necessarily likely to be permanent. If the sub-area was released, none of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

Sub-area (SA) BP-14

Location north-east of Bulphan, west of Basildon

Area (ha) 10.34

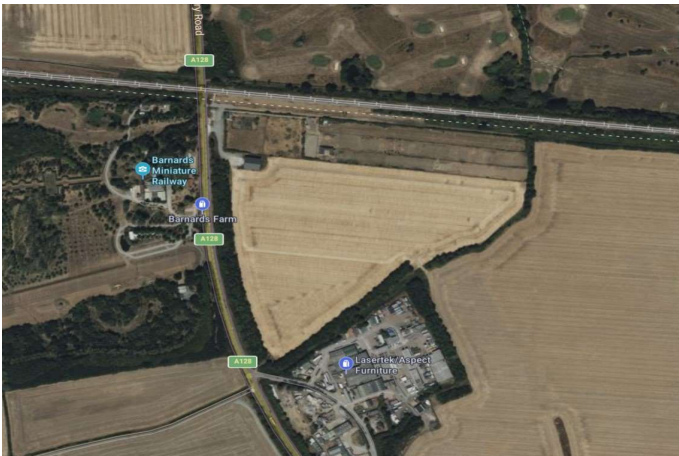
-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 45 90 180



Boundaries

The sub-area is bounded partly by a railway line and partly by no clear boundary (open field) to the north, by Flood Zone 3b to the south-east, and by the A128 Tilbury Road to the west. The sub-area is triangle shaped and only has 3 boundaries. Inner boundaries: north. Outer boundaries: east, west and south.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster merged with Hornchurch, Romford and Rainham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Temporary structures consist of two small buildings of unknown use. The rest of the sub-area consists of an open field. The sub-area experiences some urbanising influences from the neighbouring railway line. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 003	Purpose A	Purpose B	Purpose C
	3 (Moderate)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs more strongly against purpose (b) and more weakly against purposes (a) and (c) compared to the strategic land parcel. This is due to the large size of the sub-area relative to the gap between Upminster, merged with Hornchurch, Romford and Rainham and Basildon, the sub-area's distance from the edge of a large built-up area and the urbanising influences both within and surrounding the sub-area, respectively. The sub-area adjoins BP-15 to the south-east. The boundary has been narrowed by the consideration of Flood Zone 3b in the area; however, it is functionally considered to be adjoining. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the north and east in particular. However, the removal could be considered somewhat in keeping with existing development form as the sub-area is enclosed from the south and west by washed over development. The area is also perceptually enclosed by the A120 and the railway line. The removal of the sub-area in combination with a wider cluster of sub-areas (BP-15, BP-16 and BP-17) would represent an encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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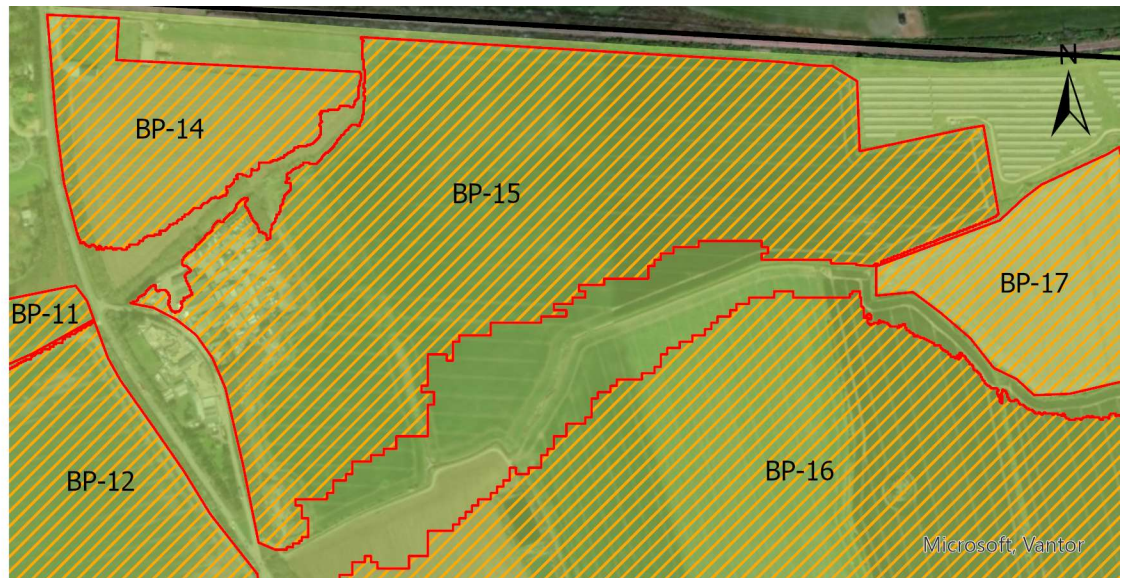
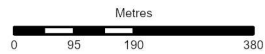
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area by Flood Zone 3b to the north, by mature hedgerow to the east, by Flood Zone 3b to the south and by Brentwood Road to the west. Inner boundaries: north. Outer boundaries: east, west and south.



Looking north-east from the south-west corner onto a dirt track and open field.



Looking east from the west boundary onto residential housing.



Looking east from the west boundary onto thick hedgerow.



Looking west from the south-west corner onto hedgerow and sparse treeline.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster merged with Hornchurch, Romford and Rainham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Temporary structures consist of several light industrial buildings and warehouses. The rest of the sub-area consists of a small area of hardstanding around the buildings in the west, and a large field in the east. The sub-area has a largely flat topography and strong boundaries, indicating limited views into the wider countryside. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 003	Purpose A	Purpose B	Purpose C
	3 (Moderate)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs more strongly against purpose (b) and more weakly against purposes (a) and (c) compared to the strategic land parcel. This is due to the large size of the sub-area relative to the gap between Upminster, merged with Hornchurch, Romford and Rainham and Basildon, the sub-area's distance from the edge of a large built-up area and the urbanising influences both within and surrounding the sub-area, respectively. The sub-area adjoins BP-14 to the north-west, BP-16 to the south and BP-17 to the east. All boundaries have been narrowed by the consideration of Flood Zone 3b in the area; however, they are functionally considered to be adjoining. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the south in particular. However, the removal could be considered somewhat in keeping with existing development form as the sub-area includes an industrial compound at its north-west corner which adjoins another area of development. The area is also perceptually enclosed by the A120 and the railway line. The removal of the sub-area in combination with a wider cluster of sub-areas (BP-14, BP-16 and BP-17) would represent an encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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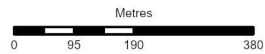
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded by Flood Zone 3b to the north, by mature hedgerow to the east, south and west, and also by Bulphan Bypass to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.

Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	5

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster merged with Hornchurch, Romford and Rainham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form. The sub-area consists of several open fields. The sub-area appears to have strong boundaries; combined with its vast size, the sub-area likely has a strong sense of enclosure. Overall, the sub-area has a strongly rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 003	Purpose A	Purpose B	Purpose C
	3 (Moderate)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c), more strongly against purpose (b) and more weakly against purpose (a) compared to the strategic land parcel. This is due to the large size of the sub-area relative to the gap between Upminster, merged with Hornchurch, Romford and Rainham and Basildon and the sub-area's distance from the edge of a large built-up area, respectively. The sub-area adjoins BP-15 and BP-17 to the north. All boundaries have been narrowed by the consideration of Flood Zone 3b as a constraint in the area; however, they are functionally considered to be adjoining. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, introducing urbanising influences to the wider Green Belt to the east and south in particular. The removal of the sub-area in combination with a wider cluster of sub-areas (BP-14, BP-15 and BP-17) would represent an encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

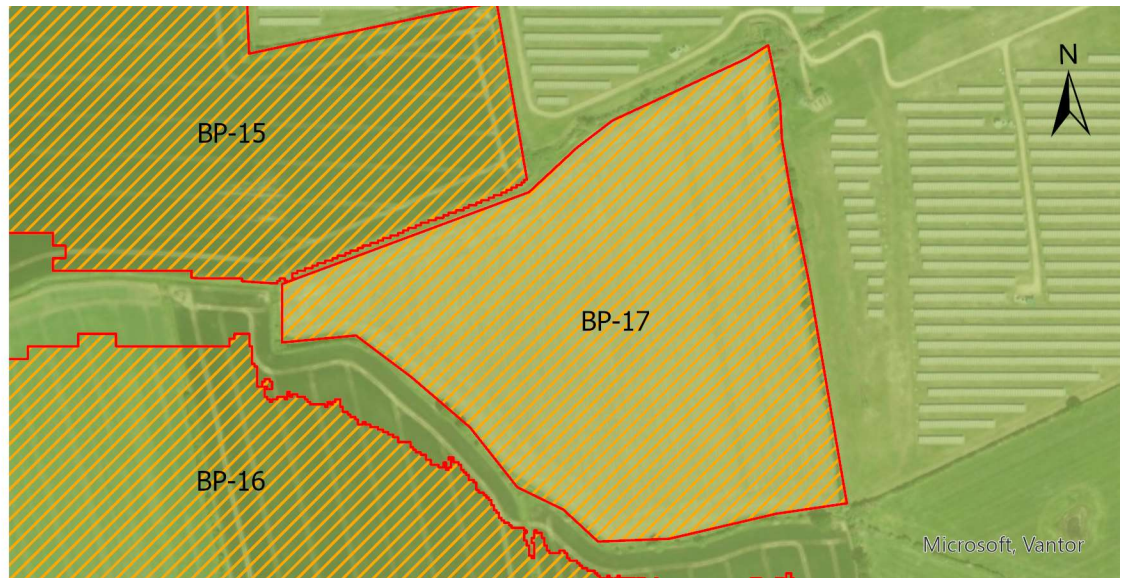
Sub-area (SA) BP-17

Location north-east of Bulphan, west of Basildon

Area (ha) 9.78

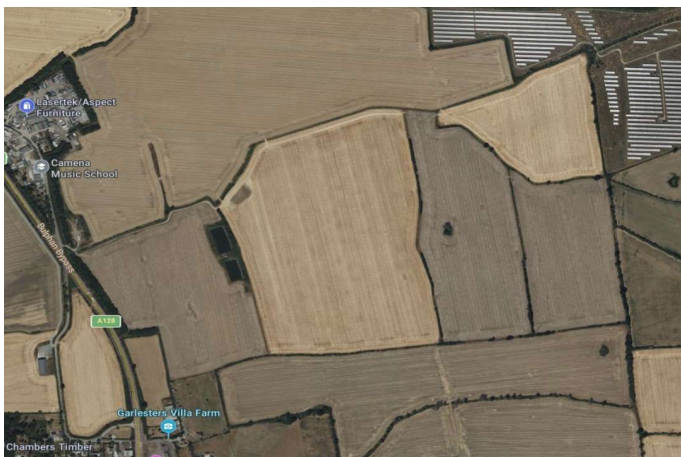
-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 45 90 180



Boundaries

The sub-area is bounded by dispersed treeline and the edge of a field to the north, by a mature hedgerow to the east, and by dispersed treelines to the south and west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	5

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster merged with Hornchurch, Romford and Rainham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form. The sub-area consists of an open field. Due to the dispersed treelines to the south and west, there are likely extending views into the wider countryside. Overall, the sub-area has a strongly rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 003	Purpose A	Purpose B	Purpose C
	3 (Moderate)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c), more strongly against purpose (b) and more weakly against purpose (a) compared to the strategic land parcel. This is due to the large size of the sub-area relative to the gap between Upminster, merged with Hornchurch, Romford and Rainham and Basildon and the sub-area's distance from the edge of a large built-up area, respectively. The sub-area adjoins BP-15 to the north-west and BP-16 to the south-west. All boundaries have been narrowed by the consideration of Flood Zone 3b in the area; however, they are functionally considered to be adjoining. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt in a primarily rural and agricultural area and represent encroachment into previously undeveloped countryside. The removal of the sub-area in combination with a wider cluster of sub-areas (BP-14, BP-15 and BP-16) would represent an encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south, undermining the Green Belt's overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and partly not readily recognisable nor necessarily likely to be permanent. If the sub-area was released, none of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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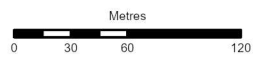
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

Yes - Flood Zone 3B

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded by dispersed hedgerow to the north, by Lower Dunton Road to the east, and by dispersed hedgerow to the south and west. The south boundary was partially modified by Flood Zone 3b. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking south-west from the north-west corner onto agricultural buildings.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	1

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Upminster merged with Hornchurch, Romford and Rainham and Basildon. However, the sub-area contains significant existing development, which means it does not meet the Green Belt's basic aim of openness and makes no contribution to the visual separation of towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of site. This assessment has been completed largely from aerial photography. Approximately 24% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of five agricultural storage buildings, one commercial building and one residential house. The rest of the sub-area consists of hardstanding, a patch of scrubland in the west portion, two small patches of grassy yard and a few dispersed treelines. As the sub-area is almost entirely used for commercial and residential purposes, overall, the sub-area has a largely urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs weakly overall. The sub-area performs weakly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 003	Purpose A	Purpose B	Purpose C
	3 (Moderate)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the significant built form present on the sub-area. The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north, east, south and west. Note that adjacent Green Belt to the east belongs to Basildon. As the sub-area is already significantly developed, it is an anomaly within the Green Belt and thus its removal would not introduce significant new urbanising influences to the wider Green Belt.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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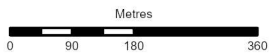
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is irregularly shaped. The sub-area is bounded by treelines and the edge of Bulphan settlement to the north, by the A128 Brentwood Road and the edge of a commercial development to the east and by dispersed hedgerows to the south and west. Inner boundary: eastern corner of the north boundary. Outer boundary: western half of the north boundary, east, south and west.



Looking north-west from the east boundary across an open agricultural field.



Looking east from the west boundary across an open agricultural field.



Looking west from the east boundary across an open agricultural field.



Looking west from the east boundary across an open agricultural field.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any two towns assessed for this purpose, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The rest of the sub-area consists of an open field used for agricultural purposes. The sub-area topography is predominantly flat with partial views towards the north of the residential properties on Victoria Road. Towards the east boundary there is urbanising influence from the 128 Brentwood Road as well as views of commercial buildings and light industry. Towards the south and west boundaries there are views through the sparse hedgerow. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 014	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (b) and more weakly against purpose (c) compared to the strategic land parcel. This is because of the Slight urbanising influences surrounding the sub-area. The sub-area adjoins BP-21 to the south, and the wider Green Belt partly to the north and to the east, south and west. Although the sub-area shares a corner with BP-20 across the A120, they are not considered adjoining as the two sides of the road feel distinct. The removal of the sub-area in isolation would represent a significant sprawl of the settlement of Bulphan into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness. The same would be true of its removal in combination with BP-21, which would also bring significant new urbanising influences to the wider Green Belt to the south and west, due to the large size of BP-19.
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Summary of wider assessment

Overall, the sub-area plays a slightly less important role with respect to the Stage 1 parcel, but its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration in isolation and in combination.
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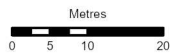
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

Yes - Flood Zone 3B

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area has no clear boundaries to the north, east and south, and cuts through car parks surrounding several commercial buildings. The sub-area is bounded by the A128 Brentwood Road to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking west from the east onto residential property.



Looking west from the east onto a warehouse unit.



Looking west from the east onto a warehouse unit.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	1

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any two towns assessed for this purpose, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. Approximately 37% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of three commercial buildings. The rest of the sub-area consists of hardstanding and a few dispersed trees. As the sub-area is entirely used for commercial purposes, overall, the sub-area has a largely urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs weakly overall. The sub-area performs weakly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 004	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the significant built form present on the sub-area.

Although the sub-area shares a corner with BP-19 across a road to the at its south-west point, they are not considered adjoining as the two sides of the road feel distinct. The sub-area adjoins the wider Green Belt to the north, east, south and west.

As the sub-area is already significantly developed, it is an anomaly within the Green Belt and thus its removal would not introduce significant new urbanising influences to the wider Green Belt.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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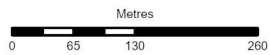
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded by hedgerows and trees to the north, by Brentwood Road to the east, by hedgerows and trees to the south and by dispersed hedgerows and treelines and Parkers Farm Road to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking south-west from the west boundary onto an open field.



Looking north-east from the west boundary across an open field.



Looking west from the south-east corner across an open field.



Looking north-east from the south boundary onto treeline and open field.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	3

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any two towns assessed for this purpose, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Temporary structures consist of an airfield building in the south-west corner and a landing strip through the centre of the sub-area from the east to west. The rest of the sub-area consists of an open field. The sub-area topography is very flat and hedgerows and treelines to the south-west and north limit any extending views. Residential houses sit in the north-west corner adjacent to the site. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs moderately overall. The sub-area performs moderately against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 014	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (b) and more weakly against purpose (c) compared to the strategic land parcel. This is because of the Slight urbanising influences surrounding and within the sub-area. The sub-area adjoins BP-19 to the north, and the wider Green Belt partly to the north and to the east, south and west. The removal of the sub-area in isolation would create a hole representing a significant sprawl of the settlement of Bulphan into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness. The same would be true of its removal in combination with BP-19 (although in this case no such hole would be created as BP-19 is directly connected to Bulphan). A combination release would also bring significant new urbanising influences to the wider Green Belt to the south and west, due to the large size of BP-19.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, but its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration in isolation and in combination.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

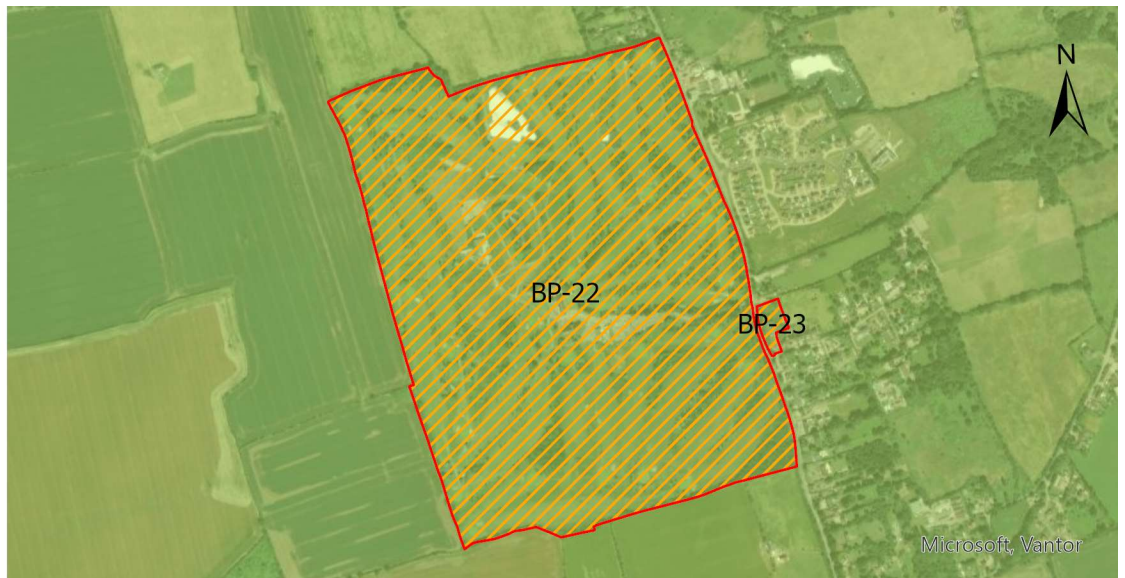
No

Sub-area (SA) BP-22

Location East of Bulphan, south-west of Basildon

Area (ha) 80.26

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded by a mature treeline to the north, by Lower Dunton Road to the east, and by a mature treeline to the south and west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking west from the east boundary of the sub-area onto golf course and a path.



Looking south from the centre of the sub-area onto a car park.



Looking west from the centre of the sub-area onto commercial use buildings.



Looking onto a golf course with trees dotted throughout it.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	2

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area in physical or perceptual terms, and does not meet purpose (a). The sub-area does not play a role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a somewhat substantial part of the gap between Stanford-le-Hope and Basildon. However, the sub-area contains significant existing development, which means it does not meet the Green Belt's basic aim of openness and makes no contribution to the visual separation of towns.
---	--

Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The built form consists of several buildings and structures related to the golf club and hotel on the premises. The rest of the sub-area consists of managed landscapes that are used as golf courses. The sub-area is located on a hill with Canary Wharf visible to the west. Given the relatively urban use as a golf course, as well as the visual connection with London, the sub-area overall has a semi-urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs weakly overall. The sub-area performs weakly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 004	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the significant built form present on the sub-area as well as its urban, managed character as a golf club.

Although the sub-area shares a boundary with BP-23 across a road to the east, they are not considered adjoining as the two sides of the road feel distinct. The sub-area adjoins the wider Green Belt to the north, east, south and west.

As the sub-area is currently a golf club, its use is tied directly to the settlement and it has an urban, managed character, meaning the removal of the sub-areas would have limited impact on this area's role in safeguarding the countryside from encroachment. However, the sub-area's relatively high elevation, which allows for views to Canary Wharf in London, mean its development would represent a perceptual and physical encroachment into previously undeveloped countryside.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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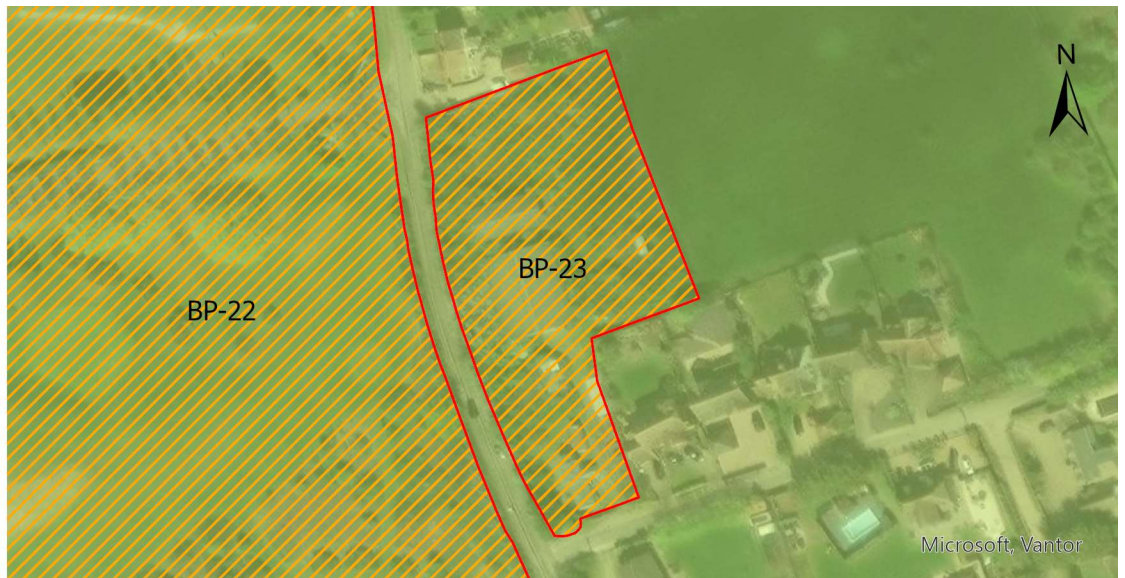
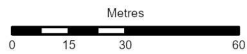
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded by the edge of scrubland to the north and to the east, by Kirkham Road to the south, and by Lower Dunton Road and a mature hedgerow to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking east from the west boundary onto residential properties.



Looking south-west from the west boundary onto thick hedgerow and shipping container.



Looking south-west from the west boundary onto thick hedgerow and shipping container.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	2

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area in physical or perceptual terms, and does not meet purpose (a). The sub-area does not play a role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any two towns assessed for this purpose, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
---	--

Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the sub-area. This assessment is completed from observations at the boundary and aerial photography. Approximately 13% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The built form consists of four houses and two large, tall structures that appear to serve as barns. The rest of the sub-area consists of patches of open field. Due to its tall treeline on the west, the sub-area experiences a significant feeling of enclosure. Overall, the sub-area has a semi-urban character.
--	---

Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs weakly overall. The sub-area performs weakly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 002	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the significant built form present on the sub-area.

Although the sub-area shares a boundary with BP-22 across a road to the west, they are not considered adjoining as the two sides of the road feel distinct. The sub-area adjoins the wider Green Belt to the north, east, south and west.

As the sub-area is already significantly developed, it is an anomaly within the Green Belt and thus its removal would not introduce significant new urbanising influences to the wider Green Belt.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily likely to be permanent. If the sub-area was released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
---	---

Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
---	--

Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

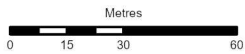
Footnote 7 Constraints applicable?

No

Sub-area (SA) BP-24

Location West of Bulphan, near the border with Havering Council. Area (ha) 0.52

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded by no clear boundary to the north and east and runs through open field, and by the edge of a residential property's grounds to the south and west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	1

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
---	--

Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to its distance from any two towns assessed for this purpose, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
---	--

Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. Approximately 23% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of four residential buildings. The rest of the sub-area consists of hardstanding and a pool. As the sub-area is entirely used for residential purposes, overall, the sub-area has a largely urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs weakly overall. The sub-area performs weakly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 014	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the significant built form present on the sub-area.

The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north, east, south and west.

As the sub-area is already significantly developed, it is an anomaly within the Green Belt and thus its removal would not introduce significant new urbanising influences to the wider Green Belt.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are neither recognisable nor necessarily likely to be permanent. If the sub-area was released, none of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
--	--

Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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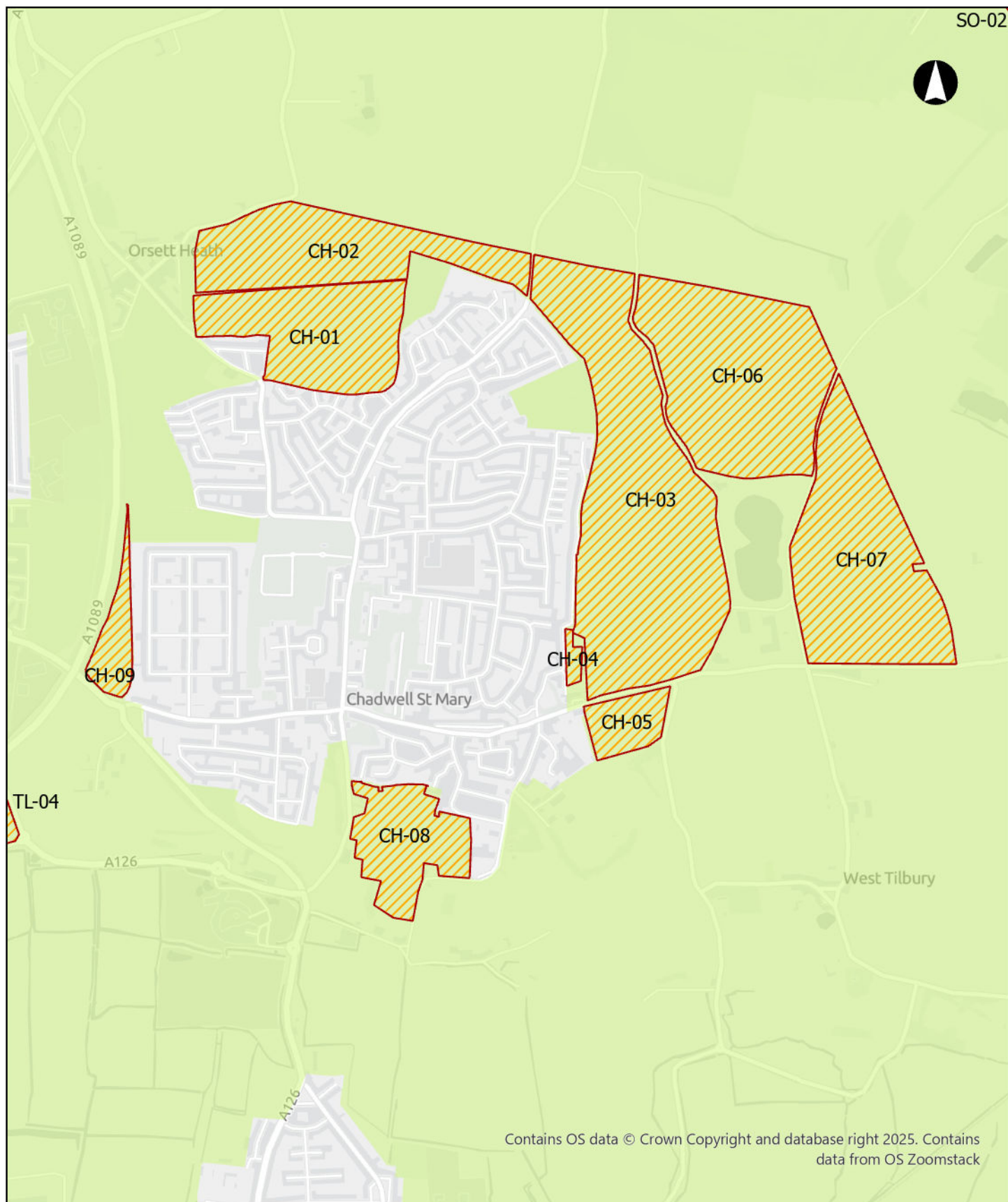
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

A.4.4 Pro formas - Chadwell St. Mary



Figure

Map of sub-areas near Chadwell St. Mary

-  Sub-area for assessment
-  Local Authority Boundaries
-  Thurrock Green Belt

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 45 90 180



Boundaries

The sub-area is bounded by the edge of an agricultural field to the north, the edge of a mature, woodland to the east, and by the regular edge of residential development to the south and west. Inner boundary: east, south and west. Outer boundary: north.



Looking west from the south edge of the sub-area (near Greyhound Lane) onto a field bordered by residential properties.



Looking east from the middle of the north edge of the sub-area, onto a field bordered by residential properties, with a tall tower block visible.



Looking south-west from the middle of the north edge of the sub-area onto a field bordered by residential properties.



Looking east from the south edge of the sub-area (near Greyhound Lane) onto a field, with a small woodland, tower blocks and electricity pylons visible in the distance.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a).
---	---

Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Chadwell St Mary and any neighbouring settlements to the north, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
---	--

Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an open field, but topography is predominantly flat which means that residential development is visible to the south, and a set of pylons is visible in the north. Overall, the sub-area has a largely rural character.
--	---

Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), and does not meet purpose (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 026	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (b) and (c). The sub-area plays a weaker role against purpose (a) compared to the strategic land parcel, due to Chadwell St. Mary not being considered a large built-up area in Stage 2. The sub-area adjoins CH-02 to the north. The sub-area adjoins the wider Green Belt to the north, east and west. The removal of the sub-area in isolation would be in keeping with existing development form as it is physically and perceptually enclosed by development to the east and south and by washed-over development to the west. It would also remove the enclosure by Green Belt around the development at Greyhound Lane. However, its removal would result in a Slightly irregular and weak Green Belt boundary (as the north boundary runs along the edge of a field, which provides no visual enclosure). The removal of the sub-area in combination with CH-02 would fully enclose an area of mature woodland east of CH-01 and south-east of CH-02, creating an “island” of Green Belt. However, the removal in combination with CH-02 would produce a more regular boundary for the Green Belt, aligning with Hornsby Lane to the north and then continuing along a straight edge, strengthening the role of the remaining Green Belt.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with CH-02 is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable; the one to the south / west is likely to be permanent though the one to the east is not necessarily permanent. The outer boundary of the sub-area is neither readily recognisable nor necessarily permanent. If the sub-area were to be released, the new inner Green Belt Boundary would not meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation, or in combination with CH-02.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 65 130 260



Boundaries

The sub-area is bounded by the edge of an agricultural field to the north, by Brentwood Road to the east, by the regular edge of residential development, followed by the edge of a mature woodland, followed by the edge of an agricultural field to the south, and by the regular edge of residential development to the west. Inner boundary: south. Outer boundary: west, north and east.



Looking north-west from the south-east corner of the sub-area onto a field with electricity pylons running across.



Looking north-east from the middle of the south edge of the sub-area, onto a field with electricity pylons running across.



Looking west from near the middle of the north edge of the sub-area onto a field with electricity pylons running across.



Looking east from near the middle of the north edge of the sub-area onto a field with electricity pylons running across the north edge and tall tower blocks along the south edge.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Chadwell St Mary and any neighbouring settlements to the north, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of an open field, but topography is predominantly flat which means that residential development is visible to the south, and a set of pylons is visible in the north. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), and does not meet purpose (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 026	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (b) and (c). The sub-area plays a weaker role against purpose (a) compared to the strategic land parcel, due to Chadwell St. Mary not being considered a large built-up area in Stage 2.

The sub-area adjoins CH-01 to the south. The sub-area adjoins the wider Green Belt to the north, east, south and west.

The removal of the sub-area in isolation would result in an irregular hole in the Green Belt, as CH-01 lies between the wider Green Belt and the edge of the settlement.

The removal of the sub-area in combination with CH-01 would fully enclose an area of mature woodland east of CH-01 and south-east of CH-02, creating an "island" of Green Belt. The removal in combination with CH-01 would produce a more regular boundary for the Green Belt, aligning with Hornsby Lane to the north and then continuing along a straight edge, strengthening the role of the remaining Green Belt.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, but its release in isolation is likely to harm the performance of the wider Green Belt. However, its release in combination with CH-01 would not be likely to significantly harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner and outer boundaries are predominantly recognisable but not necessarily likely to be permanent, except for a few exceptions along the regular edge of development or a road. If the sub-area were to be released, the new inner Green Belt Boundary would not meet the NPPF definition and would require strengthening. The proposed route for the Lower Thames Crossing passes through/adjoins the sub-area, which once constructed will have an impact on the current boundary assessment.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt in combination with CH-01. Not recommended for further consideration in isolation (but combination with CH-01 can be considered).
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Provisional Grey Belt

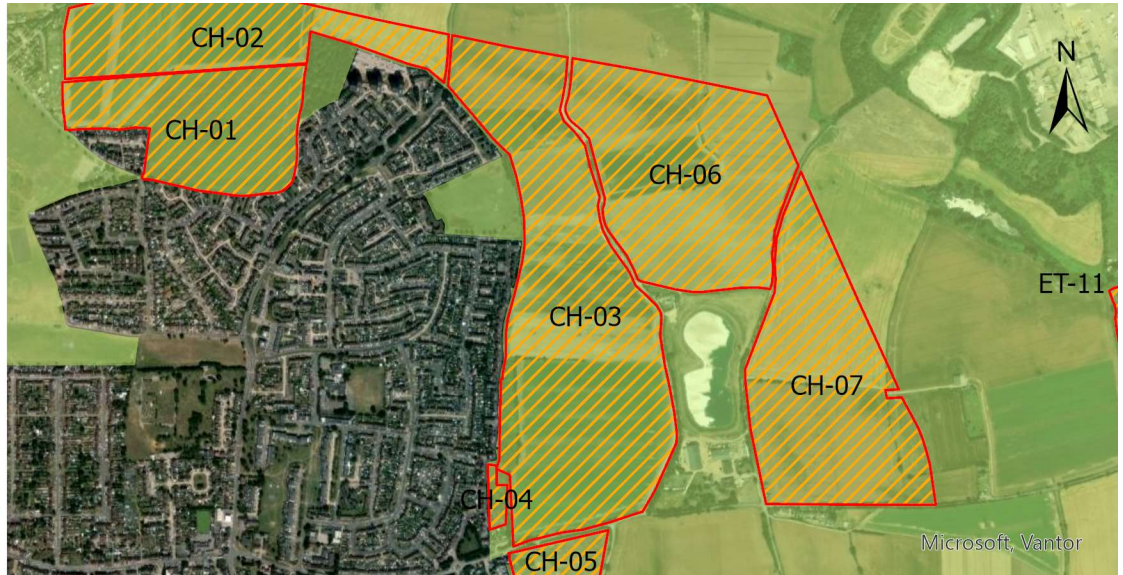
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 165 330 660



Boundaries

The sub-area is bounded by a field to the north, by a dirt track to the east, by Linford Road to the south, and by the regular edge of development to the west. The proposed route for the Lower Thames Crossing (LTC) adjoins the northern boundary of the sub-area and is the reason for the boundary cutting across a field. Inner boundary: west. Outer boundary: north, east and south.



Looking east from near the top of the west edge of the sub-area, onto a field with several electricity pylons visible.



Looking west from near the top of the east edge of the sub-area, onto a field with residential properties, tall tower blocks and electricity pylons visible.



Looking south from near the middle of the east edge of the sub-area, onto an open field with a slight slope.



Looking west from the north-east corner of the sub-area, onto a green field bordered by residential properties.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Chadwell St Mary and East Tilbury. In addition, the presence of the X are prominent physical and perceptual barriers which prevents the towns from merging. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of an open field. The scale of the sub-area contributes to its feeling very open. The sub-area's topography is relatively flat, meaning residential development is visible to the north-west and additionally tall pylons are also visible to the north. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 025	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c), plays a stronger role against purpose (b) and plays a weaker role against purpose (a) compared to the strategic land parcel. The difference in purpose (b) performance is due to East Tilbury being considered a town in Stage 2, and the difference in purpose (a) performance is due to Chadwell St. Mary not being considered a large built-up area in Stage 2. The sub-area adjoins CH-06 to the east and CH-04 to the north. The sub-area adjoins the wider Green Belt to the north, east and south, and along small portions to the west. The removal of the sub-area in isolation is unlikely to impact the performance of the adjacent Green Belt against purpose (c) as the sub-area has a strong sense of visual enclosure. It would create two 'islands' of Green Belt, consisting of Wickham Park and CH-04; however, the former is a recreational green space and its use is tied directly to the settlement, meaning the removal of the sub- areas would have limited impact on that area's role in safeguarding the countryside from encroachment. However, given the sub-area's large size, its removal in isolation would lead to physical and perceptual merging of the towns of Chadwell St. Mary and East Tilbury. The removal of the sub-area in combination with CH-04 would result in a more consistent Green Belt boundary, as releasing CH-03 alone would turn CH-04 into an island. The removal of the sub-area in combination with CH-06 would result in irregular sprawl of the settlement. However, the sub-area's topography, which slopes upwards to the east and south, would screen any development in this direction, meaning the impact on the wider Green Belt's openness would be limited. In combination with a wider cluster of sub-areas (CH-04, CH-06 and CH-07), the removal of the sub-area would represent significant encroachment of development into the countryside, as well as perceptually connecting Chadwell St. Mary with East Tilbury. New urbanising influences resulting from the removal of the cluster would also have an increased impact on the Green Belt to the north.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is recognisable and likely to be permanent. The outer boundary to the north is neither readily recognisable nor likely to be permanent. The outer boundary to the east is readily recognisable but not likely to be permanent, and the final outer boundary to the south is readily recognisable and likely permanent. If the sub-area were to be released, the new inner Green Belt Boundary would not meet the NPPF definition and would require strengthening. The proposed route for the Lower Thames Crossing passes through/adjoins the sub-area, which once constructed will have an impact on the current boundary assessment.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 25 50 100



Boundaries

The sub-area is bounded by an open field to the north and east, by a horse stable and the back of residential properties to the south, and by Cole Avenue to the west. Inner boundary: north and west. Outer boundary: east and south.



Looking north-west from the south-east corner across a fenced horse paddocks with the edge of Chadwell St Mary built form in the distance.



Looking north-east from the west boundary, across an open field with scattered trees in the distance.



Looking south-west across an open field with the edge of Chadwell St Mary built form in the distance.



Looking south-west from the west boundary across a fenced horse paddock.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	0	3

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Chadwell St Mary and any neighbouring settlements to the north, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The only existing structure on the land is a horse stable. The rest of the sub-area consists of scrubland. The sub-area's topography is mostly flat, but the south-east and west boundaries of the sub-area are treelines which limits the view towards open fields. To the west and north, residential housing is clearly visible from within the sub-area. The boundary between the settlement and the Green Belt is poorly defined. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs moderately overall. The sub-area performs moderately against purpose (c), and does not meet purpose (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 025	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b) and plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. The difference in purpose (a) performance is due to Chadwell St. Mary not being considered a large built-up area in Stage 2, while the difference in purpose (c) performance is due to the sub-area's small size. The sub-area adjoins CH-03 to the east. The sub-area adjoins the wider Green Belt to the east only. The removal of the sub-area in isolation is in keeping with existing development as the site is fully enclosed. The removal of the sub-area in combination with CH-03 would lead to physical and perceptual merging of the towns of Chadwell St. Mary and East Tilbury given the latter's large size. However, this approach would at least result in a more consistent Green Belt boundary, as releasing CH-03 alone would turn CH-04 into an island. In combination with a wider cluster of sub-areas (CH-03, CH-06 and CH-07), the removal of the sub-area would represent significant encroachment of development into the countryside, as well as perceptually connecting Chadwell St. Mary with East Tilbury. New urbanising influences resulting from the removal of the cluster would also have an increased impact on the Green Belt to the north.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is recognisable and likely to be permanent. The outer boundary is recognisable and likely to be permanent to the south but not to the east. If the sub-area were to be released, the new inner Green Belt Boundary along the east would not meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 30 60 120



Boundaries

The sub-area is bounded by Linford Road to the north, by Turnpike Lane to the east, and by a lorry parking area to the south and west. Inner boundary: west. Outer boundary: north, east and south.



Looking south from the north-west corner onto a driveway, parked vehicles and a shipping container with a paddock/field in the distance.



Looking south-east from the north-west boundary across an open field with a fenceline in the centre and trees in the distance.



Looking south from the north boundary across a field fenced with horses inside it.



Looking south from the north boundary across a field fenced with horses inside it.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	3

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area form is a small part of the gap between Chadwell St Mary and East Tilbury and Chadwell St Mary and Thurrock Urban Core. It is judged that the gap is of sufficient scale that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed partly from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The existing structures on the land are a large horse Stable. The rest of the sub-area consists of several temporary structures and hardstanding related to the maintenance of the horses and grazing pastures for horses. The sub-area's topography is mostly flat and the thick brush on the south border provides a sense of enclosure from the parking area beyond. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs moderately overall. The sub-area performs moderately against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 029	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	(5) Fundamental_Major	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area plays a weaker role against purposes (a), (b) and (c) compared to the strategic land parcel. This is due to Chadwell St. Mary not being considered a large built-up area in Stage 2, the sub-area's relatively small size, and the sub-area's current usage as horse pasture, respectively.

The sub-area adjoins the wider Green Belt to the north, east and south. The removal of the sub-area in isolation would constitute irregular sprawl into previously developed countryside, creating an area of development that is completely enclosed by Green Belt.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner and outer boundaries are all recognisable and those to the north, east and west are likely to be permanent. The one to the south is not necessarily permanent (the lorry parking area). If the sub-area were to be released, the new inner Green Belt Boundary along the south would not meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

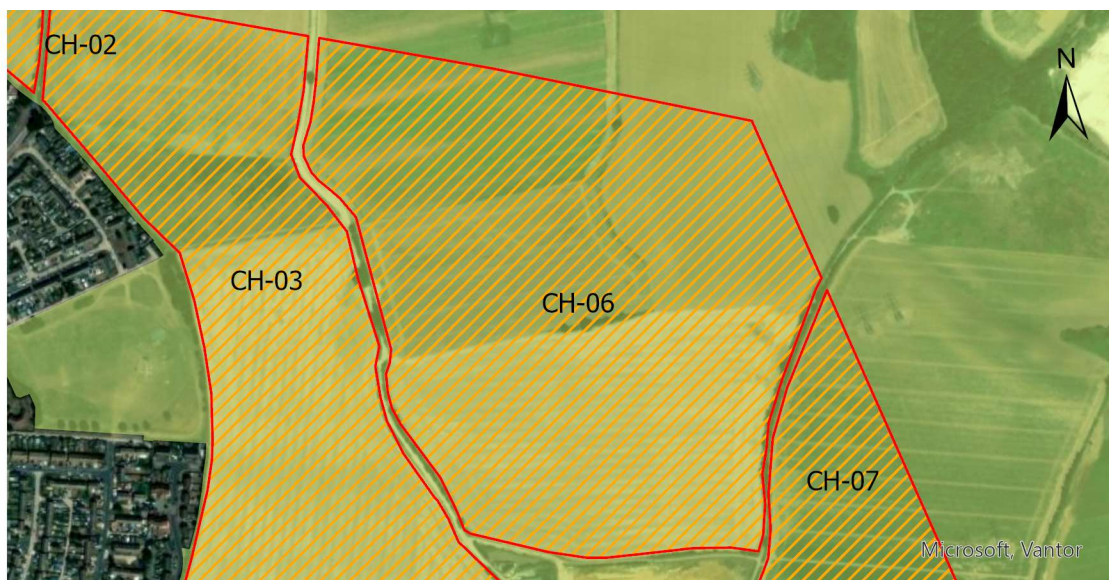
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 70 140 280



Boundaries

The sub-area is bounded by open field to the north, and by dirt track on the east, south and west. The proposed route for the Lower Thames Crossing (LTC) adjoins the northern boundary of the sub-area and is the reason for the boundary cutting across a field. Inner boundary: none. Outer boundary: north, east, south and west.



Looking south-east across the sub-area across an open field with a tree along the west boundary.



Looking east from the west boundary across an open field with power pylons in the distance.



Looking west across from the south-east across an open agricultural field with power pylons and high-rise buildings in the distance.



Looking south from the west boundary across an open field with power pylons in the distance.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Chadwell St Mary and East Tilbury. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field. The sub-area's topography descends towards the north, creating long views into the wider countryside. However, the view towards the north is visually impacted by a very tall set of pylons and their connecting cables. Additionally, the view toward the west and view toward the east are impacted by the visible settlements of Chadwell St Mary and East Tilbury, respectively. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), weakly against purpose (b), and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 025	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c), plays a stronger role against purpose (b) and plays a weaker role against purpose (a) compared to the strategic land parcel. The difference in purpose (b) performance is due to East Tilbury being considered a town in Stage 2, and the difference in purpose (a) performance is due to Chadwell St. Mary not being considered a large built-up area in Stage 2. The sub-area adjoins CH-07 to the east and CH-03 to the west. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would result in a hole in the Green Belt. The removal of the sub-area in combination with CH-03 would result in irregular sprawl of the settlement. However, the sub-area's topography, which slopes upwards to the east and south, would screen any development in this direction, meaning the impact on the wider Green Belt's openness would be reduced. The removal of the sub-area in combination with CH-07 would result in a larger hole in the Green Belt in the gap between Chadwell St. Mary and East Tilbury, undermining the separation between those two towns. In combination with a wider cluster of sub-areas (CH-03, CH-04 and CH-07), the removal of the sub-area would represent significant encroachment of development into the countryside, as well as perceptually connecting Chadwell St. Mary with East Tilbury. New urbanising influences resulting from the removal of the cluster would also have an increased impact on the Green Belt to the north.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundary to the east, south and west is recognisable but not necessarily permanent, and it is neither recognisable nor likely to be permanent to the north. If the sub-area were to be released, the new inner Green Belt Boundaries would not meet the NPPF definition and would require strengthening. The proposed route for the Lower Thames Crossing passes through/adjoins the sub-area, which once constructed will have an impact on the current boundary assessment.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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Provisional Grey Belt

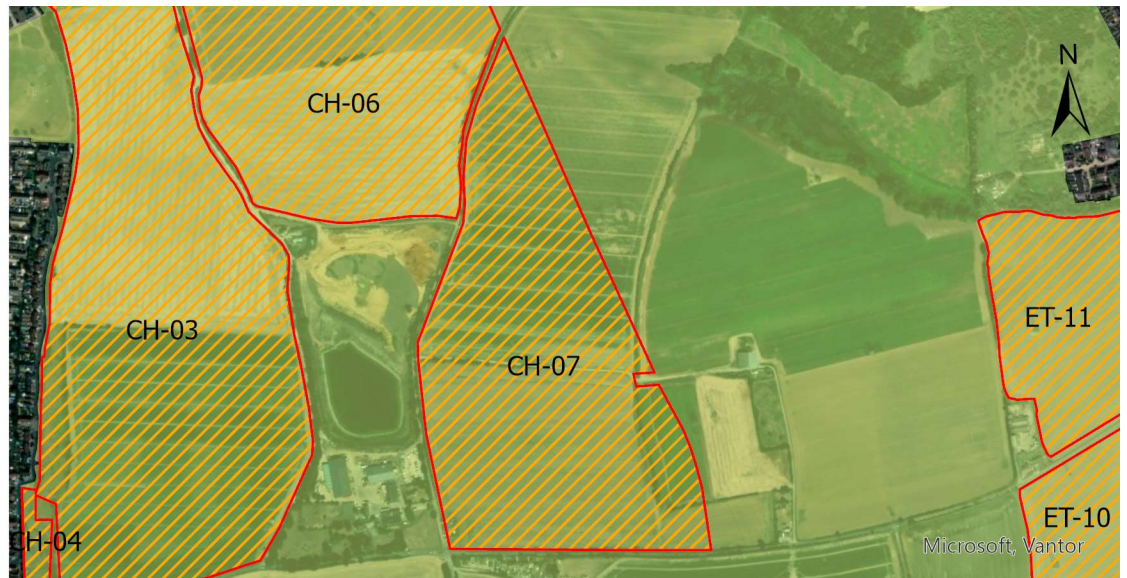
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 105 210 420



Boundaries

The sub-area is bounded to the north and east by open fields, by Muckingford Road to the south, and by a dirt track to the west. The proposed route for the Lower Thames Crossing (LTC) adjoins the eastern boundary of the sub-area and is the reason for the boundary cutting across a field. Inner boundary: none. Outer boundary: north-east, south and west.



Looking east across from the west boundary, across an open agricultural field with power pylons in the distance.



Looking north-east from the south-west corner onto an agricultural field with power pylons in the distance.



Looking north from the west boundary across an open agricultural field with power pylons running across it.



Looking north-east from the south-west corner onto a grassed field and an agricultural field with power pylons in the distance.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	3	4

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms part of the gap(s) between Chadwell St Mary and East Tilbury, contributing to the overall openness and scale of the gap. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed partly from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The built form consists of three residential properties located in the south-west corner. The rest of the sub-area consists of an open field. Tall pylons are visible to the north end to the east. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs strongly overall. The sub-area performs strongly against purpose (c), moderately against purpose (b), and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 025	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c), plays a stronger role against purpose (b) and plays a weaker role against purpose (a) compared to the strategic land parcel. The difference in purpose (b) performance is due to East Tilbury being considered a town in Stage 2, and the difference in purpose (a) performance is due to Chadwell St. Mary not being considered a large built-up area in Stage 2. The sub-area adjoins CH-06 to the west. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would result in a hole in the Green Belt. The removal of the sub-area in combination with CH-06 would result in a larger hole in the Green Belt in the gap between Chadwell St. Mary and East Tilbury, undermining the separation between those two towns. However, the sub-area's topography, which slopes upwards to the south, would screen any development in this direction, meaning the impact on the wider Green Belt's openness would be limited. In combination with a wider cluster of sub-areas (CH-03, CH-04 and CH-06), the removal of the sub-area would represent significant encroachment of development into the countryside, as well as perceptually connecting Chadwell St. Mary with East Tilbury. New urbanising influences resulting from the removal of the cluster would also have an increased impact on the Green Belt to the north.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, and its release in isolation or in combination with neighbouring sub-areas is likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundary to the south is recognisable and likely permanent, and the one to the west is recognisable but not necessarily permanent. Those to the north and east neither recognisable nor likely to be permanent. If the sub-area were to be released, the new inner Green Belt Boundaries (except the one to the south) would not meet the NPPF definition and would require strengthening. The proposed route for the Lower Thames Crossing passes through/adjoins the sub-area, which once constructed will have an impact on the current boundary assessment.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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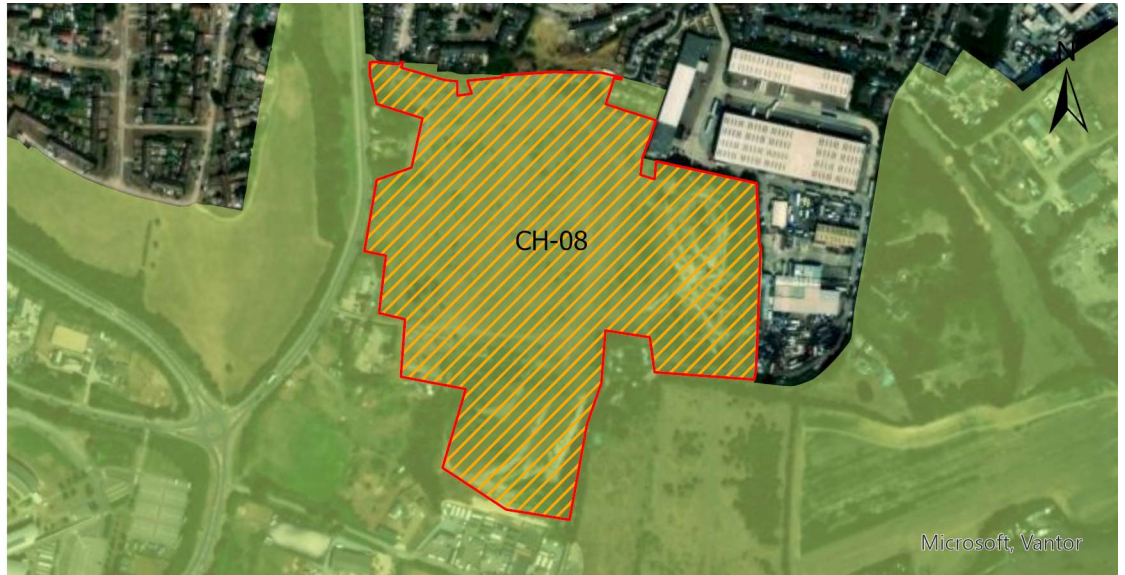
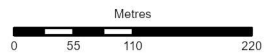
Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

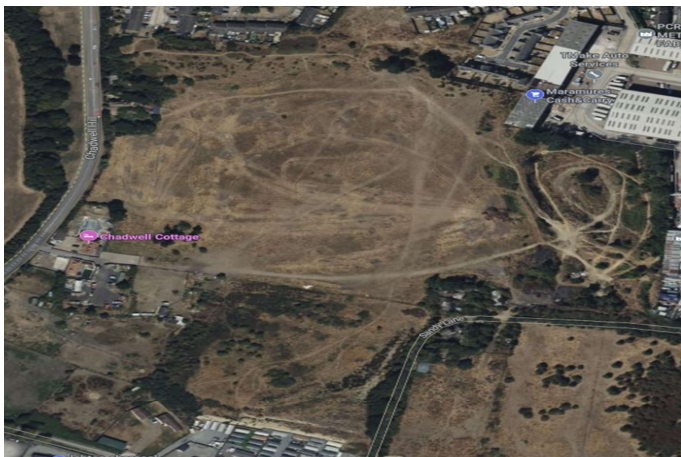
No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment



Boundaries

The sub-area is bounded by the edge of regular development and a dispersed treeline to the north, by an industrial estate to the east, by Sandy Lane and the edge of a large embankment to the south, and by the grounds of Chadwell Cottage and Provident Lodge and Chadwell Hill Road to the west. Inner boundary: north and east. Outer boundary: south and west.



Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, December, 2025)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	3

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Chadwell St. Mary and the Thurrock Urban Core. The sub-area is partly enclosed to the south and west by washed over development. As the sub-area is already perceptually linked to the settlement, its removal would not result in further physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. Assessment largely completed from aerial photography. Less than 1% of the sub-area is covered in built form. The rest of the sub-area consists of open grassland with a topography that is higher along the north boundary and ascends to an embankment along most of the south boundary. The sub-area has urbanising influences to the north from properties in Chadwell St Mary, to the east and south from industrial estates, and from Chadwell Hill road to the west. Overall the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs moderately overall. The sub-area performs moderately against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 029	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	5 (Fundamental_Major)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area plays a weaker role against purposes (a), (b) and (c) compared to the strategic land parcel. This is due to Chadwell St. Mary not being considered a large built-up area in Stage 2, the sub-area's relatively small size, and the sub-area's urbanising influences.

The sub-area adjoins the wider Green Belt to the east, south and west.

The removal of the sub-area in isolation would be in keeping with existing development form as it is partially enclosed by development to the east and by washed-over development to the south and west. However, it would result in an irregular Green Belt boundary, though this could be remedied by releasing up to the roads to the south and west.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are not predominantly recognisable nor likely to be permanent. If the sub-area were to be released, the new inner Green Belt Boundaries would not meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 70 140 280



Boundaries

The sub-area is bound to the east by residential properties Gardens along Lytton Road to the south by the B149 and to the west by dock approach road and a dispersed treeline. The sub-area has no north boundary. Inner boundary: east. Outer boundary: south and west.



Looking north-west from the east boundary through a fence across an open field with houses in the distance.



Looking south from the east boundary across a fence across an open field.



Looking south-west from the east boundary across a fence across an open field.



Looking north-west from the south-east corner up a driveway, through a gate at horses with houses in the distance.

Assessment of sub-area against NPPF Purposes A-C
Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	1	3

Purpose (A) To check the unrestricted sprawl of large built-up areas

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms, and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Chadwell St. Mary and the Thurrock Urban Core. The Dock Approach Road on the sub-area's west boundary acts as part of the separation between these two towns. It is judged that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The rest of the sub-area consists of open grassland with a topography ascending to the west. The sub-area has urbanising influences to the north from properties in the north part of Chadwell St Mary and to the east from the garages of properties along Lytton Road and to the south from Dock Approach Road. Overall the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs moderately overall. The sub-area performs moderately against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 028	Purpose A	Purpose B	Purpose C
	0 (none)	Fundamental	0 (none)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), plays a stronger role against purpose (c) and plays a weaker role against purpose (b) compared to the strategic land parcel. This is due to consideration of the sub-area's grassy character and the presence of the Dock Approach Road, respectively.

The sub-area adjoins the wider Green Belt to the south and west.

The removal of the sub-area in isolation would strengthen the role of the wider Green Belt between Chadwell St. Mary and the Thurrock Urban Core and would regularise the boundary to align with the A road.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner and outer boundaries are readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition and would not require strengthening.
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Categorisation & Recommendation

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No