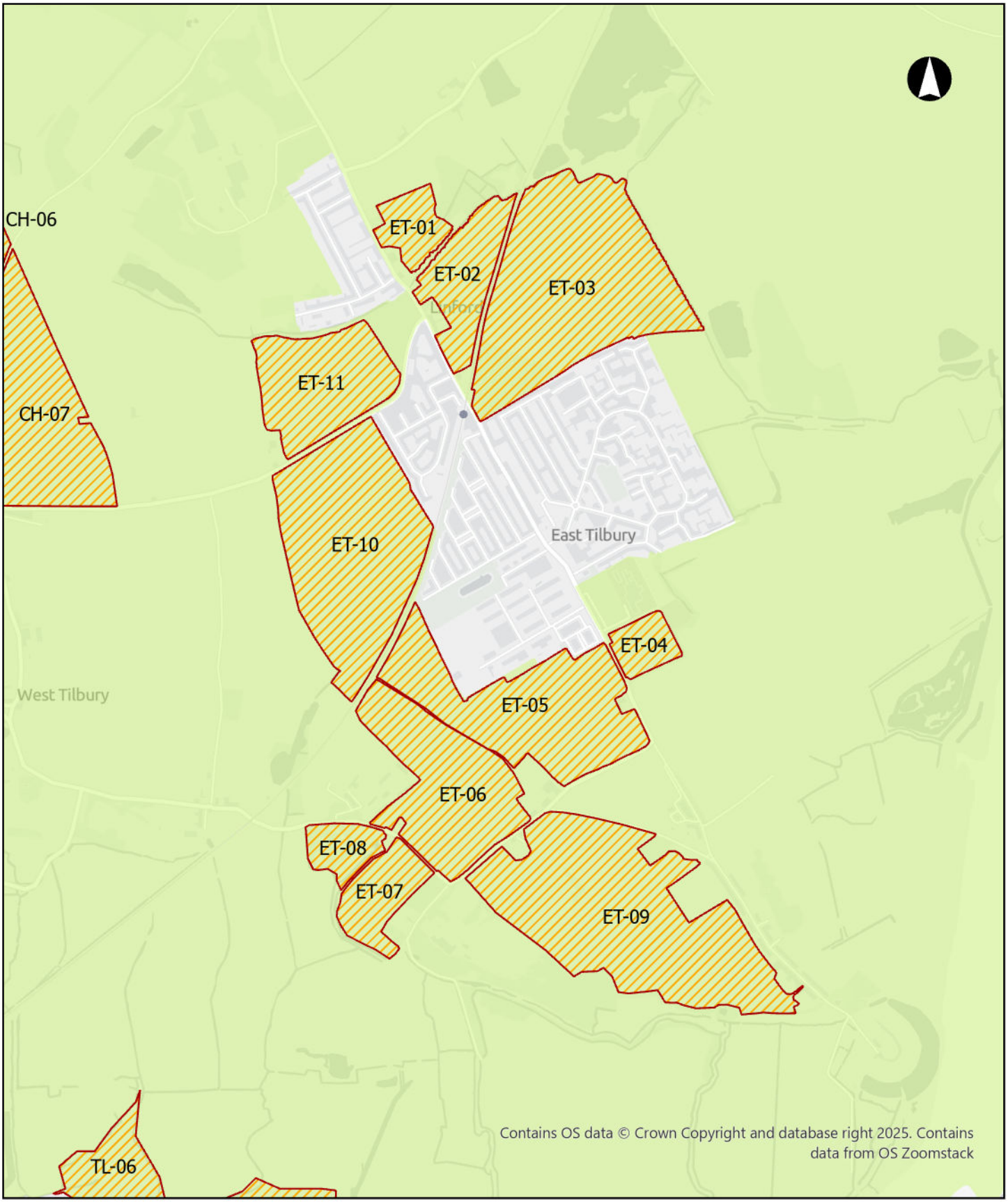
A.4.6 Pro formas - East Tilbury



Figure

Map of sub-areas near East Tilbury

Sub-area for assessment

Local Authority Boundaries

Thurrock Green Belt

Sub-area (SA) **ET-01** Location East of Linford Area (ha) 4.54



Boundaries

The sub-area is bounded by a mature treeline and hedgerow to the north, south, and west. The east of the sub-area is bounded by a sparse hedgerow and East Tilbury Road. Inner boundary: west. Outer boundary: north, east and south.



Looking east from the west boundary of the sub-area onto grazing fields.



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



Looking south-east from the north-west of the sub-area onto grazing fields.



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

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).

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 East Tilbury and Standford-le-Hope merged with Corringham. 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.

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 (excluding hardstanding and temporary structures). The sub-area consists of grazing land for horses with some horse stables. The sub-area has predominantly flat topography. There are mature hedgerows along the north, south, and west boundaries. There are sparse hedgerows along the west boundary which allows for urbanising influences from the neighbourhood of Linton to be introduced. Due to vegetation along the east and south boundaries any visual connection to the wider Green Belt is limited. Overall, the sub-area has a strongly rural character.

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 011	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (Slight)	4 (Major)

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). The sub-area plays a Slightly more important role against purpose (b) as due to differences in assessment criteria between Stage 1 and Stage 2. The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area adjoins ET-02 to the south and the wider Green Belt to the north and east. The removal of the sub-area in isolation would constitute the irregular sprawl of the settlement of Linford, and would also bring an increased sense of enclosure to ET-02, significantly weakening its role in preventing sprawl. The removal of the sub-area in combination with ET-02 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the north-east. However, Linford Wood to the north-east would likely screen 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 (ET-01, ET-02 and ET-03), the removal of the sub-area would represent a significant encroachment of development into the countryside and bring new urbanising influences to the wider Green Belt to the north-east, although Rookery Pond and Linford Wood to the north and the edge of East Tilbury built-form to the south would largely screen any development in these directions, meaning the impact on the wider Green Belt's openness would be limited.

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	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is neither recognisable nor likely to be 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.

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.

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) **ET-02** Location North-east of East Tilbury Area (ha) 9.43



Boundaries

The sub-area is bounded to the north by Linton Wood, to the east by a train line, to the south east by Princess Margaret Road and by mature hedgerows to the west and north-west. Inner boundary: west. Outer boundary: north, east and south.



Looking south from the west boundary of the sub-area across an open grassland and a residential property.



Looking east from the west boundary across an open grassland.



Looking north from the west boundary of the sub-area across an open grassland.



Looking north-east from the west boundary of the sub-area across an open grassland.

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 East Tilbury and Standford-le-Hope merged with Corringham. 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.

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 with construction works currently underway. There is a sparse treeline and hedgerow along the east and south boundaries, introducing minor urbanising influences from the neighbourhood of Linton and visibility of the train line. The site has a largely flat topography. Views of built form within the settlement are broken by a dispersed treeline along the east and south boundaries. The site is bounded to the north by Linford Wood and this large area of trees limits any extending urbanising influences. Overall, the sub-area has a strongly rural character.

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 011	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs more strongly against purpose (b) and (c), and more weakly against purpose (a). The sub-area plays a more important role against purpose (c) as it is less covered by development overall than the Stage 1 parcel, thus having a more open and rural character. The sub-area plays a more Slightly important role against purpose (b) as due to differences in assessment criteria between Stage 1 and Stage 2. The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area adjoins ET-01 to the north, ET-03 to the south-east and the wider Green Belt to the north. The removal of the sub-area in isolation would constitute the irregular sprawl of the settlement of Linford, and would also bring an increased sense of enclosure to ET-02 and ET-03, significantly weakening their roles in preventing sprawl. The removal of the sub-area in combination with ET-02 or ET-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-east. However, Linford Wood to the north-east and the edge of East Tilbury built-form to the south would likely screen development in these directions, meaning the impact on the wider Green Belt's openness would be limited. In combination with a wider cluster of sub-areas (ET-01, ET-02 and ET-03), the removal of the sub-area would represent a significant encroachment of development into the countryside and bring new urbanising influences to the wider Green Belt to the north-east, although Rookery Pond and Linford Wood to the north and the edge of East Tilbury built-form to the south would largely screen any development in these directions, meaning the impact on the wider Green Belt's openness would be limited.

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 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.

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.

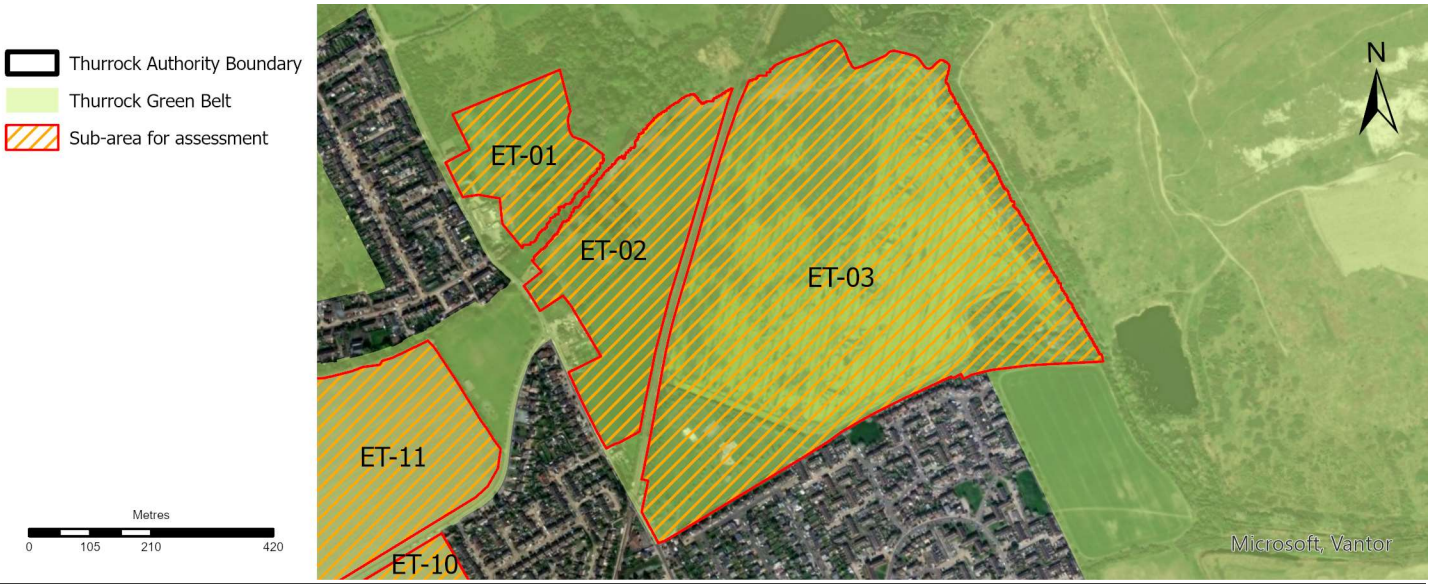
Provisional Grey Belt

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) **ET-03** Location North-east of East Tilbury Area (ha) 36.81



Boundaries

The sub-area is bounded to the north and north-east by a mature hedgerow and treeline, to the east by residences of Linton, to the south-west and west by sparse treelines and hedgerow. Inner boundaries: south and south-west. Outer boundaries: north-west, north and east.



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



Looking east from within the sub-area to the south, onto a public park.



Looking north-east from within the sub-area to the south, onto a public park.



Looking north-west from the south boundary of the sub-area onto an 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	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	The sub-area forms a small part of the gap between East Tilbury and Standford-le-Hope merged with Corringham. 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.

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 a public park, play area, basketball court and agricultural fields. The south-west and west boundaries are sparse hedgerows and therefore allow urbanising influences from the residences within Linton onto the sub-area. The north and north east boundaries are mature hedgerows and treelines, limiting any urbanising influences. The site has a largely flat topography. There are distinct urbanising influences from the north-west due to clear views of Tilbury Docks industrial area as well as residences in Linton. Power lines also run across the sub-area. Overall, the sub-area has a moderately rural character.

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 036	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	4 (maj_mod)

Assessment of wider impact	At a more granular level, the sub-area performs more strongly against purpose (b) and more weakly against purpose (a) and (c). The sub-area plays a more important role against purpose (b) due to differences in assessment criteria between Stage 1 and Stage 2 and the definition of towns. The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area performs a less important role against purpose (c) due to having an overall more developed character and urbanising influences than the Stage 1 parcel. The sub-area adjoins ET-02 to the north, and the wider Green Belt to the north-east. The removal of the sub-area in isolation would constitute the irregular sprawl of the settlement of Linford, and would also bring an increased sense of enclosure to ET-01 and ET-02, significantly weakening their roles in preventing sprawl. The removal of the sub-area in combination with ET-02 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the north-east. However, Linford Wood to the north-east and the edge of East Tilbury built-form to the south would likely screen development in these directions, meaning the impact on the wider Green Belt's openness would be limited. In combination with a wider cluster of sub-areas (ET-01, ET-02 and ET-03), the removal of the sub-area would represent a significant encroachment of development into the countryside and bring new urbanising influences to the wider Green Belt to the north-east, although Rookery Pond and Linford Wood to the north and the edge of East Tilbury built-form to the south would largely screen any development in these directions, meaning the impact on the wider Green Belt's openness would be limited.

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	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.

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.

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) **ET-04** Location South of East Tilbury Area (ha) 3.54



Boundaries

The sub-area is bounded to the north by a primary school, sparse treeline and hedgerow, to the east, south and west by sparse treelines and hedgerows, and the Princess Margaret Road bounds the site to the west. Inner boundaries: north. Outer boundaries: east, west and south.



Looking north-east from the west boundary of the sub-area onto an agricultural field and school.



Looking south-east from the west boundary of the sub-area onto an agricultural field.



Looking east from the west boundary of the sub-area onto an agricultural field.



Looking south-east from the west boundary of the sub-area onto an 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	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 East Tilbury and any neighbouring settlements to the south and south-east, 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 open playing fields. There are urbanising influences from the north-west with industrial yards, residential properties, and a primary school located in this direction. The north-east, south-east and south-west boundaries comprise sparse treelines that limit views to the wider Green Belt. The site has a largely flat topography. Overall, the sub-area has a strongly rural character

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 035	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 purpose (a) and (b), and plays a stronger role against purpose (c). The sub-area plays a stronger role against purpose (c) as it contains less development thus having a more open and rural character. The sub-area adjoins ET-05 across Princess Margaret Road to the west and the wider Green Belt to the east. The removal of the sub-area in isolation would constitute the irregular sprawl of the settlement of East Tilbury, and would also bring an increased sense of enclosure to Green Belt land immediately to the north, although this land already contains washed over development (East Tilbury Primary School) and its role is already limited. The removal of the sub-area in combination with ET-05 would straddle a strong boundary feature (Princess Margaret Road) and bring new urbanising influences to the south-east and south-west, although Love Lane which runs along the south boundary of Et-05 would provide a more regular boundary to the 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	The inner boundaries are readily recognisable and likely to be permanent. The outer boundaries are 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.

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.

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) **ET-05** Location South of East Tilbury Area (ha) 24.55



Boundaries

The sub-area is bounded on all sides by a sparse Hedgerow and treeline. The site is also bound to the west by a train line. The site is bound to the south east by Love Lane. Inner boundaries: north-east. Outer boundaries: South-east, south-west and north-west.



Looking west from the north-east corner of the sub-area onto an agricultural field.



Looking south-west from the north-east corner of the sub-area onto an agricultural field.



Looking south-west from the north boundary of the sub-area onto an agricultural field.

Looking south-east from the north-west corner of the sub-area onto an 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	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 East Tilbury 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.

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 contains no built form. The sub-area consists of open fields and treelines. All boundaries of the sub-area are sparse treelines and hedgerows. There are urbanising influences as a result of these sparse boundary features, specifically to the north and the east with the residences of Linton and power pylons that extend west to east across the site. The sub-area is also bounded to the north-west by a train line. The sub-area has a relatively flat topography with views available across it. Overall, the sub-area has a strongly rural character.

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 030	Purpose A	Purpose B	Purpose C
	1/2 (Slight_no)	0 (none)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs a weaker role against purpose (a) and a stronger role against purposes (b) and (c). The sub-area plays a more important role against purpose (b) due to differences in assessment criteria between Stage 1 and Stage 2 and the definition of towns. The sub-area plays a more important role against purpose (c) as it contains less development thus having a more open and rural character. The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area adjoins ET-04 across Princess Margaret Road to the east, Et-06 to the west, ET-10 to the north-west and the wider Green Belt to the south-east. The removal of the sub-area in isolation would constitute the irregular sprawl of the settlement of East Tilbury. The removal of the sub-area in combination with ET-04 would straddle a strong boundary feature (Princess Margaret Road) and bring new urbanising influences to the south-east and south-west, although Love Lane which runs along the south boundary of ET-05 would provide a more regular boundary to the Green Belt. In combination with ET-06 or ET-10, the removal of the sub-area would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the west.

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	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.

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.

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) **ET-06** Location South-west of East Tilbury Area (ha) 19.99



Boundaries

The sub-area is bounded to the north by a sparse hedgerow and a train line, to the east, south and south-west by a mature treeline, and to the north-west by a mature treeline. Inner boundaries: north-east. Outer boundaries: south-east, south-west and north-west.



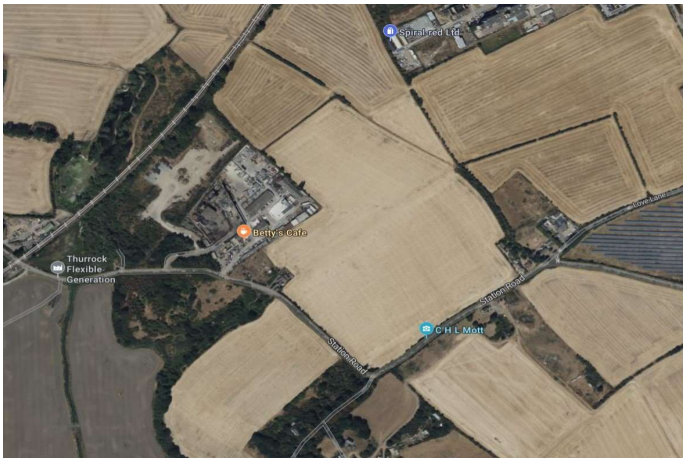
Looking south-east from the north-east corner of the sub-area onto an agricultural field.



Looking south-west from the north-east corner of the sub-area onto an 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)



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).

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 East Tilbury 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.

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 comprises ancillary farm buildings. The rest of the sub-area consists of an open field. There are mature treelines to the east, south and south-west. However a large industrial park along the east boundary introduces urbanising influences into the site. There are sparse boundary features to the north as well. The sites is bounded to the west by a train line which also introduces minor urbanising influences into the sub-area. The sub-area has a largely flat topography. 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-are performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 030	Purpose A	Purpose B	Purpose C
	1/2 (Slight_no)	0 (none)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c), a weaker role against purpose (a) and a stronger role against purposes (b) and (c). The sub-area plays a more important role against purpose (b) due to differences in assessment criteria between Stage 1 and Stage 2 and the definition of towns. The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area adjoins ET-05 to the north-east across Coal Road, ET-10 to the north-west across a railway line, ET-09 to the south-east across Station Road and the wider Green Belt to the west and south. The removal of the sub-area in isolation would enclose ET-05, creating an 'island' of Green Belt which would undermine the integrity of the wider Green Belt. The removal of the sub-area in combination with ET-05 would result in a disproportionate and irregular sprawl of East Tilbury and bring new urbanising influences to the south-east and south-west, although Love Lane which runs along the south boundary of ET-05 would provide a more regular boundary to the Green Belt. In combination with ET-09 or ET-10, the removal of the sub-area would both enclose ET-05 and also represent a significant sprawl of development into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness.

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 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.

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.

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) **ET-07** Location South-west of East Tilbury Area (ha) 6.63



Boundaries

The sub-area is bounded to the north by sparse vegetation, by Station Road and a hedgerow/treeline to the north-east, by sparse vegetation/a hedgerow to the south and a treeline/hedgerow to the south-west. Inner boundaries: none. Outer boundaries: 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)



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).

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 East Tilbury and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and 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.

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

Protects the openness of the countryside and is least covered by development	Unable to the 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 comprises an open field. Due to vegetation along the north, south and west boundaries wider views of the Green Belt are limited. Overall, the sub-area has a strongly rural character.

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 030	Purpose A	Purpose B	Purpose C
	1/2 (Slight_no)	0 (none)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs a weaker role against purpose (a) and a stronger role against purposes (b) and (c). The sub-area plays a more important role against purpose (b) due to differences in assessment criteria between Stage 1 and Stage 2 and the definition of towns. The sub-area plays a more important role against purpose (c) as it contains less development thus having a more open and rural character. The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area adjoins ET-06 to the north-east across Station Road, ET-08 to the north-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 and would represent a significant sprawl of development into previously undeveloped countryside, although due to vegetation around the boundary to the north-west, south and south-east would screen any development in these directions, meaning the impact on the wider Green Belt's openness would be limited The removal of the sub-area in combination with ET-06 would both enclose ET-05 and also represent a significant sprawl of development into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness and producing a highly irregular boundary to the Green Belt. In combination with ET-08, the removal of the sub-area would create a hole in the Green Belt and represent a significant encroachment of development into the countryside and bring new urbanising influences to the wiser Green Belt to the 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 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 of being readily recognisable and likely to be permanent. The new boundary would require strengthening.

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.

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) **ET-08** Location South-west of East Tilbury Area (ha) 3.96



Boundaries

The sub-area is bounded to the north by Station Road, by a treeline/hedgerow to the east, south and west. Inner boundaries: none. Outer boundaries: 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)



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).

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 East Tilbury and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and 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.

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

Protects the openness of the countryside and is least covered by development	Unable to the 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 comprises a field covered by scattered pockets of dense vegetation. Due to this vegetation across the site, wider views of the Green Belt are likely limited. There are some urbanising influences to the sub-area from the north due to the proximity with a recycling centre. 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-are performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 030	Purpose A	Purpose B	Purpose C
	1/2 (Slight_no)	0 (none)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c), a weaker role against purpose (a) and a stronger role against purposes (b). The sub-area plays a more important role against purpose (b) due to differences in assessment criteria between Stage 1 and Stage 2 and the definition of towns. The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area adjoins ET-06 to the north-east across station Road, ET-07 to the south-east and the wider Green Belt to the south-west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and would represent a significant sprawl of development into previously undeveloped countryside, although due to vegetation around the boundary to the south and washed over development to the north across Station Road, this screens any development in these directions, meaning the impact on the wider Green Belt's openness would be limited The removal of the sub-area in combination with ET-06 would both enclose ET-05 and also represent a significant sprawl of development into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness and producing a highly irregular boundary to the Green Belt. In combination with ET-07, the removal of the sub-area would create a hole in the Green Belt and represent a significant encroachment of development into the countryside and bring new urbanising influences to the wiser Green Belt to the west.

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 of being readily recognisable and likely to be permanent. The new boundary would require strengthening.

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.

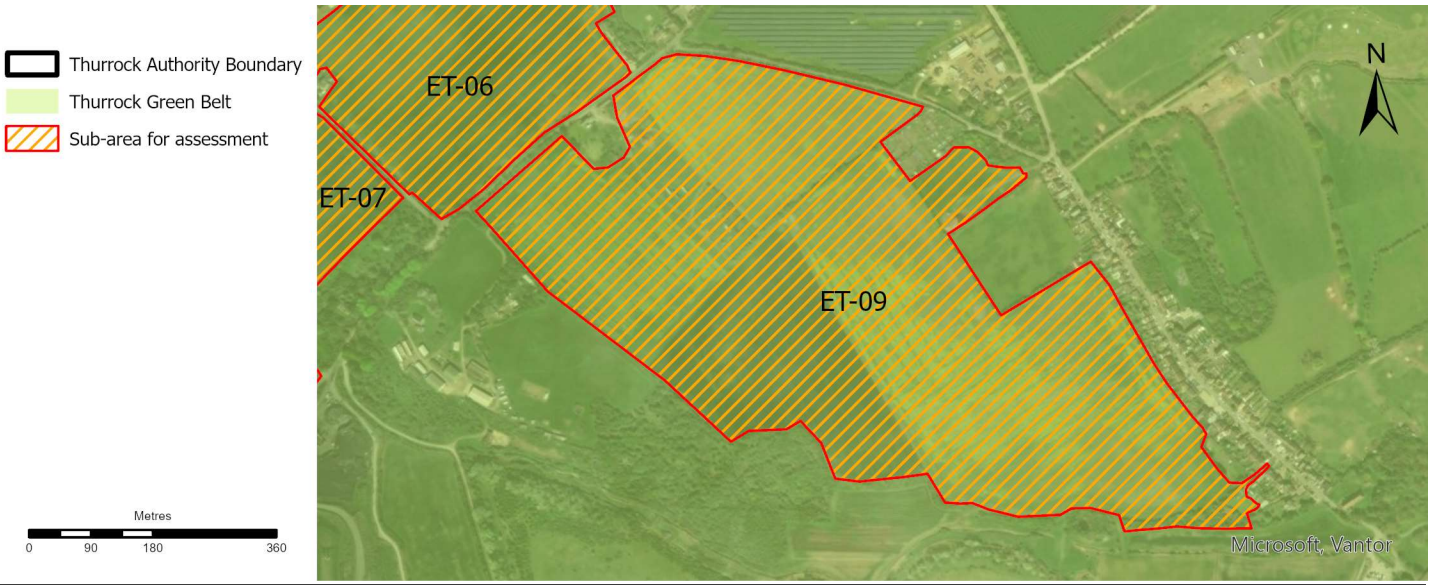
Provisional Grey Belt

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) **ET-09** Location South of East Tilbury Area (ha) 40.17



Boundaries

The sub-area is bounded to the north by Station Road, by the regular and irregular backs of residential properties along Princess Margaret Road to the east, by mature treeline/hedgerows to the south and west. Inner boundaries: none. Outer boundaries: north, east, south, west.



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



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).

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 East Tilbury 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.

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 temporary structures. The rest of the sub-area consists of hardstand surface associated with temporary structure and open agricultural fields. There are some urbanising influences from the north and east boundaries where the backs of residential properties along Princess Margaret Road adjoin the boundary of the sub-area, from the north where residential properties and allotments adjoin the boundary. 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-are performs strongly against purpose (c), weakly against purpose (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 030	Purpose A	Purpose B	Purpose C
	1/2 (Slight_no)	0 (none)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c), a weaker role against purpose (a) and a stronger role against purposes (b). The sub-area plays a more important role against purpose (b) due to differences in assessment criteria between Stage 1 and Stage 2 and the definition of towns. The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area adjoins ET-06 to the north-west across Station Road and the wider Green Belt to the north-east and south. The removal of the sub-area in isolation would create a 'hole' in the Green Belt and would represent a significant sprawl of development into previously undeveloped countryside, although due to washed over development along the north-east boundary adjoin Princess Margaret Road, this would screen any development in this direction, meaning the impact on the wider Green Belt's openness would be limited. The removal of the sub-area in combination with ET-06 would both enclose ET-05 weakening its role in preventing sprawl, and also represent a significant sprawl of development into previously undeveloped countryside, producing a highly irregular boundary to the Green Belt and introducing further urbanising influences to the south-west of the Green Belt.

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 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.

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.

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) **ET-10** Location West of East Tilbury Area (ha) 31.54



Boundaries

The sub-area is bounded by sparse hedgerows on all sides. The site is also bounded by Munchford Road to the north-west. Inner boundaries: north-east and south-east. Outer boundaries: south-west and north.



Looking south-east from the north boundary of the sub-area onto an agricultural field and residential properties.



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



Looking south-west from the north boundary of the sub-area onto an agricultural field.



Looking south-west from the north boundary of the sub-area onto an 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	3	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 part of the gap between East Tilbury and Chadwell St Mary, and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and 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.

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 with power pylons crossing from the north to the south-west of the site. There are sparse hedges along all boundaries, which allow minor urbanising influences to be introduced into the sub-area with the edge of East Tilbury built form adjoining the east boundary, and the industrial complex to the north-west. Power pylons extend through the site and beyond to the south-west creating urbanising influences. The topography Slightly ascends to the west. There's also a gradual descending topography from the centre of the site towards the south-west corner. Overall, the sub-area has a strongly rural character.

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 030	Purpose A	Purpose B	Purpose C
	1/2 (Slight_no)	0 (none)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs a weaker role against purpose (a) and a stronger role against purposes (b) and (c). The sub-area plays a more important role against purpose (b) due to differences in assessment criteria between Stage 1 and Stage 2 and the definition of towns. The sub-area plays a more important role against purpose (c) as it contains less development thus having a more open and rural character. The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area adjoins ET-11 to the north across Muckingford Road, and ET-05 and ET-06 to the south across a railway line, and the wider Green Belt to the west. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of East Tilbury. The removal of the sub-area in combination with ET-11 or ET-05 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south and west. In combination with ET-06 would both enclose ET-05 weakening its role in preventing sprawl, and also represent a significant sprawl of development into previously undeveloped countryside, producing a highly irregular boundary to the Green Belt and introducing further urbanising influences to the south-west of the 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	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.

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.

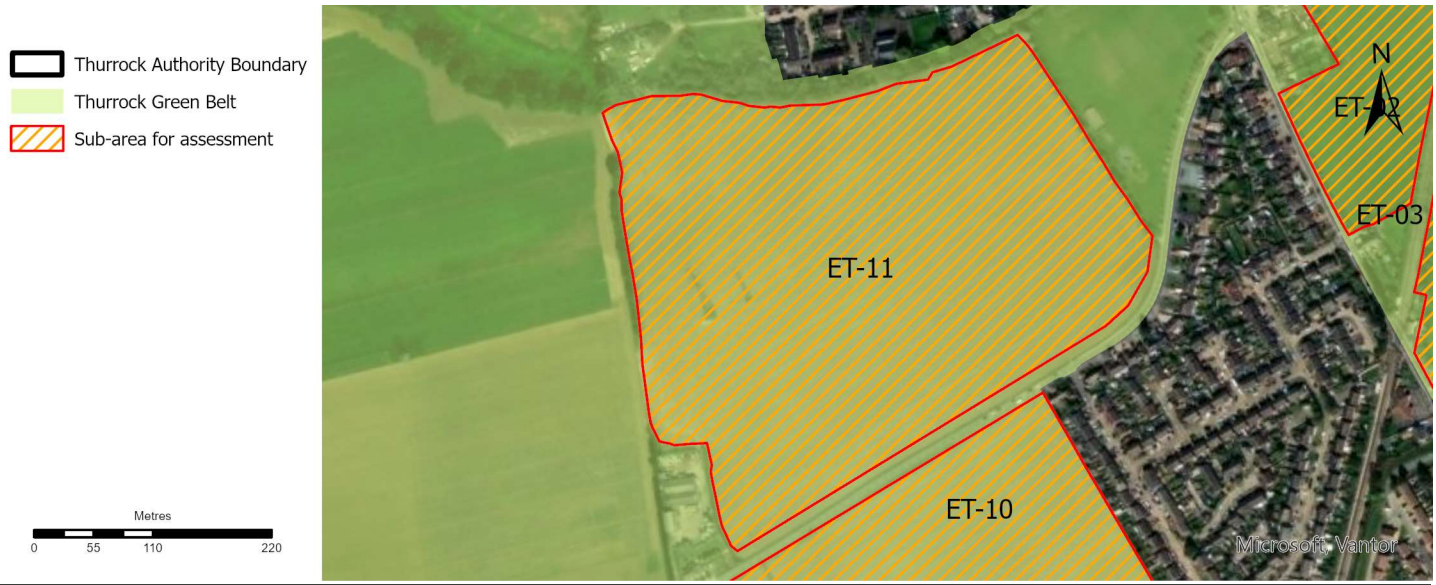
Provisional Grey Belt

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) **ET-11** Location North-west of East Tilbury Area (ha) 14.77



Boundaries

The site is bounded to all sides by sparse hedgerows and treelines. The site is bounded to the south by Muckingford road. Inner boundaries: north, east and south-east. Outer boundaries: south-west, west and north-west.



Looking east from the south boundary of the sub-area onto an agricultural field, Muckingford Road and residential properties.



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



Looking north-west from the south boundary of the sub-area onto an agricultural field.



Looking north-east from the south boundary of the sub-area onto an agricultural field and 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	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 East Tilbury and Chadwell St Mary. 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.

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 agricultural field. There are minor urbanising influences from the south-east from the edge of Linton built form to the north and south, and an agricultural and industrial complex which introduces minor urbanising influences into the site to the south-west. The site has a largely flat topography, however, it slopes downwards steeply for approximately 5m of the site towards the north-west boundary. Overall, the sub-area has a strongly rural character.

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

The sub-area performs strongly overall. The sub-are 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 more strongly against purpose (b) and (c), and more weakly against purpose (a). The sub-area plays a more important role against purpose (c) as it is less covered by development overall than the Stage 1 parcel, thus having a more open and rural character. The sub-area plays a slightly more important role against purpose (b) due to differences in assessment criteria between Stage 1 and Stage 2. The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area adjoins ET-10 to the south across Muckingford Road, and the wider Green Belt to the south. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of East Tilbury, and enclose a pocket of Green Belt, although as this is Linford Recreation Ground is already has a managed use and is enclosed to the north and south already, so plays a limited role in maintaining the openness of the Green Belt. The removal of the sub-area in combination with ET-10 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt 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 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 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.

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.

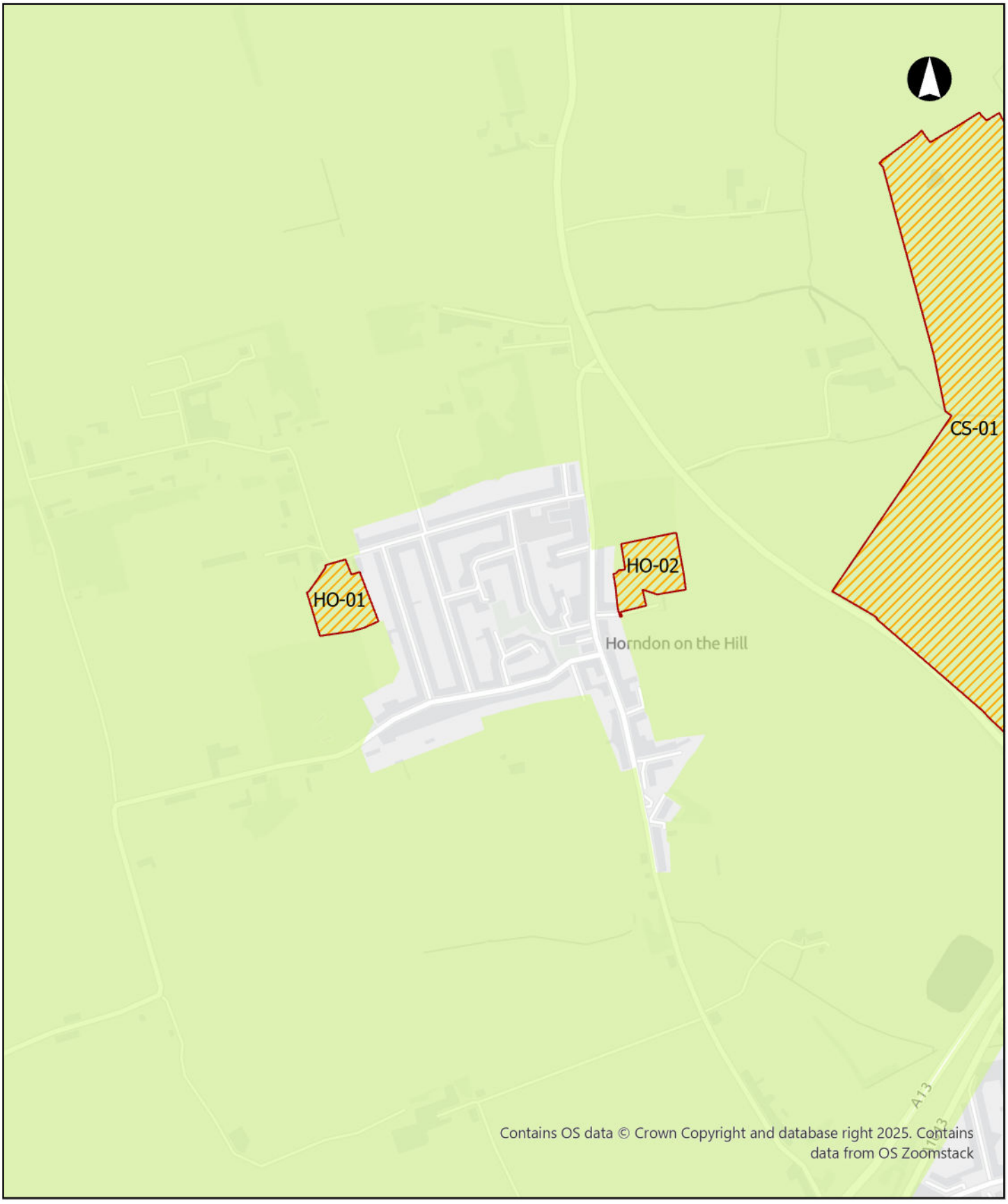
Provisional Grey Belt

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

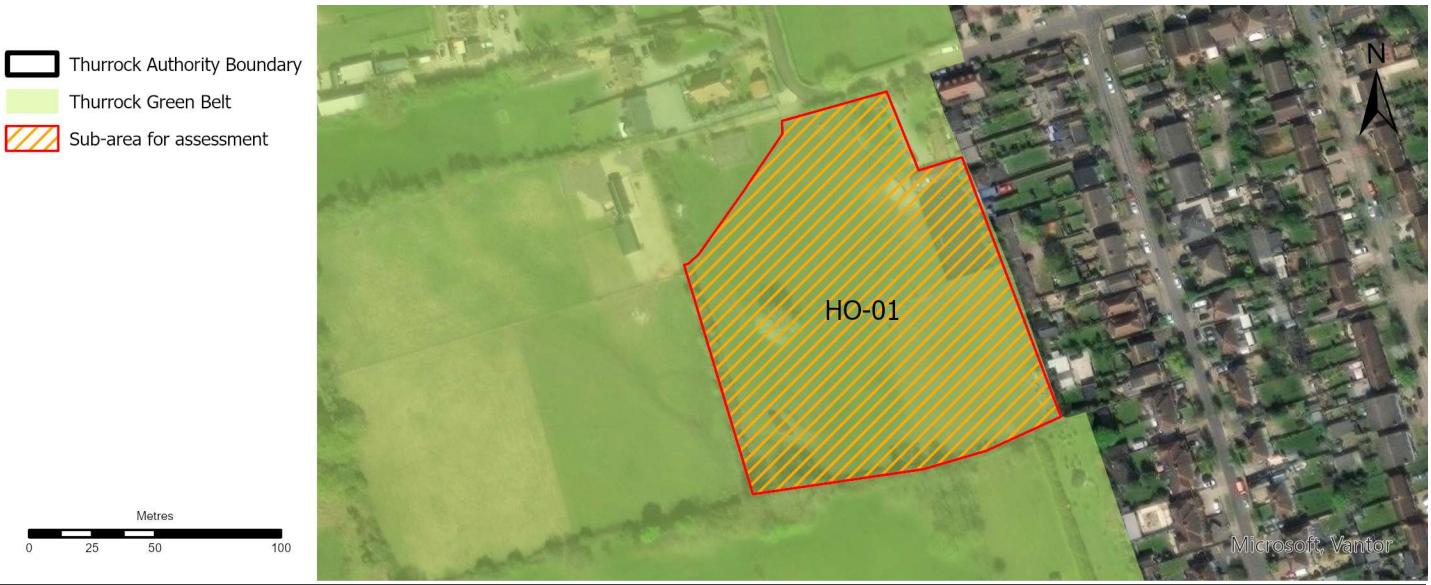
A.4.7 Pro formas - Horndon on the Hill



Figure

Map of sub-areas near Horndon on the Hill

Sub-area (SA) **HO-01** Location West of Horndon on the Hill Area (ha) 1.55



Boundaries

The sub-area is bounded to the north by Hillcrest Road and the edge of a residential property, by the edge of Horndon on the Hill built form to the east, by a mature hedgerow/treeline to the south and west. Inner boundaries: east. Outer boundaries: north, south and west.



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



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



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



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

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 Stanford-le-Hope (as Horndon on the Hill is not classified as a town for purpose b) and any neighbouring settlements to the north-west, 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). Temporary structures consist of farm buildings/stables. There are minor urbanising influences from the east, north and south with residential development visible from the sub-area. The sub-area topography is largely flat, although vegetation limits long distance views to the wider Green Belt. 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-are performs strongly 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 purpose (a) and (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 does not adjoin any other sub-areas, and adjoins the wider Green Belt to the north, west and south. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of Horndon on the Hill, and would represent an encroachment of development into the countryside and bring new urbanising influences to the wider Green Belt to the west. As there are no adjoining sub-areas, no in combination or wider cluster assessment has been undertaken.

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.

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 boundary is readily recognisable but partly likely to be permanent and partly not likely. If the sub-area were to be released, parts of the new inner Green Belt Boundary would not meet the NPPF definition and would require strengthening.

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.

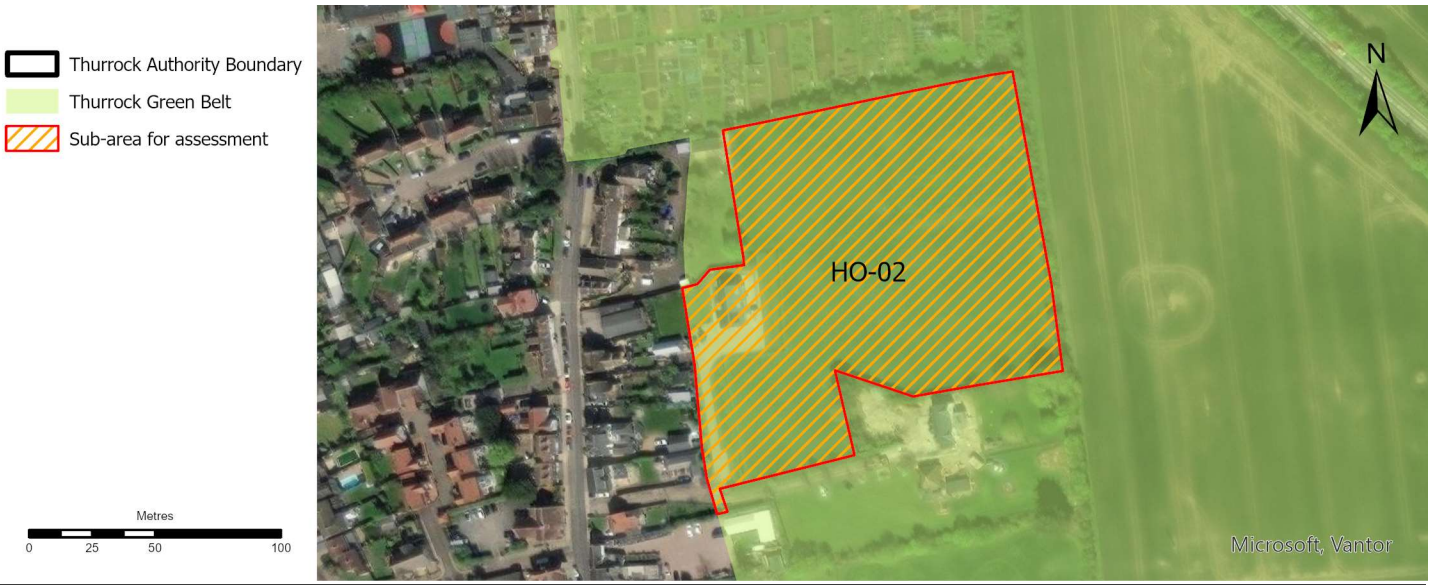
Provisional Grey Belt

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) **HO-02** Location East of Horndon on the Hill Area (ha) 1.67



Boundaries

The sub-area is bounded to the north by a mature treeline/hedgerow, to the east by a mature hedgerow, by a dispersed treeline and the edge of a neighbouring property to the south and the edge of Horndon on the Hill built form to the west. Inner boundaries: west. Outer boundaries: north, east 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)

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 the scale of the gap between Stanford-le-Hope (as Horndon on the Hill is not classified as a town for purpose b) and any neighbouring settlements to the north-east, 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 the 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 a residential building along the west boundary. The rest of the sub-area consists of hardstand driveway and an open field/grounds. There are urbanising influences from the west due to the back of residential properties adjoining the sub-area, from the north due to proximity to allotments and also the north-east due to the B1007 road nearby. Sparse treelines to the south allow for some wider views of the Green Belt. 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-are performs strongly against purpose (c) and does not meet purposes (a) or (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 040	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b) and more weakly against purpose (a) and (c). The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas or settlements. The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area does not adjoin any other sub-areas, and adjoins the wider Green Belt to the north, east and south. 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, and is additionally surrounded to the north and south by existing development within the Green Belt, which would limit perceptual impacts of development on the wider Green Belt. As there are no adjoining sub-areas, no in combination or wider cluster assessment has been undertaken.

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 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.

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.

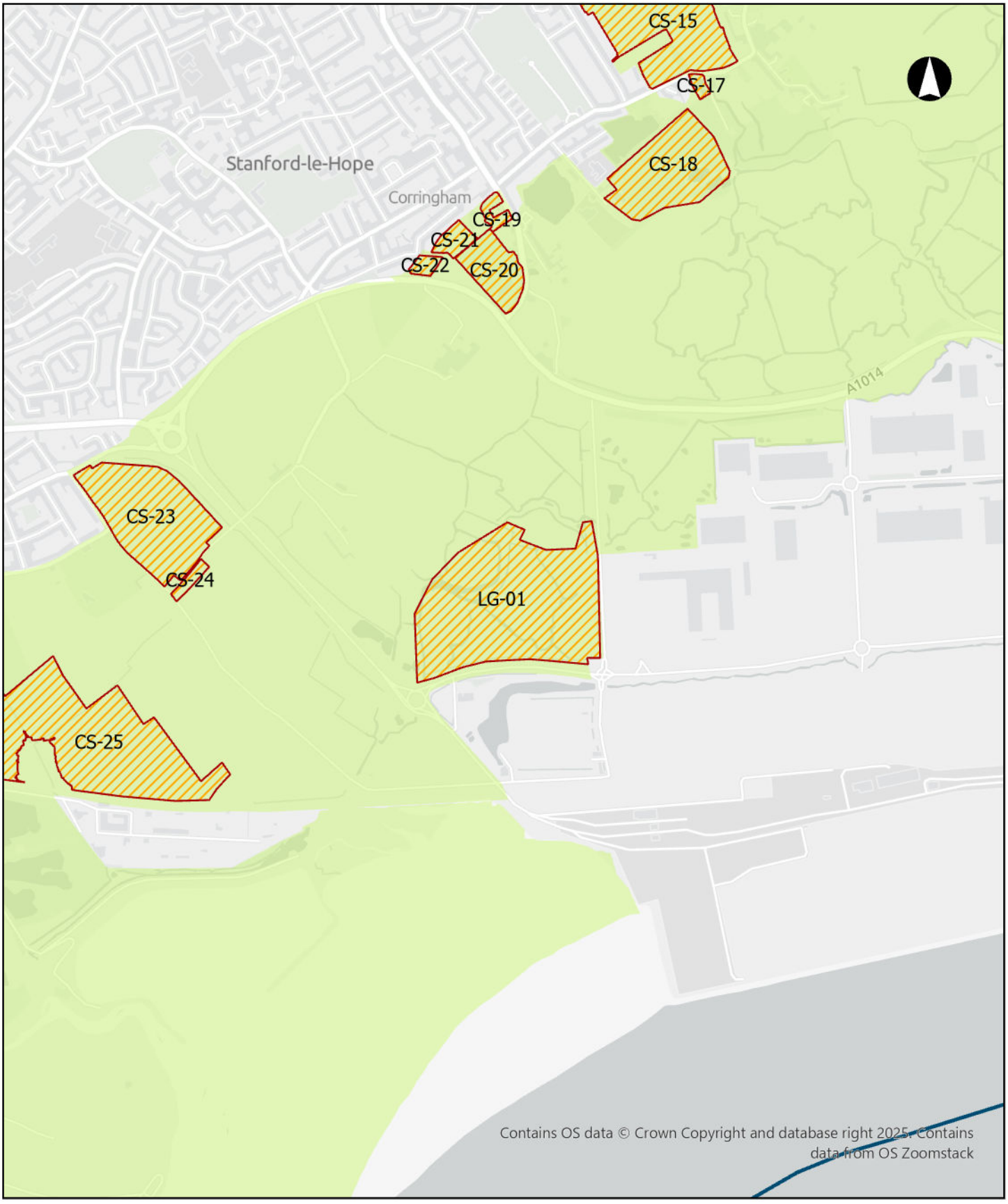
Provisional Grey Belt

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.4.8 Pro formas - London Gateway



Figure

Map of sub-areas near London Gateway

Sub-area for assessment

Local Authority Boundaries

Thurrock Green Belt

Sub-area (SA) **LG-01** Location North-west of London Gateway Area (ha) 22.32



Boundaries

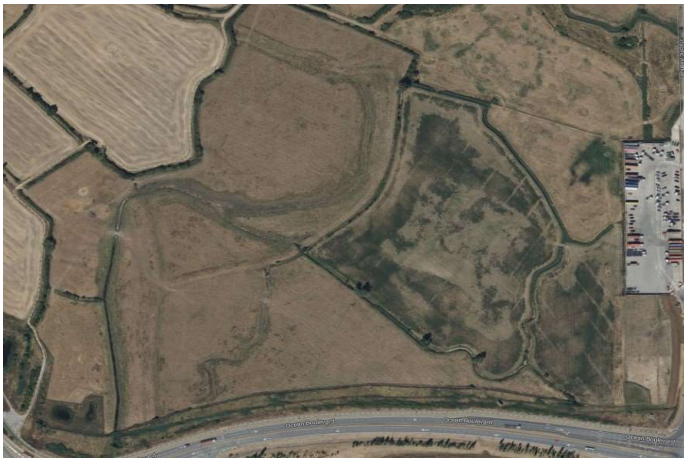
The sub-area is bounded by no clear feature to the north and west and cuts across several open fields. The sub-area is bounded by Pacific Avenue to the east and by Ocean Boulevard to the south. Inner boundary: east and south. Outer boundary: north and west.



Looking north from the south boundary of the sub-area across an open field.



Looking north from the south boundary of the sub-area 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)

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	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 located at the edge of the large built-up area of Coryton/London Gateway. The sub-area is partially connected to London Gateway, at its south-east boundaries. There are some urbanising influences to the south-east in the form of Ocean Boulevard and the edge of London Gateway built form. Ocean Boulevard to the south and west and The Manorway to the north are prominent physical features in reasonable proximity to the outer edge of the sub-area which are likely to prevent a disproportionate or incongruous pattern of development. The edge of the existing settlement also comprises prominent physical features likely to prevent outward and irregular sprawl with Pacific Ave to the east. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.

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 is not located within a gap between 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	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Temporary structures consist of several logistics buildings. The rest of the sub-area consists of open fields with some streams and dispersed trees. The sub-area topography is predominantly flat and at a Slightly lower elevation than surrounding land to the north and west, thereby limiting views in those directions. There are strong urbanising influences, with the edge of London Gateway built form to the south and east with several large rigs visible in the River Thames. 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-are performs weakly against purposes (a) and (c) and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 037	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b) and plays a lesser role against purposes (a) and (c) compared to the strategic land parcel. This is because the sub-area shares a border with the port/industrial development of London Gateway, and therefore is impacted by urbanising influences more than the Stage 1 parcel. It plays a weaker role for purpose (a) due to the sub-area comprising a smaller area than the larger Stage 1 parcel. The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north and west. As London Gateway is not considered a town for the purposes of this Stage 2, LG-01 serves no purpose in preventing merging of towns. Furthermore, the sub-area is partially enclosed, meaning its removal would be consistent with the current pattern of development.

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 readily recognisable and likely to be permanent. The outer boundary neither readily recognisable nor likely to be 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.

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.

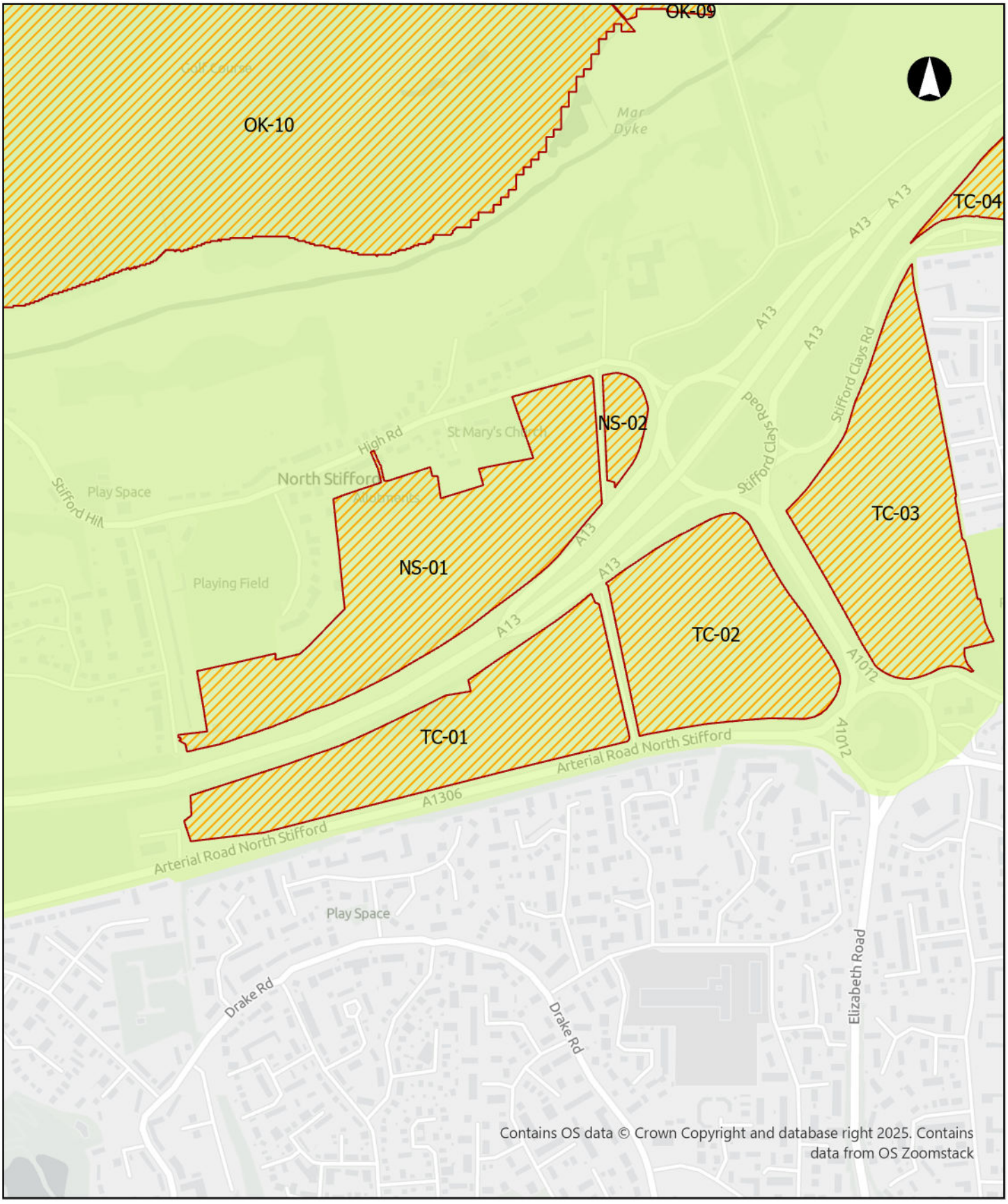
Provisional Grey Belt

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?

Yes - Flood Zone 3B

A.4.9 Pro formas - North Stifford



Figure

Metres
0 112.5 225 450

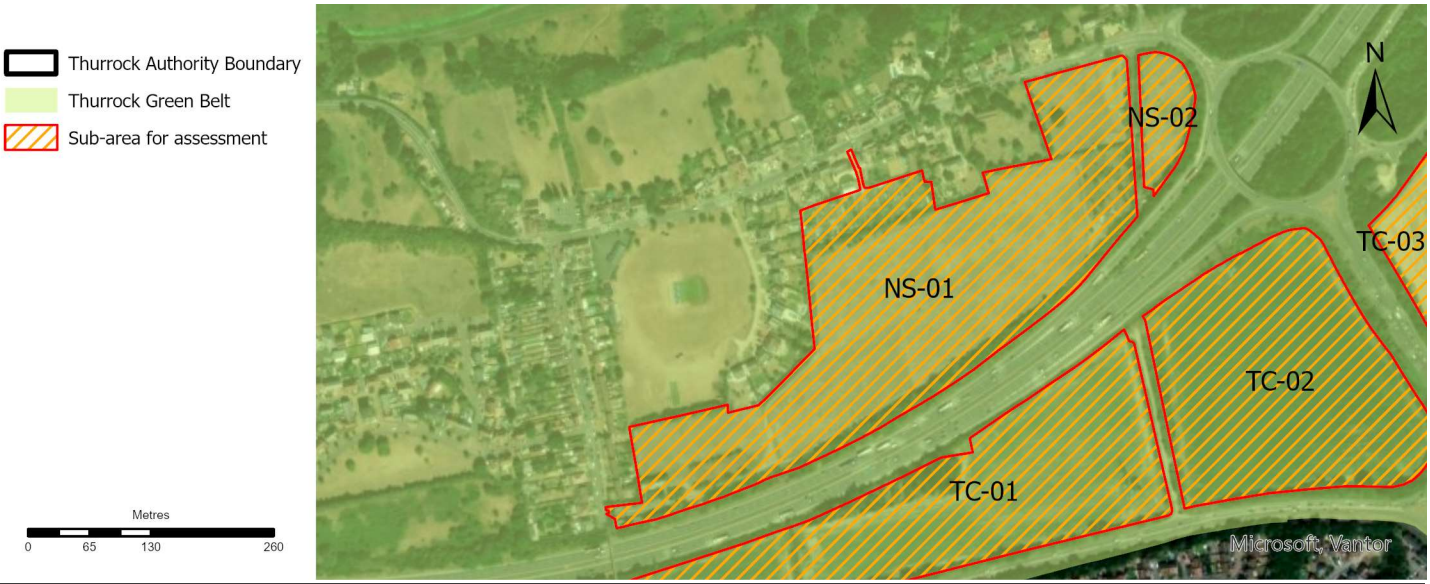
Map of sub-areas near North Stifford

Sub-area for assessment

Local Authority Boundaries

Thurrock Green Belt

Sub-area (SA) **NS-01** Location South of North Stifford Area (ha) 9.53



Boundaries

The sub-area is bounded to the north by the edge of North Stifford built form/back of residential properties, to the east by Cuckoo Lane, by the A13 Road and a mature treeline to the south and the backs of residential properties to the west. Inner boundary: none. Outer boundaries: north, east, south and west.



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



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



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



Looking south-west from the centre of the sub-area onto a grazing 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).

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 South Ockendon and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and 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.

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 small structures/buildings associated with the allotments to the north of the sub-area. The rest of the sub-area consists of an open agricultural field and dispersed treelines around the boundary. The sub-area topography is predominantly flat, although long distance views are limited due to the edge of built form the north and west, and the A13 Road to the south, as well as vegetation around the boundary. There are urbanising influences, with the edge of Thurrock Core built form to the south, and views of power pylons to the south-east and south-west of the sub-area. Overall, the sub-area has a moderately rural character.

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 017	Purpose A	Purpose B	Purpose C
	3 (Moderate)	3 (Major)	4 (maj_mod)

Assessment of wider impact	At a more granular level, the sub-area performs a weaker role against purpose (a), (b) and (c). The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas or settlements. The sub-area plays a less important role against purpose (b) due to the sub-area being smaller than the Stage 1 parcel, thus comprising a smaller part of the gap between towns. The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area adjoins NS-02 to the east across Cuckoo Lane, and TC-01 to the south across the A13 Road, as well as the wider Green Belt to the north and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, and also erode the perceived gap between Thurrock Core and South Ockendon. It would also constitute the irregular sprawl of North Stifford. The removal of the sub-area in combination with NS-01 would bring new urbanising influences to the Green Belt, although washed over development in North Stifford and the A13 Road to the south would effectively contain development, meaning the impact on the wider Green Belt's openness would be limited. The removal in combination with TC-01 and TC-02 would result in development straddling a major boundary feature and would produce an irregular boundary to the Green Belt, undermining its overall integrity and also perceptually merge Thurrock Core with washed over development in North Stifford, impacting the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment. In combination with a wider cluster of sub-areas (TC-01, TC-02, TC-03, NS-01 and NS-02), the removal of the sub-area would result in an encroachment of development into the countryside, as well as perceptually connecting North Stifford with Thurrock Core. New urbanising influences resulting from the removal of the cluster would also have an increased impact on the Green Belt to the north and west, although to the north, the presence of washed over development in North Stifford may limit impacts 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 or in combination with NS-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	There are no inner boundaries. The outer boundaries are predominantly readily recognisable and likely to be permanent. If the sub-area were to be released, the new inner Green Belt boundary would meet the NPPF definition and would not 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 or in combination.

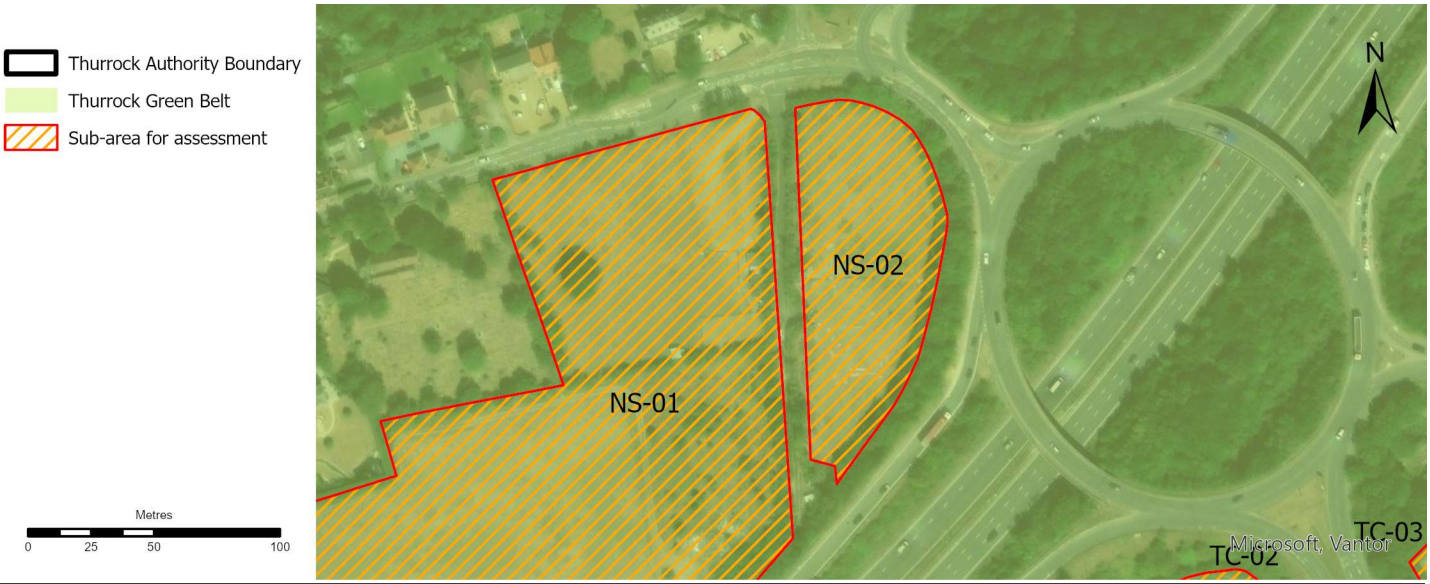
Provisional Grey Belt

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) **NS-02** Location South-east of North Stifford Area (ha) 0.65



Boundaries

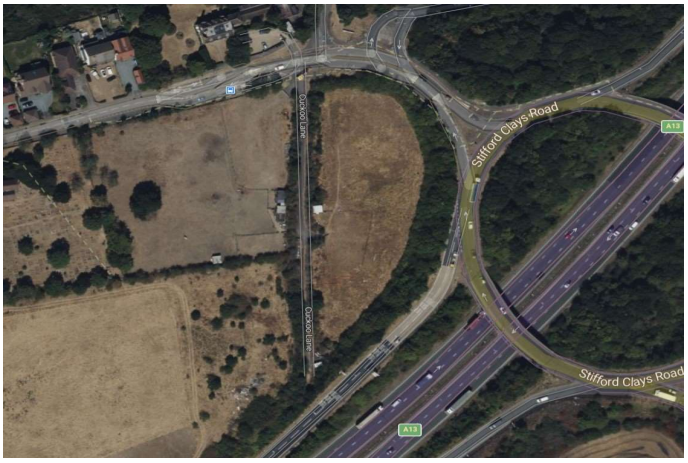
The sub-area is bounded to the north-east by High Road, the south-east by the A13 Road and by Cuckoo Lane to the west. Inner boundaries: none. Outer boundaries: north, east, south and west.



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



Looking east from the west 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	3	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	The sub-area forms part of the gap between South Ockendon and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury, contributing to the overall openness and scale of the gap. The presence of the A13 Road to the south additionally 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.

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 and dispersed treelines around the boundary. The sub-area topography is predominantly flat, although long distance views are limited due to built form to the north and the A13 Road to the south, as well as vegetation around the boundary. There are urbanising influences, with views of power pylons to the south-east and south-west of the sub-area and the proximity to the A13 Road and interchange to the south-east. Overall, the sub-area has a moderately rural character.

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 017	Purpose A	Purpose B	Purpose C
	3 (Moderate)	3 (Major)	4 (maj_mod)

Assessment of wider impact	At a more granular level, the sub-area performs a weaker role against purpose (a), (b) and (c). The sub-area performs a less important role against purpose (a) due to not abutting any large built-up areas or settlements. The sub-area plays a less important role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel, thus comprising a smaller part of the gap between towns. The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area adjoins NS-01 to the west across Cuckoo Lane, and TC-01 and TC-02 to the south across the A13 Road, as well as the wider Green Belt to the north. The removal of the sub-area in isolation would create a 'hole' in the Green Belt, and also erode the perceived gap between Thurrock Core and South Ockendon. It would also constitute the irregular sprawl of North Stifford. The removal of the sub-area in combination with NS-01 would bring new urbanising influences to the Green Belt, although washed over development in North Stifford and the A13 Road to the south and east would effectively contain development, meaning the impact on the wider Green Belt's openness would be limited. The removal in combination with TC-01 and TC-02 would result in development straddling a major boundary feature and would produce an irregular boundary to the Green Belt, undermining its overall integrity and also perceptually merge Thurrock Core with washed over development in North Stifford, impacting the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment. In combination with a wider cluster of sub-areas (TC-01, TC-02, TC-03, NS-01 and NS-02), the removal of the sub-area would result in an encroachment of development into the countryside, as well as perceptually connecting North Stifford with Thurrock Core. New urbanising influences resulting from the removal of the cluster would also have an increased impact on the Green Belt to the north and west, although to the north, the presence of washed over development in North Stifford may limit impacts 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 or in combination with NS-01 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 readily recognisable and likely to be permanent. If the sub-area were to be released, the new inner Green Belt boundary would meet the NPPF definition and would not 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 or in combination.

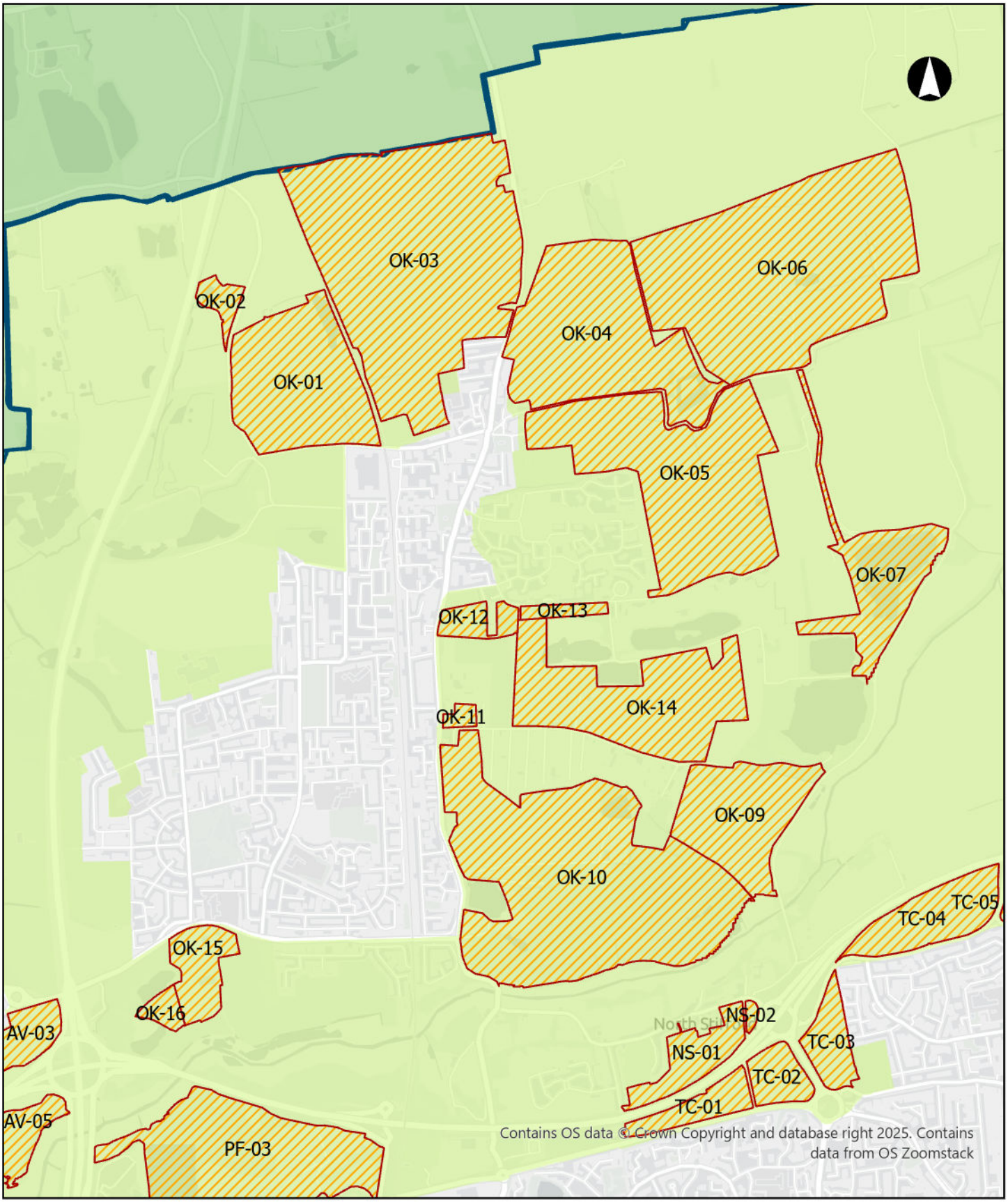
Provisional Grey Belt

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.4.10 Pro formas - South Ockendon



Figure

Map of sub-areas near South Ockendon

Sub-area for assessment

Local Authority Boundaries

Thurrock Green Belt

Sub-area (SA) **OK-01** Location North of South Ockendon Area (ha) 35.13



Boundaries

The sub-area is bounded to the north by a private unclassified road, a field and part of a field boundary/hedgerow/treeline, by a railway line and mature treeline to the east, West Road and a mature hedgerow to the south, and Dennis Road and a hedgerow/mature treeline to the west. Inner boundaries: South. Outer boundaries: North, east and west.



Looking east from the west boundary across an open field with a fenceline and a tree obscuring the view.



Looking south-east across an open field with a fenceline and tree obscuring the view.



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	3	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 located at the edge of the large built-up area of South Ockendon. The sub-area is partially connected to South Ockendon, at its south-east boundary. There are some urbanising influences to the south-east in the form of West Road/Dennis Road and the edge of South Ockendon built form. The London Orbital Motorway, Dennis Road to the north-west and the railway line to the east are prominent physical features in reasonable proximity to the outer edge of the sub-area which are likely to prevent a disproportionate or incongruous pattern of development. However, the edge of the existing settlement does not comprise prominent physical features likely to prevent sprawl. The sub-area plays a moderate role in preventing the outward, irregular sprawl of a large built-up area.

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 South Ockendon and Upminster, merged with Hornchurch, Romford and Rainham. The presence of the M25 and Dennis Road to the north-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.

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 open agricultural fields, and a small lake/body of water surrounded by vegetation in the north-east corner. The sub-areas topography is generally flat, with urbanising influences to the south with the edge of South Ockendon built form adjoining the south boundary along the west corner. 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), moderately against purpose (a) and weakly against purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 016	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area plays a weaker role against purpose (c) and plays a stronger role against purpose (a) and (b). The sub-area performs more weakly against purpose (c) due to urbanising influences along the south boundary. The sub-area performs more strongly against purpose (a) as South Ockendon is now defined as a large built up area as part of Stage 2, while it wasn't at Stage 1. The sub-area performs more strongly against purpose (b) due to its relatively large size in relation to the gap between the town and Thurrock Core. The sub-area adjoins OK-02 to the north-west, OK-03 to the east across a railway line and the wider Green Belt to the south and north. The removal of the sub-area would represent a significant sprawl of development from the south Ockendon into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness. The removal of the sub-area in combination with OK-01 or OK-03 would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its 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 (OK-02, OK-01, OK-03), the removal of the sub-area would represent a significant encroachment of development into the countryside and would significantly impact the openness 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	The inner boundaries are predominantly 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. 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.

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.

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) **OK-02** Location North-west of South Ockendon Area (ha) 3.09



Boundaries

The sub-area is bounded to the north by a hedgerow/treeline to the north, by Dennis road and a treeline to the east, by an unclassified private road to the south-west and the London Orbital Motorway to the west. Inner boundaries: none. Outer boundaries: North, east, south and west.



Looking north from the south-west boundary onto a grass lawn with a fence and power post in the foreground and mature trees in the background.



Looking north-east from the south-west boundary onto an overgrown field with construction fencing and mature trees.



Looking north from the south-west boundary across Dennises Lane at a mature treeline/hedgerow.



Looking north-east from the south-west across Dennises Lane onto a formed driveway, brick fence and gate with houses in the background.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	1	1	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 perceptually at the edge of South Ockendon due to the visual links to development towards the south-east. The sub-area contains existing development consisting of terraced and detached houses, and ancillary structures such as garages. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large-built up area.

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 South Ockendon and Upminster, merged with Hornchurch, Romford and Rainham. The presence of the M25 to the north-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.

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 5% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form is concentrated in the centre of the sub-area and consists of several residential properties and minor outbuildings. The rest of the sub-area consists of areas of managed garden and areas of scrub. The built form and managed landscape within the sub-area contributes to a more urban character. There are urbanising influences resulting from built development to the west and the London Orbital Motorway. 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 (a), (b) and (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 018	Purpose A	Purpose B	Purpose C
	0 (none)	3 (Major_none)	4 (Moderate)

Assessment of wider impact	At a more granular level, the sub-area performs a weaker role against purpose (b) and (c) and a slightly stronger role in regards to purpose (a). The sub-area plays a less important role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel, thus comprising a much smaller part of the gap between South Ockendon and any other town. The sub-area performs a less important role against purpose (c) due to its significant built form coverage, making it an anomaly within the Green Belt. The sub-area plays a more important role for purpose (a) due to differences in the large built up areas between Stage 1 and Stage 2. The sub-area adjoins OK-01 to the south-east, and the wider Green Belt to the north, south and west. The removal of the sub-area would create a hole in the Green Belt, although 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 the sub-area in combination with OK-01 would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its 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 (OK-02, OK-01, OK-03), the removal of the sub-area would represent a significant encroachment of development into the countryside and would significantly impact the openness 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 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.

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.

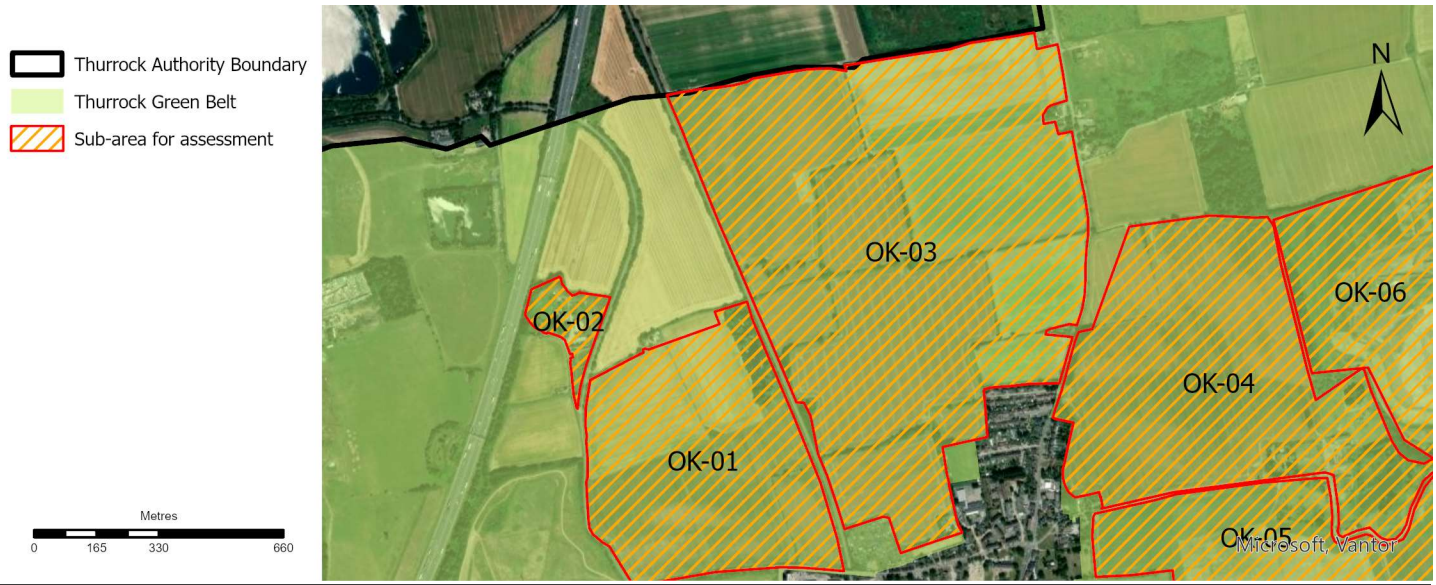
Provisional Grey Belt

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) **OK-03** Location North of South Ockendon Area (ha) 94.15



Boundaries

The sub-area is bounded to the West by a railroad line, to the north by a field boundary, to the west by a field boundary and to the south by the edge of South Ockendon built form. Inner boundaries: South-east. Outer boundaries: North-east and west.



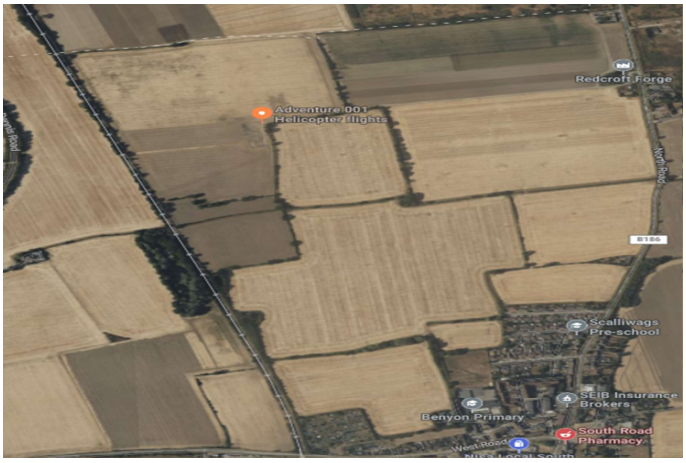
Looking west from the east boundary, through a dispersed treeline onto an agricultural field.



Looking west from the east boundary onto an agricultural field with mature trees in the distance.



Looking west from the south-east boundary 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	4	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 located at the edge of the large built-up area of South Ockendon. The sub-area is partially connected to South Ockendon, at its south-east boundary. There are some urbanising influences to the south-east with the edge of South Ockendon built form. The railway line to the west and North Road are prominent physical features in reasonable proximity to the outer edge of the sub-area which are likely to prevent a disproportionate or incongruous pattern of development, although there is no prominent physical feature to the north to prevent a disproportionate or incongruous pattern of development in this direction. The edge of the existing settlement does not comprise prominent physical features likely to prevent sprawl either. The sub-area plays a strong role in preventing the outward, irregular sprawl of a large built-up area.

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 South Ockendon and Upminster, merged with Hornchurch, Romford and Rainham. The presence of the M25 and Dennis Road to the north-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.

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). There were minor urbanising influences from the London Orbital Motorway (M25) in the north-west corner due to a sparse treeline along the north boundary. All boundaries include mature hedgerows and treelines, and a train line along the west boundary. There were no urbanising influences to the wider Green Belt as a result. 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 (a) and (c) and weakly against purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 016	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area plays a stronger role against purpose (a) and (b) and a weaker role against purpose (c). The sub-area performs more strongly against purpose (a) as South Ockendon is now defined as a large built up area as part of Stage 2, while it wasn't at Stage 1. It plays a more important role against purpose (b) due to the large size of the sub-area and the consideration on neighbouring towns within the wider Green Belt. The sub-area performs more weakly against purpose (c) due to urbanising influences to the south of the sub-area. The sub-area adjoins OK-01 to the west, OK-04 to the south-east and the wider Green Belt to the north. The removal of the sub-area would represent a significant sprawl of development from the south Ockendon into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness. The removal of the sub-area in combination with OK-02 or OK-04 would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its 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 (OK-02, OK-01, OK-03), the removal of the sub-area would represent a significant encroachment of development into the countryside and would significantly impact the openness 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	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. 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.

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.

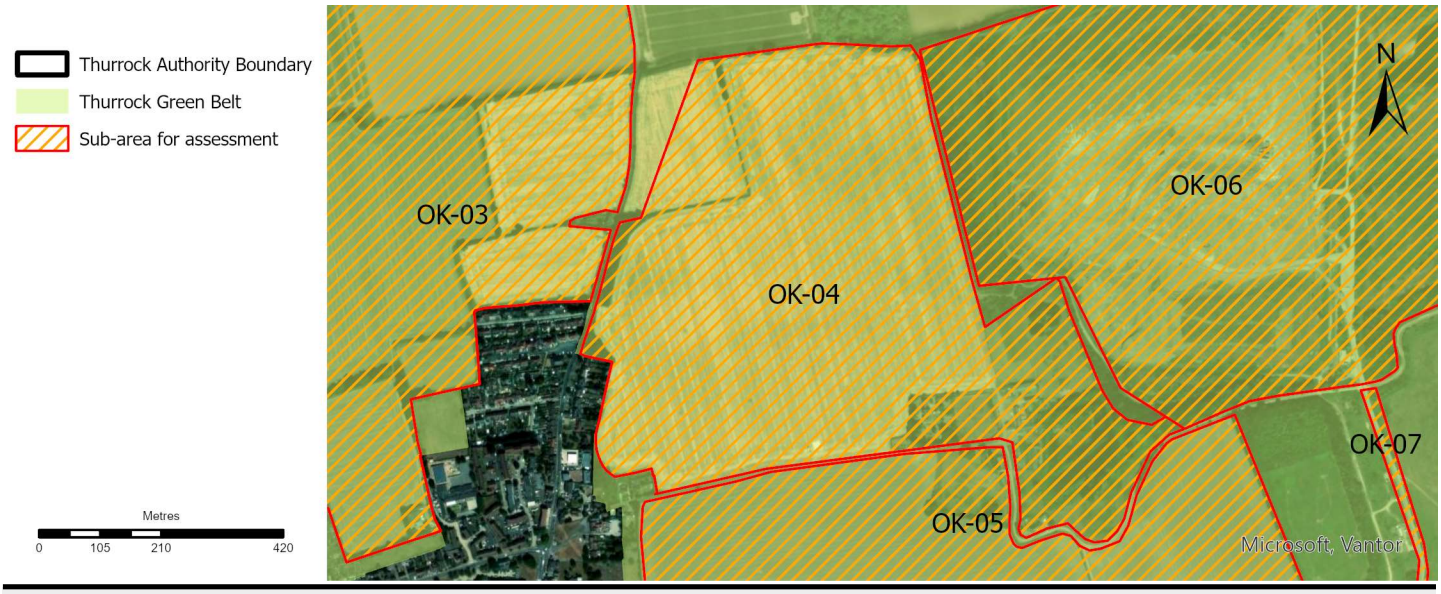
Provisional Grey Belt

No – The parcel scores strongly against one or more of purposes (a), (b) and (d) and therefore has not been considered as potential for grey belt for the purposes of this Stage 2 Green Belt Assessment.

Footnote 7 Constraints applicable?

No

Sub-area (SA) **OK-04** Location North-east of South Ockendon Area (ha) 48.76



Boundaries

The sub-area is bounded to the north by a hedgerow/mature treeline, to the east by an unclassified private road and edge of woodland/a mature treeline, to the south by an unclassified private road and Hall Lane, and by the regular backs of residential properties along North Road and North Road to the west. Inner boundaries: south-west. Outer boundaries: north, east and south.



Looking north from the south boundary onto a dirt access road, grass verge and farm buildings.



Looking north-east from the south boundary across an open agricultural field with mature trees in the distance.



Looking west from the south boundary across an open agricultural field with the edge of South Ockendon built form in the distance and mature vegetation.



Looking west from the south-east boundary across an open field with some overgrown grasses, large trees and farm buildings/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	4	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 located at the edge of the large built-up area of South Ockendon. The sub-area is partially connected to South Ockendon, at its south-west boundary. The sub-area is free of existing development, and there are only minor urbanising influences from the south-west onto the sub-area from existing development. There are no prominent physical features in reasonable proximity to the outer edge of the sub-area, nor along the edge of the existing settlement which are likely to prevent outward and irregular sprawl. The sub-area plays a strong role in preventing the outward, irregular sprawl of a large built-up area.

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 South Ockendon and any neighbouring settlements to the north-east, 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). Built form comprises residential and farm buildings, located along the south boundary and in the south-east corner. The rest of the sub-area consists of areas of managed garden, a pond/body of water surrounded by vegetation to the south-east, and an open agricultural field. The topography of the parcel is flat, and there are urbanising influences with the edge of South Ockendon built form adjoining the west boundary. 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 (a) and (c) and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 015	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 purpose (b), a weaker role against purpose (c), and a stronger role against purpose (a). The sub-area performs more weakly against purpose (c) due to more development within the sub-area than the strategic parcel. The sub-area performs more strongly against purpose (a) as South Ockendon is now defined as a large built up area as part of Stage 2, while it wasn't at Stage 1. The sub-area adjoins OK-03 to the west across north road, OK-06 to the east, and OK-05 to the south. The sub-area adjoins the wider Green Belt to the north. The removal of the sub-area would represent a significant sprawl of development from the south Ockendon into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness. The removal of the sub-area in combination with OK-03, OK-05 or OK-06 would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its 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 (OK-04, OK-05, OK-06), the removal of the sub-area would represent a significant encroachment of development into the countryside and would significantly impact the openness 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	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. 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.

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.

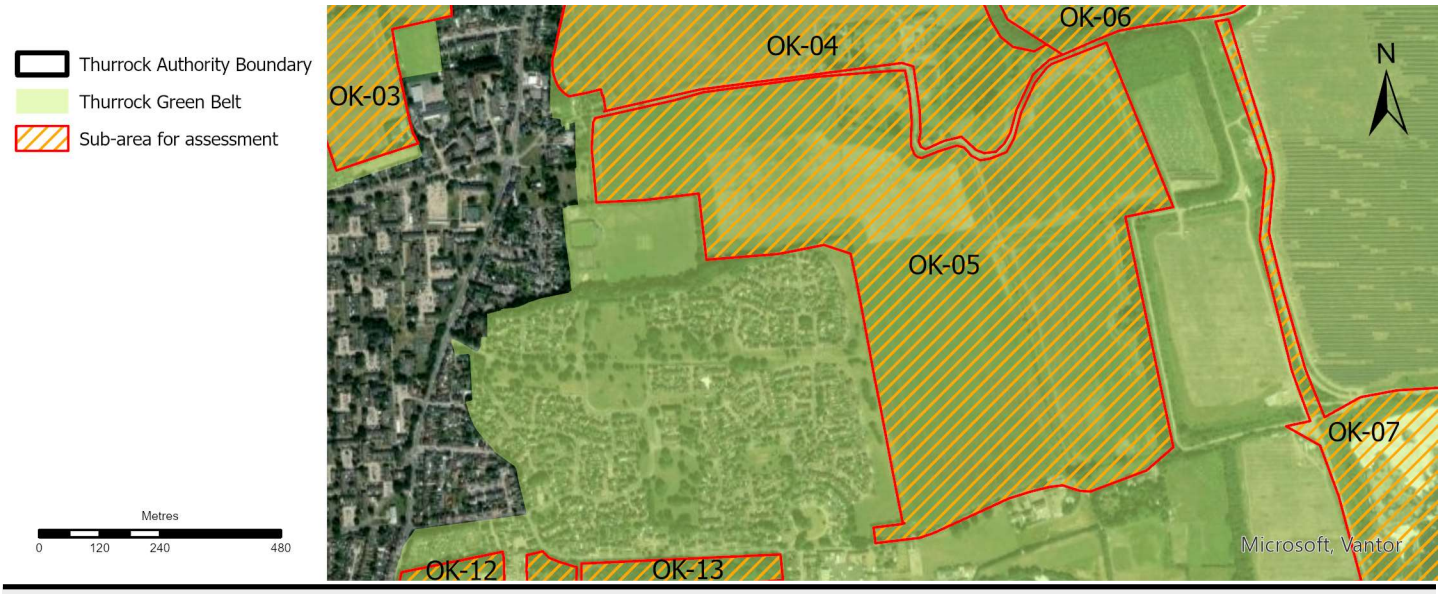
Provisional Grey Belt

No – The parcel scores strongly against one or more of purposes (a), (b) and (d) and therefore has not been considered as potential for grey belt for the purposes of this Stage 2 Green Belt Assessment.

Footnote 7 Constraints applicable?

Yes - Listed Monument

Sub-area (SA) **OK-05** Location East of South Ockendon Area (ha) 58.96



Boundaries

The sub-area is bounded to the north by Hall lane and an unclassified private road, to the east by an unclassified private road and a mature treeline/hedgerow, to the south by Mollands lane and a hedgerow and to the west by a mature treeline/hedgerow. Inner boundaries: west. Outer boundaries: north, east and south.



Looking east from the west boundary across an open agricultural field with trees in the distance



Looking west from the north-east boundary across an open field with a driveway and hedgerow in the foreground and a treeline and the edge of South Ockendon built form in the distance.



Looking south from the north boundary across open agricultural field with the edge of South Ockendon built form in the distance along.



Looking south from the north-corner to the south-west across an open agricultural field with a drainage ditch in the foreground and mature treeline 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	4	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 located at the edge of the large built-up area of South Ockendon. The sub-area is partially connected to South Ockendon, at its north-west boundary. The sub-area is free of existing development. There are some urbanising influences to the west in the form of a large area of washed over residential development sprawling outwards from South Ockendon. There are no prominent physical features in reasonable proximity to the outer edge of the sub-area, nor along the edge of the existing settlement which are likely to prevent outward and irregular sprawl. The sub-area plays a strong role in preventing the outward, irregular sprawl of a large built-up area.

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 South Ockendon and any neighbouring settlements to the north-east, 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). Built form comprises farm buildings in the north-east corner. The rest of the sub-area consists of open agricultural fields, and a small amount of shrubs scattered in the north-east corner. The topography of the parcel is flat, and there are urbanising influences with the edge of South Ockendon built form adjoining the south-west boundary. Overall, the sub-area has 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 (a) and (c), and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 015	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 purpose (b) and (c), and a stronger role against purpose (a). The sub-area performs more strongly against purpose (a) as South Ockendon is now defined as a large built up area as part of Stage 2, while it wasn't at Stage 1. The sub-area adjoins OK-04 and part of OK-06 to the north, and 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 South Ockendon, although the edge of the town is already poorly defined due to washed over residential development to the west of the sub-area, which would be enclosed on three sides if OK-05 was released in isolation, although due to this development it already has an urban character, meaning that the removal of the sub-area would have a limited impact on this area's role in safeguarding the countryside from encroachment. The removal of the sub-area in combination with OK-04, or OK-06 would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its 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 (OK-04, OK-05, OK-06), the removal of the sub-area would represent a significant encroachment of development into the countryside and would significantly impact the openness 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	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.

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.

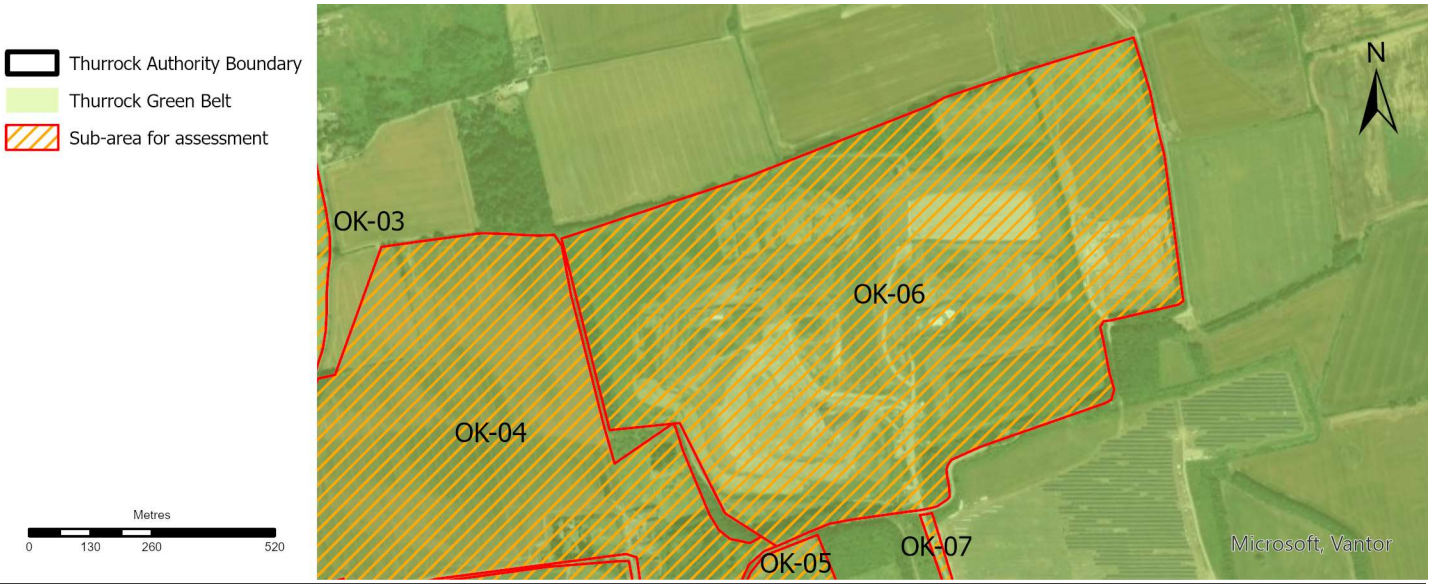
Provisional Grey Belt

No – The parcel scores strongly against one or more of purposes (a), (b) and (d) and therefore has not been considered as potential for grey belt for the purposes of this Stage 2 Green Belt Assessment.

Footnote 7 Constraints applicable?

No

Sub-area (SA) **OK-06** Location North-east of South Ockendon Area (ha) 85.10



Boundaries

The sub-area is bounded to the north by a mature treeline/vegetation, by an unclassified private road and mature treeline to the east, by a mature treeline/vegetation and an unclassified private road to the south and west. Inner boundaries: none. Outer boundaries: north, east, south and west.



Looking north-east from the south boundary onto overgrown vegetation, a sealed access road and private property signs.



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	1	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 perceptually at the edge of South Ockendon due to the visual links to existing development towards the west. The sub-area contains limited existing development including a substation and solar panels. While there are no strong boundary features likely to contain development in proximity of the sub-area, due to the fact it does not directly adjoin the large built up area and already contains some existing development, the sub-area plays a weak role in preventing the outward, irregular sprawl of a large-built up area.

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 South Ockendon and any neighbouring settlements to the north-east, 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 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 a substation and a solar farm in the south-east corner and a small cluster of buildings to the south of the site. The rest of the sub-area consists of open space and hardstanding used for landfill / vehicle movements, open fields, small stands of trees and a couple of small bodies of water. Mature vegetation around the boundaries, as well as a Slightly elevated west boundary limits wider views of the Green Belt. 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 (a) and (c), and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 015	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 purpose (b), more weakly against purpose (c) and more strongly against purpose (a). The sub-area performs more weakly against purpose (c) due to a less rural character of the sub-area than the strategic parcel. The sub-area performs more strongly against purpose (a) as South Ockendon is now defined as a large built up area as part of Stage 2, while it wasn't at Stage 1. The sub-area adjoins OK-04 to the west, and part of OK-05 and OK-07 to the south, as well as the wider Green Belt to the north, east and south. The removal of the sub-area in isolation would result in a hole in the Green Belt, impacting on the wider Green Belt's sense of openness. It would also bring an increased sense of enclosure for OK-04, significantly weakening its role in preventing sprawl. The removal of the sub-area in combination with OK-04, OK-05 or OK-07 would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its 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 (OK-04, OK-05, OK-06), the removal of the sub-area would represent a significant encroachment of development into the countryside and would significantly impact the openness 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 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. 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.

Categorisation & Recommendation	
Sub-area category & recommendation	The sub-area performs weakly against the NPPF purposes but makes an important contribution to the wider Green Belt. Not recommended for further consideration.

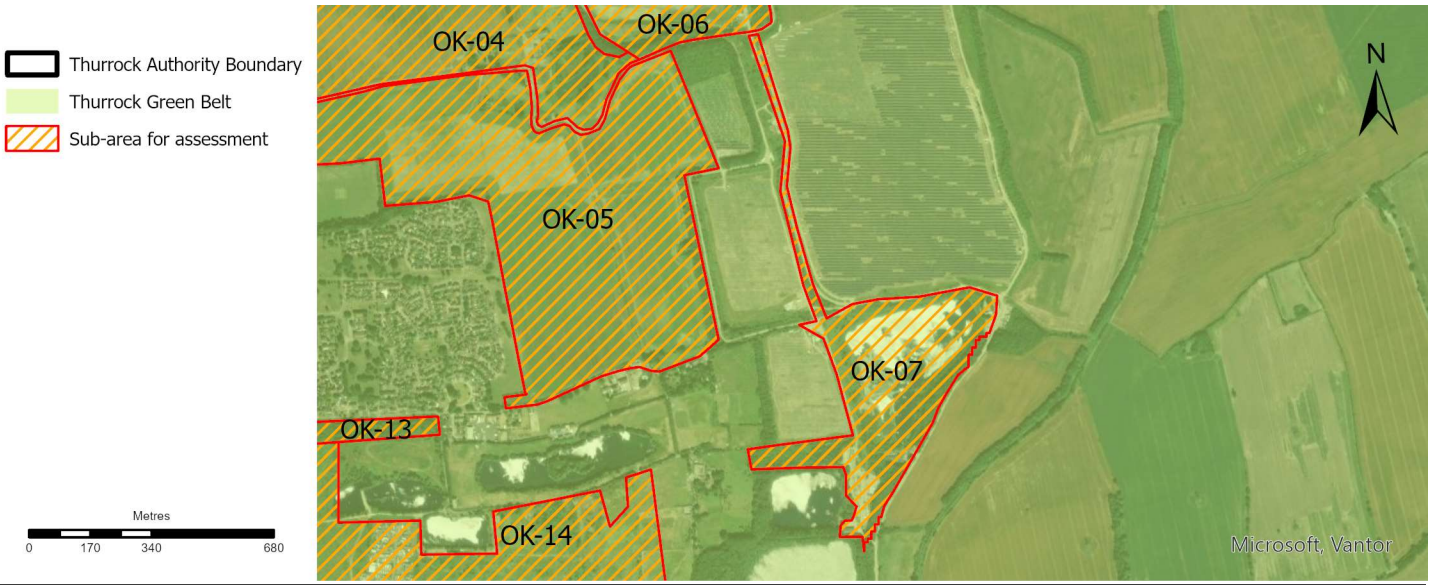
Provisional Grey Belt

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) **OK-07** Location East of South Ockendon Area (ha) 21.46



Boundaries

The sub-area is bounded to the north and north-east by an unclassified private road, by Medebridge Road and mature vegetation/treeline to the south-east, by mature vegetation/woodland and a field boundary to the west. The south-east boundary was partially modified by Flood Zone 3b. Inner boundaries: none. Outer boundaries: north, east, south-east and west.



Looking south from the north most boundary onto an access road, overgrown vegetation and industrial 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	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 the scale of the gap between South Ockendon and any neighbouring settlements to the north-east, 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 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 comprises ancillary farm/industrial buildings close to the south-east boundary. The rest of the sub-area consists of hardstanding a lake/large body of water covering the Majority of the area, pockets of shrubs and trees, and areas of hardstand surfaces. Overall, the parcel has a moderately rural character.

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 014 and 015	Purpose A	Purpose B	Purpose C
	0 (none / none) (sub-area overlaps two Stage 1 parcels)	0 (none / none) (sub-area overlaps two Stage 1 parcels)	5 (Fundamental / maj_mod) (sub-area overlaps two Stage 1 parcels)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a) and (b), and a weaker role against purpose (c). The sub-area performs more weakly against purpose (c) as the majority of the sub-area contains a lake/body of water and is therefore less rural and open in character than the strategic parcel. The sub-area adjoins OK-06 to the north and the wider Green Belt to the east, south and west. The removal of the sub-area in isolation would result in a hole in the Green Belt, impacting on the wider Green Belt's sense of openness. The removal of the sub-area in combination with OK-06 would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its 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 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.

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.

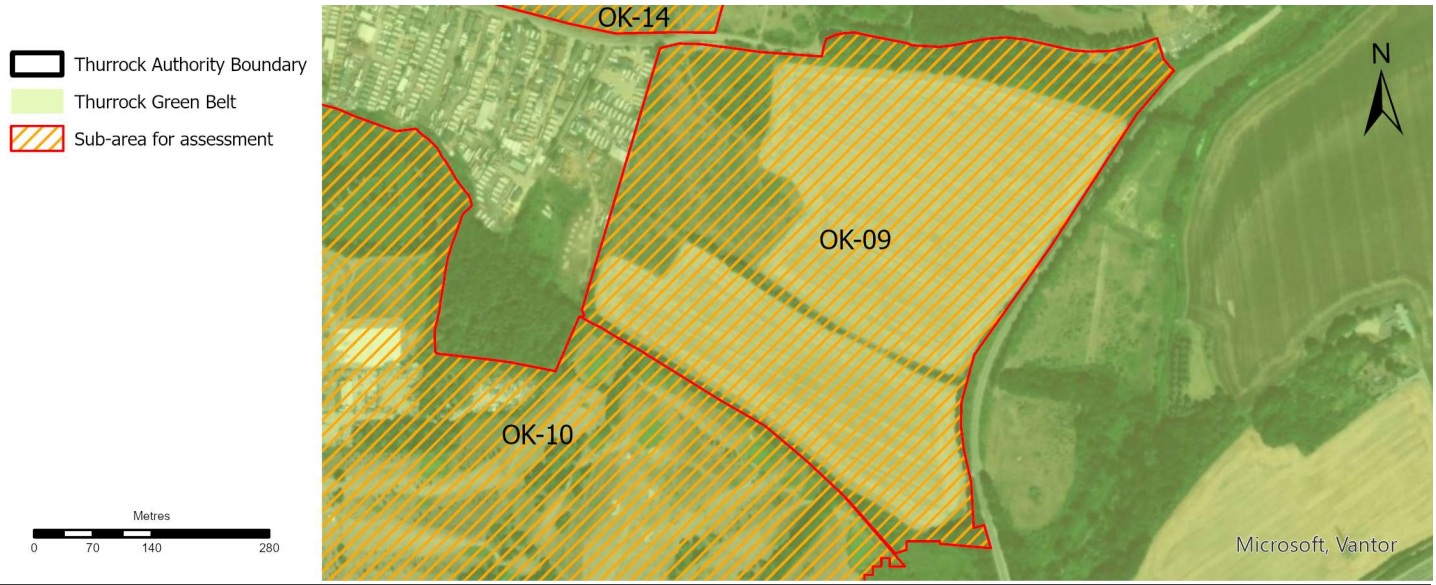
Provisional Grey Belt

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) **OK-09** Location East of South Ockendon Area (ha) 25.17



Boundaries

The sub-area is bounded to the north by Buckles Lane, by Medebridge Road to the east, by a mature treeline/vegetation to the south and the irregular backs of residential properties and a field to the west. The south boundary was partially modified by Flood Zone 3b. Inner boundaries: none Outer: North, east, south and west.



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



Looking south-east from the north-west corner onto a farm building, powerline and overgrown vegetation alongside a dirt walking track.



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	1	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 located perceptually at the edge of South Ockendon due to the visual links to development towards the south and west. The sub-area contains no development, only open agricultural fields and pockets of mature vegetation. Medebridge Road to the east and Buckles Lane to the north are readily recognisable and likely to be permanent boundary features that would restrict sprawl in these directions. There is no boundary feature to the south or west likely to prevent sprawl, although there is a large traveller site to the west so this area is already adjoined by some development. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large-built up area.

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 South Ockendon and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The presence of the 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.

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). The sub-area consists of open agricultural fields and pockets of mature vegetation and trees to the north and south of the parcel. There are urbanising influences with a large travellers site to the west. 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 weakly against purpose (a) and (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 017 and 015	Purpose A	Purpose B	Purpose C
	3 (Moderate / none) (sub-area overlaps two Stage 1 parcels)	3 (Major / none) (sub-area overlaps two Stage 1 parcels)	4 (maj_mod / maj_mod) (sub-area overlaps two Stage 1 parcels)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c) and more weakly against purpose (a) and (b). The sub-area performs more weakly against purpose (a) as it does not adjoin the built-up area (is only perceptually linked) while the Stage 1 parcel does. It performs a less important role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel, thus comprising a much smaller part of the gap between South Ockendon and any other town. The sub-area adjoins a small part of OK-14 across Buckles Lane to the north, and OK-10 to the south-east. The sub-area adjoins the wider Green Belt to the north and east. The removal of the sub-area in isolation would result in a hole in the Green Belt, although the edge of the town is already poorly defined due to washed over residential development to the west of the sub-area, which would be enclosed if OK-09 was released in isolation, although due to this development it already has an urban character, meaning that the removal of the sub-area would have a limited impact on this area's role in safeguarding the countryside from encroachment. The removal of the sub-area in combination with OK-10 would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its 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 of being readily recognisable and likely to be permanent. The new boundary would require strengthening.

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.

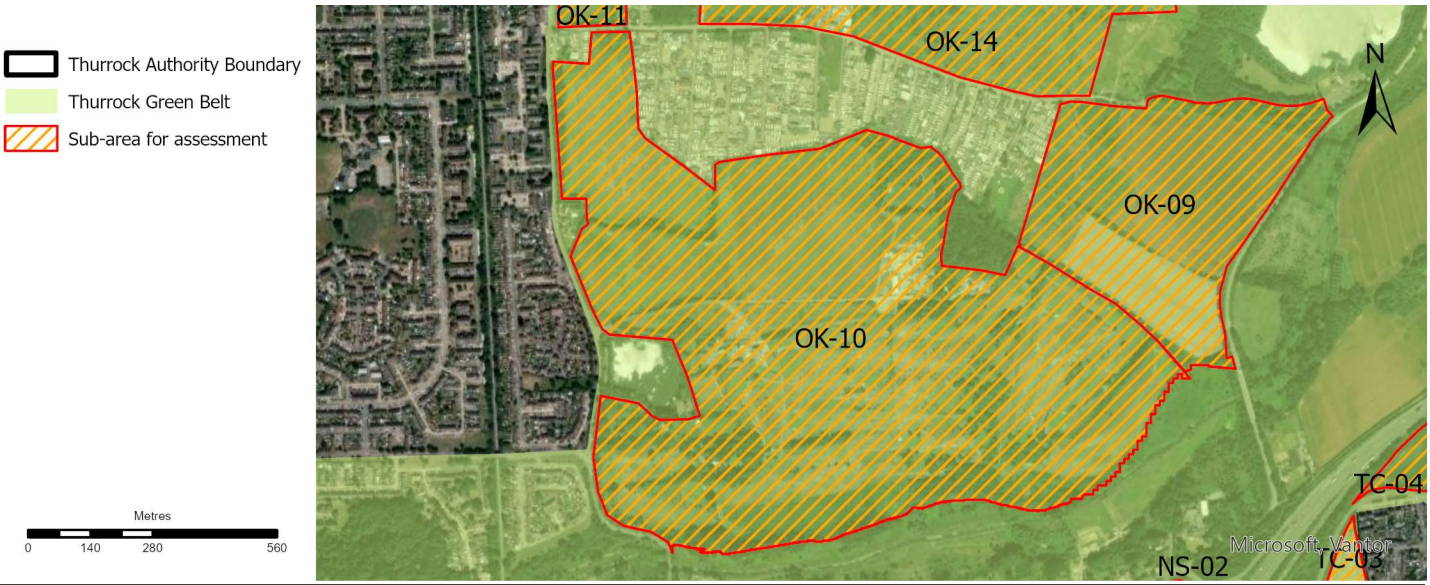
Provisional Grey Belt

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) **OK-10** Location East of South Ockendon Area (ha) 92.88



Boundaries

The sub-area is bounded to the north by Buckles lane, ancient woodland, a mature treeline and the irregular backs of residential properties, by Flood Zone 3b along he Mardyke River to the south, by Stifford Hill Road, South Road, the irregular backs of residential properties, a large body of water and a mature treeline to the west. Inner boundaries: West. Outer boundaries: north, east and south. (the settlement to the north is not part of the town boundary).



Looking south from the north boundary (across Buckles Lane) onto overgrown vegetation, fly tipping waste and metal gate.



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	3	3	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 located at the edge of the large built-up area of South Ockendon. The sub-area is partially connected to South Ockendon, at its west boundary. There are some urbanising influences to the west with the edge of South Ockendon built form and a large travellers site/development adjoining the north boundary. The Mardyke River to the south 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 does also comprises a prominent physical feature which is likely to prevent sprawl (South Road). The sub-area plays a moderate role in preventing the outward, irregular sprawl of a large built-up area.

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 between South Ockendon and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury, contributing to the overall openness and scale of the gap. The presence of the A13 Road to the south additionally 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.

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). Built form comprises golf club buildings and industrial buildings. The percentage is relatively low due to the large scale of the sub-area. The rest of the sub-area consists of managed grounds/golf course, open fields, pockets of dense vegetation, a pond/body of water and hardstand in the north-east corner associated with industrial land uses on site. There are urbanising influences from the buildings on site and the edge of South Ockendon built form adjoining the west and north boundaries. Overall, the sub-area has a moderately rural character.

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 017	Purpose A	Purpose B	Purpose C
	3 (Moderate)	3 (Major)	4 (maj_mod)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a) and (b) and slightly more weakly than purpose (c). The sub-area adjoins OK-09 to the north-east and the wider Green Belt to the south. The removal of the sub-area would represent a significant sprawl of development from the south Ockendon into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness. Although due to existing development within the Green Belt to the north, perceptual impacts of development on the wider Green Belt would be limited in this direction. The removal of the sub-area in combination with OK-09 would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its 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	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.

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.

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) **OK-11** Location East of South Ockendon Area (ha) 1.33



Boundaries

The sub-area is bounded to the north by the irregular back of residential properties and an open field, by the irregular backs of residential properties and a treeline to the east, by Buckles lane and a mature treeline to the south and South Road to the east. Inner boundaries: west. Outer boundaries: north, east and south.



Looking north-east along Buckles Lane at the south boundary of the sub-area, which is bounded by a mature treeline/hedgerow.



Looking north-west along Buckles Lane at the south boundary of the sub-area which is bounded by a mature treeline/hedgerow.



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	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 located at the edge of the large built-up area of South Ockendon. The sub-area is partially connected to South Ockendon, at its west boundary. The sub-area is mostly free of existing development, except for a cluster of residential/farm buildings along the east boundary. There are some urbanising influences to the west in the form of the edge of South Ockendon built form and washed over development to the north and east which effectively encloses the sub-area. Buckles Lane to the south 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 and the edge of the existing settlement comprises a prominent physical features likely to prevent sprawl (South Road). The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.

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 South Ockendon and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and 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.

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

Protects the openness of the countryside and is least covered by development	Approximately 3% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form comprises residential and ancillary buildings along the east boundary. The rest of the sub-areas consists of open fields and pockets of vegetation. The sub-area is predominantly flat, and mature vegetation to the south along with development to the east and west limit wider views of the countryside as well as introducing urbanising influences to the sub-area. Overall, the sub-area has a moderately rural character.

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 weakly against purpose (a) and (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 015	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 more weakly against purpose (c), and more strongly against purpose (a) and (b). The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses and existing development on the sub-area. The sub-area performs more strongly against purpose (a) as South Ockendon is now defined as a large built up area as part of Stage 2, while it wasn't at Stage 1. The sub-area plays a less important role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel, thus comprising a much smaller part of the gap between South Ockendon and any other town. The sub-area adjoins OK-10 to the south across Buckles Lane, and the wider Green Belt to the north and east. 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, and is additionally surrounded to the north, south and east by existing development within the Green Belt, which would limit perceptual impacts of development on the wider Green Belt. The removal of the sub-area in combination with OK-10 would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its 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 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 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.

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.

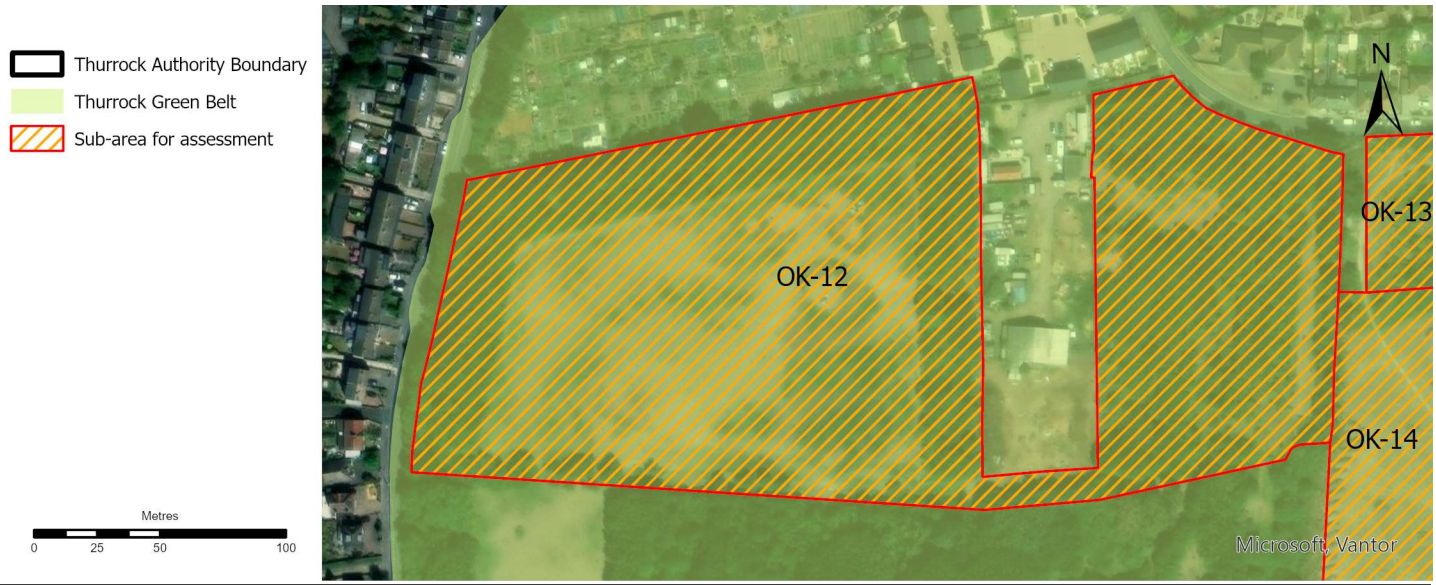
Provisional Grey Belt

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) **OK-12** Location South-east of South Ockendon Area (ha) 4.52



Boundaries

The sub-area is bounded to the north by managed gardens/allotment and woodland, and the irregular sides of a residential/industrial property, by vegetation and a field boundary to the east, mature treeline/vegetation and woodland to the south and by South Road to the west. Inner boundaries: west and north. Outer boundaries: east and south.



Looking east from the west boundary, across the B186 Road at a mature treeline.



Looking north-east from the west boundary, across the B186 Road at a mature treeline.



Looking at the north-west boundary from Mollands Lane, with a private driveway (outside of the sub-area) and a mature treeline and fence bounding the sub-area.



Looking south-west across Mollands Lane at the north boundary, including a mature treeline.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	1	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 partly enclosed by the large built-up area of South Ockendon and adjoins it along its west boundary. The sub-area is free of existing development, although there are some urbanising influences to the north and west with the edge of South Ockendon built form adjoining the west boundary, washed over development to the north and a sliver of development on a separate site cutting through the centre of the sub-area from the north to the south. There are no prominent physical features in reasonable proximity to the outer edge of the sub-area which are likely to prevent the outward and irregular sprawl of South Ockendon, although South Road along the edge of the existing settlement to the west is a prominent physical feature 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.

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 South Ockendon and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and 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.

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). The sub-area consists of open agricultural fields and pockets of mature vegetation around the boundary of the parcel. There are urbanising influences with the edge of South Ockendon built form to the north, north-east and west (and cutting through the centre of the sub-area). Mature vegetation around the boundary in combination with development limits wider views of the countryside. Overall, the sub-area has a moderately rural character.

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 weakly against purposes (a) and (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 015	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 more weakly against purpose (c), and more strongly against purpose (a) and (b). The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses and dense vegetation cover limiting openness. The sub-area performs more strongly against purpose (a) as South Ockendon is now defined as a large built up area as part of Stage 2, while it wasn't at Stage 1. The sub-area plays a less important role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel, thus comprising a much smaller part of the gap between South Ockendon and any other town. The sub-area adjoins OK-13 and OK-14 to the east, and the wider Green Belt to the north and south. 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, and is additionally surrounded to the north and west by existing development within the Green Belt, which would limit perceptual impacts of development on the wider Green Belt. The removal of the sub-area in combination with OK-13 or OK-14 or as a wider cluster would result in disproportionate and irregular sprawl of the built-up area, although this would be less with Ok-13 due to its smaller size and visual enclosure. In combination with OK-14 I its release would produce a highly irregular boundary to the Green Belt, undermining its overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment. The release of the sub-area in combination with OK-14 would also enclose an area of Green Belt to the south, however, as this area consists of a residential uses and a garden centre (west of OK-14), its use is tied directly to the settlement and it has an urban, managed character in large parts of it, meaning the removal of the sub-areas would have limited impact on this area's role in safeguarding the countryside from encroachment.

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, but not 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.

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.

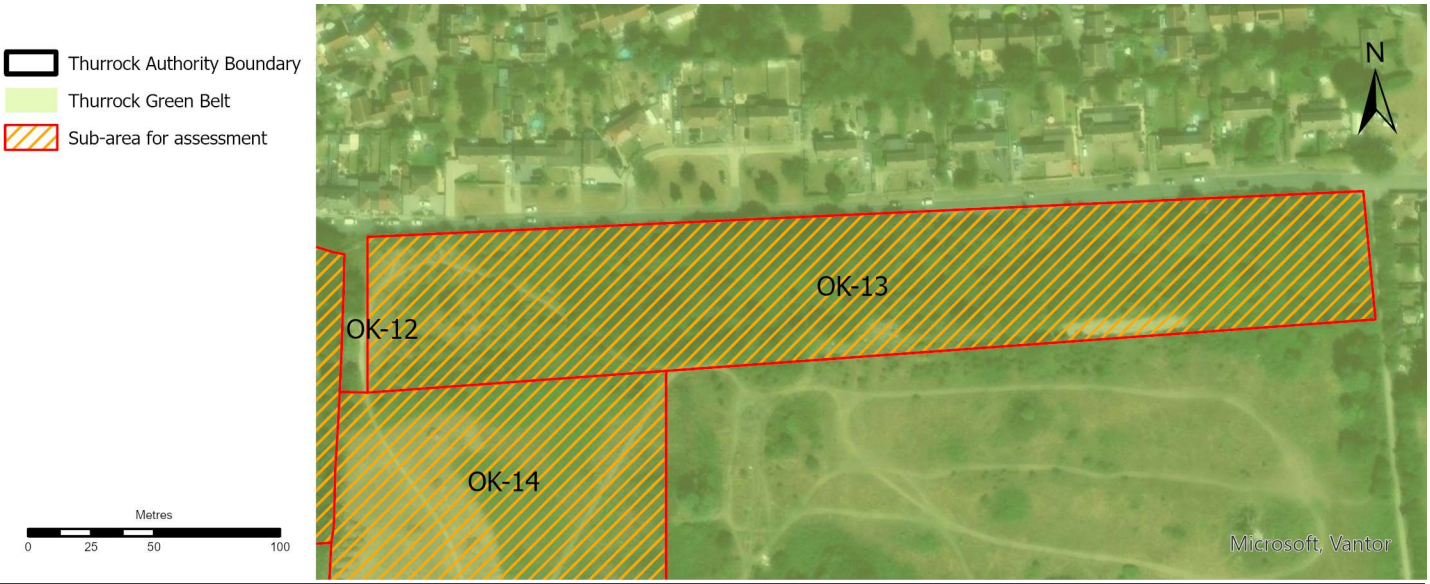
Provisional Grey Belt

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) **OK-13** Location South-east of South Ockendon Area (ha) 2.24



Boundaries

The sub-area is bounded to the north by Mollands Lane, by an unclassified private road to the east, by overgrown vegetation to the south and part of an unclassified private road and overgrown vegetation to the west. Inner boundaries: none (settlement to the north is not part of the settlement boundary -– is washed over development appears to be in the Green Belt). Outer boundaries: north, east, south and west.



Looking south from the north boundary across Mollands Lane onto overgrown hedges and trees.



Looking south-east from the north boundary onto an overgrown field and mature trees/shrubs.



Looking south from the north boundary across Mollands Lane onto overgrown hedges and trees.



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	1	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 perceptually located at the edge of the large built-up area due to the visual links towards development to the north-west. The sub-area is free of existing development. There are no prominent physical features in reasonable proximity to the outer edge of the sub-area, although Mollands Lane adjoins the northern boundary of the sub-area and is a readily recognisable and likely to be permanent boundary feature that would restrict sprawl in this direction (as well as washed over development to the north). The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.

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 between South Ockendon and Upminster, merged with Hornchurch, Romford and Rainham, contributing to the overall openness and scale of the gap. The presence of the M25 to the north-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.

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 (excluding hardstanding and temporary structures). The sub-area consists of overgrown/mature vegetation across it. There are urbanising influences with the edge of South Ockendon built form to the north and east. Mature vegetation around the boundary in combination with development limits wider views of the countryside. Overall, the sub-area has a moderately rural character.

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 weakly against purposes (a) and (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 015	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 more weakly against purpose (c), and more strongly against purpose (a) and (b). The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses and dense vegetation cover limiting openness. The sub-area performs more strongly against purpose (a) as South Ockendon is now defined as a large built up area as part of Stage 2, while it wasn't at Stage 1. The sub-area plays a less important role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel, thus comprising a much smaller part of the gap between South Ockendon and any other town. The sub-area adjoins OK-12 to the west, and OK-14 to the south. The sub-area adjoins the wider Green Belt to the north and east. 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, and is additionally surrounded to the north and east by existing development within the Green Belt, which would limit perceptual impacts of development on the wider Green Belt. The removal of the sub-area in combination with OK-12 or OK-14 or as a wider cluster would result in disproportionate and irregular sprawl of the built-up area, although this would be less with OK-12 due to its smaller size and visual enclosure. In combination with OK-14 its release would produce a highly irregular boundary to the Green Belt, undermining its overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment. The release of the sub-area in combination with OK-14 or OK-12 would also enclose areas of Green Belt to the south or north, however, as this area consists of a residential uses and a garden centre (west of OK-14) and allotments (north of OK-12), its use is tied directly to the settlement and it has an urban, managed character in large parts of it, meaning the removal of the sub-areas would have limited impact on this area's role in safeguarding the countryside from encroachment.

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 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.

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.

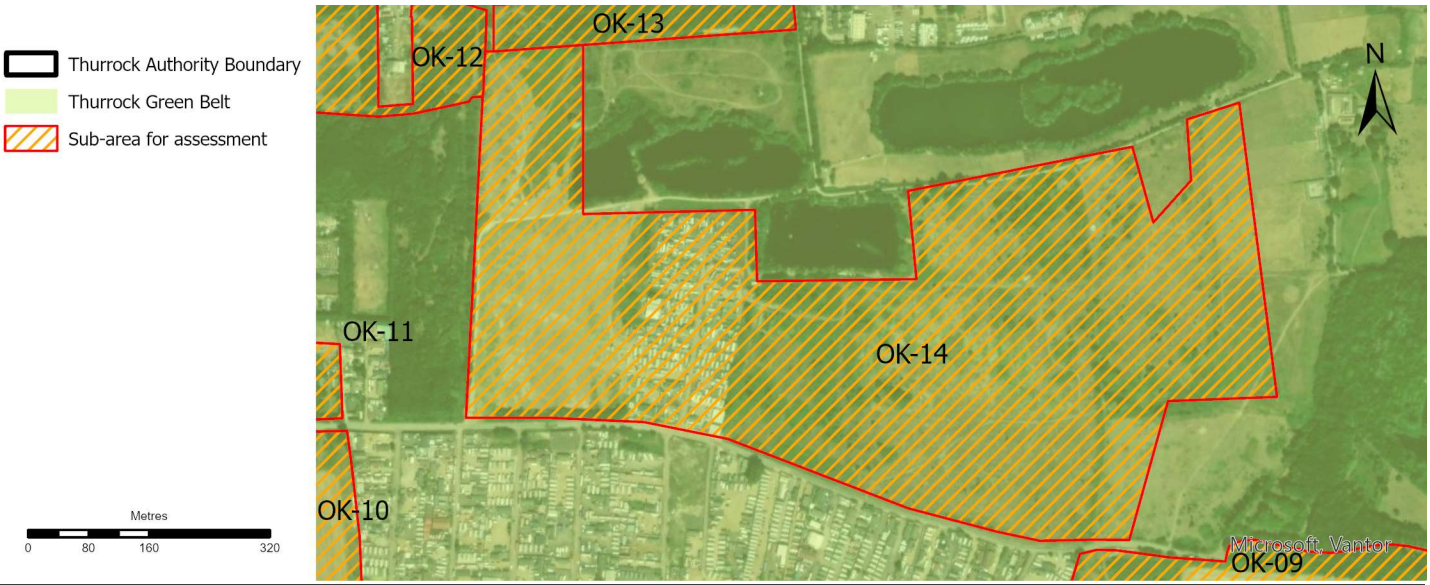
Provisional Grey Belt

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) **OK-14** Location East of South Ockendon Area (ha) 38.85



Boundaries

The sub-area is bounded to the north and east in part by overgrown vegetation, an unclassified private road, body of water and in parts no clear boundary - runs through an open field. By Buckles Lane to the south and an unclassified private road and woodland to the west. Inner boundary: none. Outer boundaries: north, east, south and west.



Looking north from the south boundary onto an overgrown field with mature shrubs/trees in the distance.



Looking north-east from the south-west corner on an overgrown field, with a formed driveway and metal gate.



Looking north-west from the south-east corner onto an overgrown field/vegetation.



Looking north-east from the south boundary onto an overgrown field with mature vegetation 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	1	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 perceptually at the edge of South Ockendon due to the visual links to development towards the south and west. The sub-area contains washed over development associated including a large travellers site. The remainder of the sub-area contains fields with scattered vegetation across it. Buckles Lane to the south is a readily recognisable and likely to be permanent boundary feature that would restrict sprawl in this direction. There are no boundary features to the north, east or west likely to prevent sprawl, although the edge of South Ockendon built form is to the east. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large-built up area.

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 South Ockendon and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The presence of the 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. Moderate with OK-10.

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 comprises residential and ancillary buildings towards the west boundary associated with a travellers site. The rest of the sub-area consists of open fields and pockets of shrubs and trees across the site. The sub-areas topography is undulating, with some long-distance views of the countryside to the north-east, although views to the west and south are limited by development and mature vegetation at the boundary. 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 weakly against purpose (a) and (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 015	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 purpose (c), more weakly against purpose (b) and slightly more strongly against purpose (a). The sub-area performs more strongly against purpose (a) as South Ockendon is now defined as a large built up area as part of Stage 2, while it wasn't at Stage 1.The sub-area plays a less important role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel, thus comprising a much smaller part of the gap between South Ockendon and any other town. The sub-area adjoins OK-12 and OK-13 to the north-west, and a small part of OK-09 to the south-east across Buckles Lane. The sub-area adjoins the wider Green Belt to the north, east and south. The removal of the sub-area would represent a significant sprawl of development from the south Ockendon into the Green Belt, although due to existing development within the Green Belt to the north and south, perceptual impacts of development on the wider Green Belt would be limited in these directions. The removal of the sub-area in combination with OK-12 or OK-13 or as a wider cluster would result in disproportionate and irregular sprawl of the built-up area. It would produce a highly irregular boundary to the Green Belt, undermining its overall integrity and hindering the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment. The release of the sub-area in combination with either of these parcels would also enclose an area of Green Belt to the west, however, as this area consists allotments (north of OK-12) and of a residential uses and a garden centre (west of OK-14), its use is tied directly to the settlement and it has an urban, managed character in large parts of it, meaning the removal of the sub-areas would have limited impact on this area's role in 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 of being readily recognisable and likely to be permanent. The new boundary would require strengthening.

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.

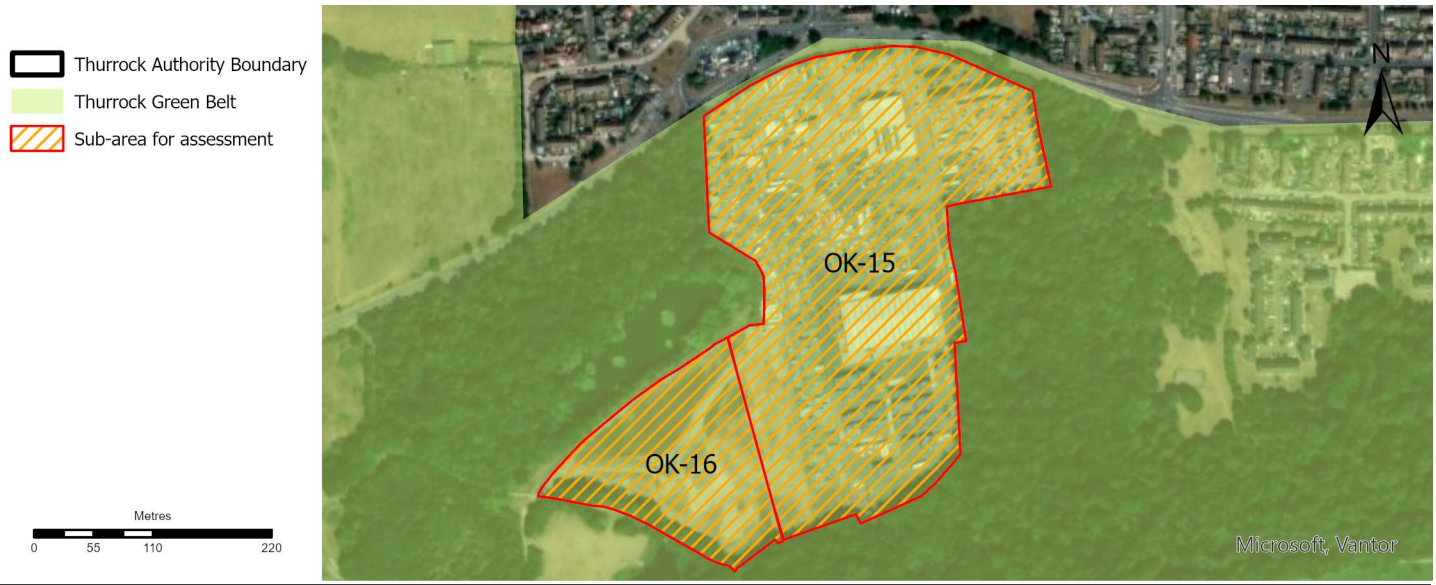
Provisional Grey Belt

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) **OK-15** Location South of South Ockendon Area (ha) 9.37



Boundaries

The sub-area is bounded to the north by Stifford Road, by ancient woodland to the east and part of the south boundary, by the edge of a neighbouring property, ancient woodland and woodland alongside a body of water to the west. Inner boundaries: north. Outer boundaries: east, south and west.



Looking south-east from the north-west boundary onto an industrial site through a tree with truck beds, diggers and associated construction equipment across the site.



Looking south from the north boundary onto a car park with large trucks diggers and other industrial structures in the distance.



Looking south from the north boundary at a vehicle entrance with a building 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	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 located at the edge of the large built-up area(s) of South Ockendon with physical connections on its north boundary. However, the sub-area contains significant existing development, which means it does not meet the Green Belt's basic aim of openness. The sub-area does not play a role in preventing the outward, irregular spread of the large built-up area.

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 South Ockendon and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. 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	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Approximately 8% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form comprises various industrial buildings and associated storage areas for construction and transportation goods. The remainder of the site consists of hardstand areas for parking and manoeuvring on-site with no areas of fields or vegetation remaining. Views of the wider Green Belt are limited due to dense vegetation on either site of the sub-area and development to the north. Overall, the sub-area has a largely urban 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 042	Purpose A	Purpose B	Purpose C
	1/2 (Slight)	3 (Major)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs more weakly against all purposes. The sub-area performs a less important role against purpose (a) due to already being substantially developed. The sub-area plays a less important role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel, thus comprising a much smaller part of the gap between South Ockendon and any other town. The sub-area performs a less important role against purpose (c) due to its significant built form coverage, making it an anomaly within the Green Belt. The sub-area adjoin OK-16 to the south-west and the wider Green Belt to the east and south. 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. In combination with OK-16 the removal of the sub-area would enclose an area of Green Belt to the west, although as the sub-area is already substantially developed it would not introduce any new urbanising influences to the Green Belt or increase the impact on it. The two sub-areas are also largely visually enclosed by vegetation, so impacts on the wider Green Belt are limited.

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.

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.

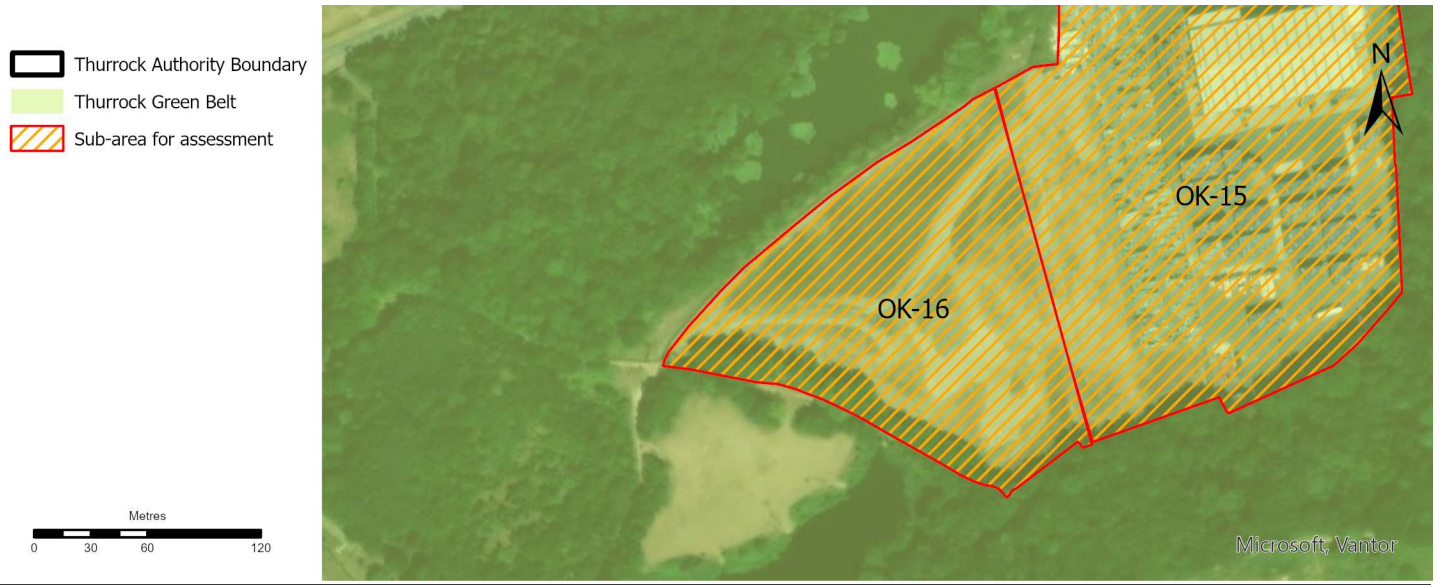
Provisional Grey Belt

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) **OK-16** Location South of South Ockendon Area (ha) 2.47



Boundaries

The sub-area is bounded to the north by vegetation and a body of water, the side of OK-15/a neighbouring industrial property to the east, ancient woodland to the south and a mature treeline/vegetation to the west. Inner boundaries: none. Outer boundaries: 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	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 at the edge of a large built-up area in physical terms, although it is very closely located to the built-up area of South Ockendon. The sub-area is also not at the edge of a built-up area in perceptual terms, as the dense woodland and shrub land vegetation to the north in Hangman's Wood Estate provides a visual buffer and interrupts direct views between the sub-area and the built-up area.

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 South Ockendon and Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and 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.

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 (excluding hardstanding and temporary structures). The site comprises a large area of hardstand surface and a belt of dense / mature vegetation along the south-west boundary. Due to dense vegetation and development to the east, wider views of the Green Belt are limited. 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 (b) and (c), and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 042	Purpose A	Purpose B	Purpose C
	1/2 (Slight)	3 (Major)	5 (Fundamental)

Assessment of wider impact	At a more granular level, the sub-area performs more weakly against all purposes. The sub-area performs a less important role against purpose (a) due to not abutting the large built-up area. The sub-area plays a less important role against purpose (b) due to the sub-area being much smaller than the Stage 1 parcel, thus comprising a much smaller part of the gap between South Ockendon and any other town. The sub-area performs a less important role against purpose (c) due to its significant hardstand cover and urbanising influences to the east, making it an anomaly within the Green Belt. The sub-area adjoin OK-15 to the east and the wider Green Belt to the north, south and 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, and is additionally surrounded to the east by existing development within the Green Belt, which would limit perceptual impacts of development on the wider Green Belt. In combination with OK-15 the removal of the sub-area would enclose an area of Green Belt to the north, although as OK-15 is already substantially developed it would not introduce any new urbanising influences to the Green Belt or increase the impact on it. The two sub-areas are also largely visually enclosed by vegetation, so impacts on the wider Green Belt are limited.

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.

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