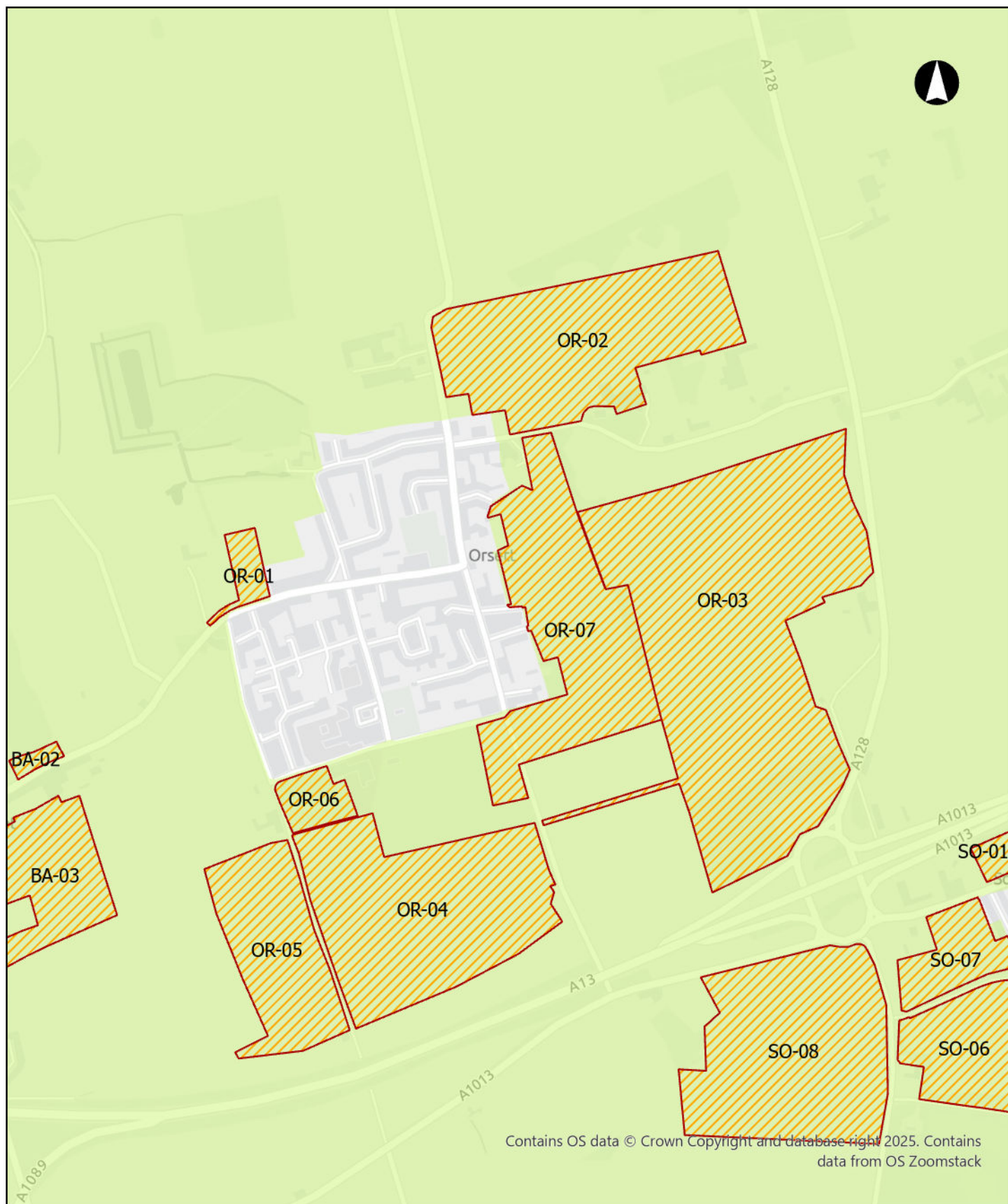


A.4.11 Pro formas - Orsett



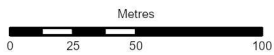
Figure

Map of sub-areas near Orsett

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

Metres
0 175 350 700

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



Boundaries

The sub-area is bounded by a dispersed treeline to the north and east, and by the High Road to the south. The west boundary lies within a grassy field with dispersed trees. Inner boundary: east and south. Outer boundary: north and west.



Looking north from the south-east corner at a large tree with a parked car beside and field in the background.



Looking west from the south-east corner at a mature treeline and road.



Looking north-west from the south-east corner across a picket fence across an open field with trees in the centre.



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	5

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area 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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The sub-area consists of an open field with dispersed trees within. The sub-area's topography is predominantly flat, and the mature treeline to the south creates a strong sense of enclosure from the road. However, there is a Slight urbanising influence from the east as residential houses are visible. Overall, the sub-area has a strong rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

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

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a), (b) and (c) compared to the strategic land parcel. The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north, east and west. The removal of the sub-area would represent sprawl of development into previously undeveloped countryside, impacting the wider Green Belt’s sense of openness. However, the sub-area is of a noticeably small size, limiting any possible impact.
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Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is 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.
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Categorisation & Recommendation

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

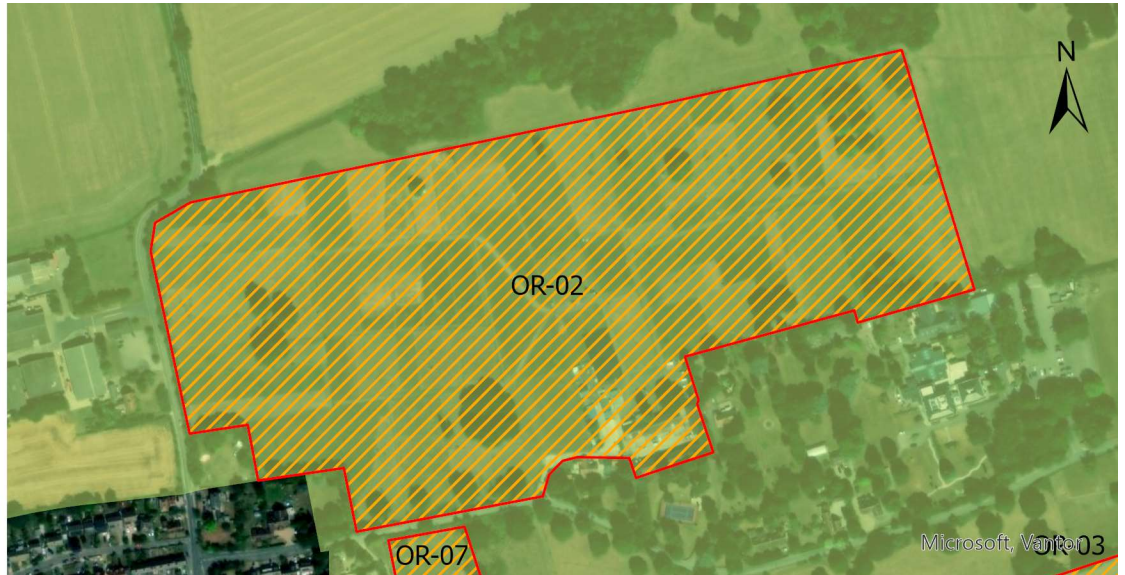
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

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

Metres
0 45 90 180



Boundaries

The sub-area is bound by dispersed treelines to the north and east, by the rear gardens and grounds of Orsett Hall Hotel and an additional developed complex to the south, and by a dispersed treeline and the B188 to the west. Inner boundary: south-west. Outer boundary: north, east, south and west.



Looking north from the south boundary onto a field/paddocks with trees in the distance.



Looking north from the south-east boundary over a fence onto paddocks with horses in them.



Looking north-east from the south-east boundary onto a field with a fenceline and low shrubs running through it.



Looking west from the south-east boundary onto paddocks with horses and mature trees within them.

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Approximately 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of storage areas, and agricultural buildings. The rest of the sub-area consists of grassland used for horse grazing. The sub-area's topography is predominantly flat. However, due to the dispersed nature of the treeline, there is a minor urbanising influence from the buildings to the south. The north boundary of the sub-area is a dispersed treeline, meaning that there are extended views both to and from the wider Green Belt to the north. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

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

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a), plays a stronger role against purpose (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the sub-area's size in context of the gap between Thurrock Core and Stanford-le-Hope and the sub-area's managed use as horse pasture, respectively. The sub-area adjoins OR-07 to the south. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area would represent irregular sprawl of development into previously undeveloped countryside, and given the mixed quality of the treeline on its north boundary, its development would result in visual impact on Green Belt to the north. This would also be true of its release in combination with OR-07, which would result in further impact on Green Belt to the east. In combination with a wider cluster of sub-areas (OR-02, OR-04, OR-05, OR-06 and OR-07), the removal of the sub-area would represent significant encroachment of development into the countryside, as well as perceptually connecting Thurrock Core with Stanford-le-Hope. However, the sprawl would be limited to the south by the A13 / A128.
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Summary of wider assessment

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

Boundary Assessment

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

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

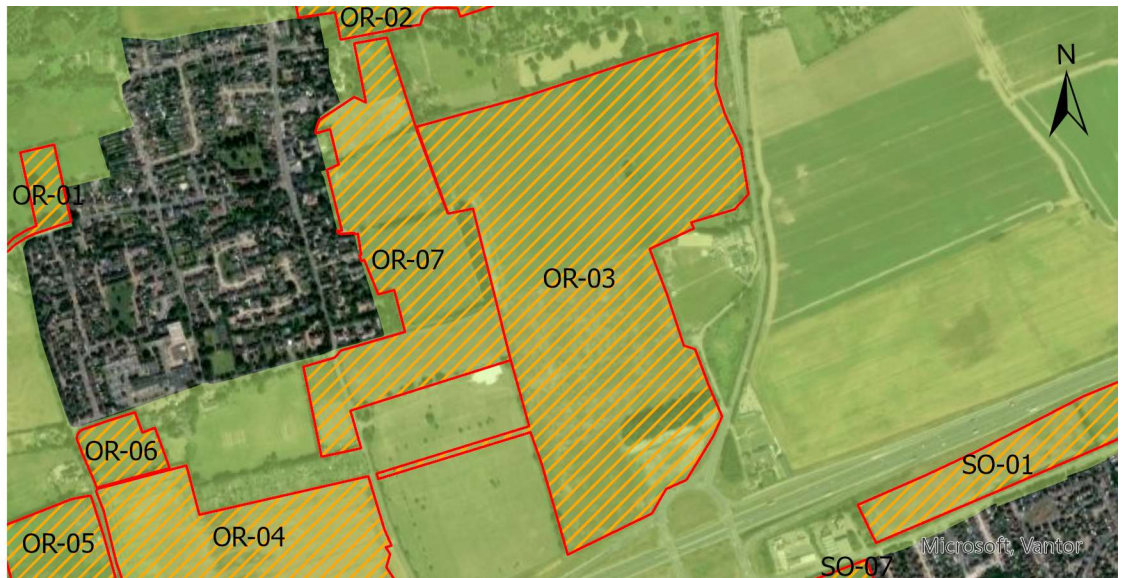
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

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

Metres
0 115 230 460



Boundaries

The sub-area is bounded by a mature treeline to the north, by a mature treeline turning into Brentwood Road to the east, by the Stanford-le-Hope Bypass to the south, and by a dispersed treeline to the west. There is a small appendage which sticks out from the sub-area, about two thirds of the way down on the west side. Inner boundary: none. Outer boundary: north, east, south and west.



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



Looking north from the west boundary across an open field.



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



Looking south from the west boundary across an open field with a sports field in the distance.

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Thurrock Core and Stanford-Le-Hope. 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 two open fields and a small stand of trees. The sub-area's topography descends towards the south, creating views of the Stanford-le-Hope Bypass and the Orsett Cock. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

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

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (c) and plays a stronger role against purpose (b) compared to the strategic land parcel. This is due to the sub-area's size in context of the gap between Thurrock Core and Stanford-le-Hope. The sub-area adjoins OR-04 and OR-07 to the west. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area would result in a hole in the Green Belt that constitutes sprawl from the settlement of Orsett. However, the sprawl is strongly bounded by the A13 / A128 to the south. This is also true of the removal of the sub-area in combination with OR-04, which would also enclose a significant portion of Green Belt land south of Orsett. The removal of the sub-area in combination with OR-07, while connected directly to the settlement, would also constitute sprawl into previously undeveloped countryside. In combination with a wider cluster of sub-areas (OR-02, OR-04, OR-05, OR-06 and OR-07), the removal of the sub-area would represent significant encroachment of development into the countryside, and would contribute in small part to a sense of perceptual connection between Thurrock Core and Stanford-le-Hope. However, the sprawl would be limited to the south by the A13 / A128.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

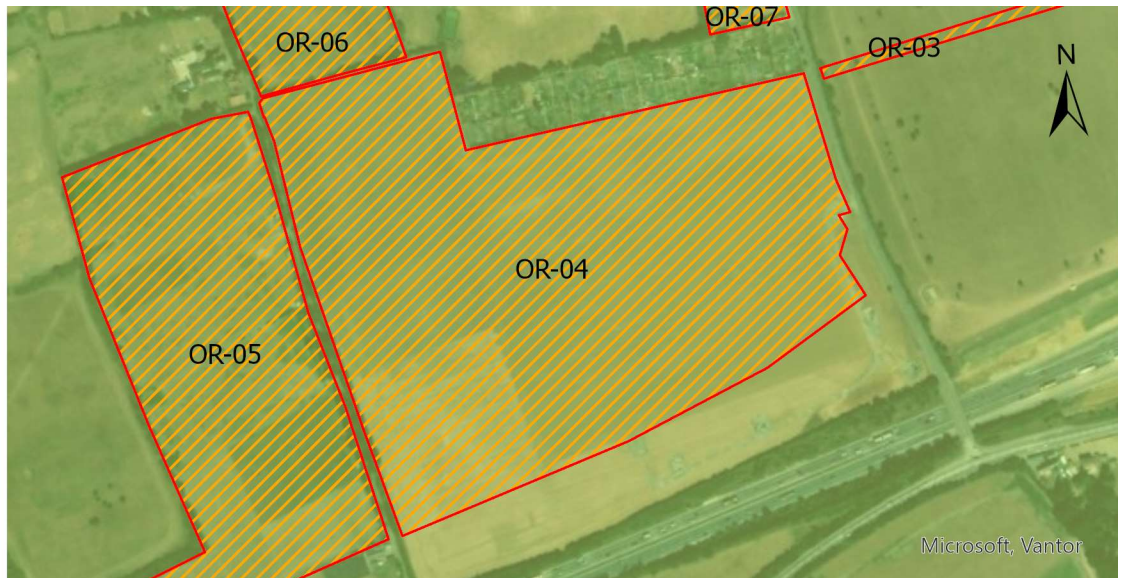
Sub-area (SA) OR-04

Location South of Orsett

Area (ha) 15.46

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

Metres
0 55 110 220



Boundaries

The sub-area is bounded by a mature treeline to the north, by Rectory Road to the east, and by a mature treeline and Mill Lane to the west. The sub-areas south boundary cuts through an open field. Inner boundary: north. Outer boundary: east, south and west.



Looking north-west from the north boundary onto an agricultural field.



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



Looking onto an agricultural field.



Looking west from the north-east corner 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	4

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

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

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of an open field. The sub-area's topography descends towards the south. The sub-area has a strong visual connection to 3 tall buildings in Chadwell St. Mary. Additionally, there is the urbanising influence from pylons visible towards the east and south. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

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

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (c) and plays a stronger role against purpose (b) compared to the strategic land parcel. This is due to the sub-area's size in context of the gap between Thurrock Core and Stanford-le-Hope. The sub-area adjoins OR-03 to the east. The sub-area also adjoins OR-05 to the west, across Mill Lane, and OR-06 to the north. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area would result in a hole in the Green Belt that constitutes sprawl from the settlement of Orsett. However, the sprawl is strongly bounded by the A13 / A128 to the south, and the sub-area already has urbanising influences from the three tower blocks at the north end of Chadwell St. Mary. The removal of the sub-area in combination with OR-03 would result in a larger hole in the Green Belt that constitutes irregular sprawl of the settlement. The removal of the sub-area in combination with OR-05 would also result in the Green Belt that constitutes irregular sprawl of the settlement. Both sub-areas already have significant urbanising influences, with the three tower blocks visible to the south, additional residential development to the west, and pylons to the south and west. The removal of the sub-area in combination with OR-06 would result in irregular sprawl extending southwards from Orsett. As with OR-04 alone, the sprawl is strongly bounded by the A13 / A128 to the south, and the combined area already has urbanising influences from the three tower blocks to the south. In combination with a wider cluster of sub-areas (OR-02, OR-03, OR-05, OR-06 and OR-07), the removal of the sub-area would represent significant encroachment of development into the countryside, and would contribute in small part to a sense of perceptual connection between Thurrock Core and Stanford-le-Hope. However, the sprawl would be limited to the south by the A13 / A128.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

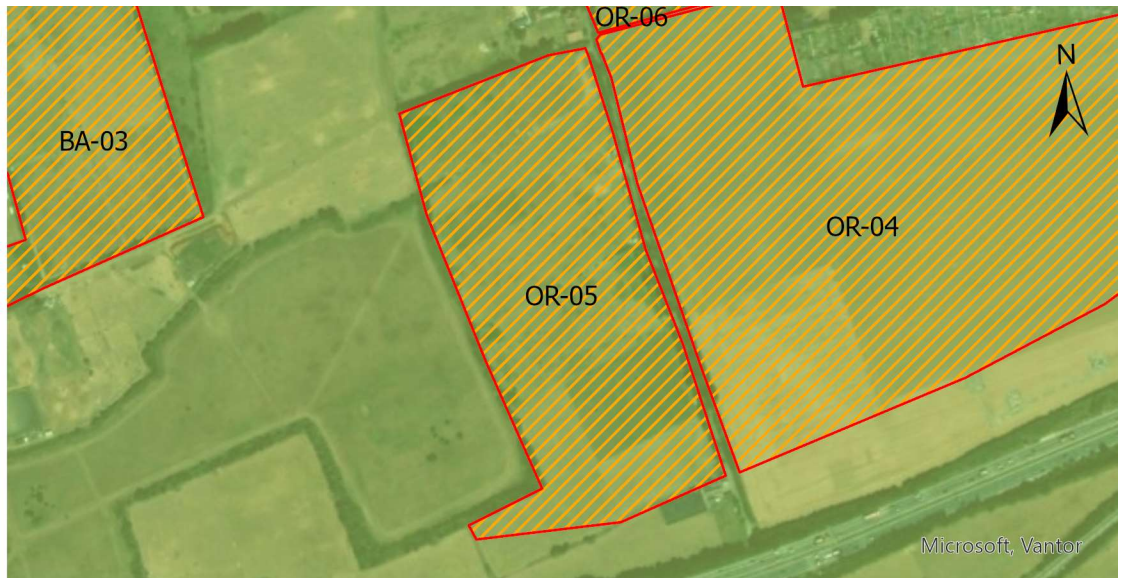
Sub-area (SA) OR-05

Location South-west of Orsett

Area (ha) 7.66

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

Metres
0 55 110 220



Boundaries

The sub-area is bounded by a mature treeline to the north, by a mature treeline and Mill Lane to the east, and by a mature treeline to the west. The sub-area's south boundary cuts through an open field. Inner boundary: none. Outer boundary: north, east, south and west.



Looking south from the north boundary onto a field with fences dividing it up into paddocks and various farm equipment and ancillary structures.



Looking south-west from the north-east corner across an open field with power pylons and residential development visible in the distance.



Looking south-east from the north-west corner across an open field with horse/cattle in the distance.



Looking south along the west boundary from the north-west corner across an open field along a fenceline with trees behind.

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The built form on the site appears to be some small temporary structures related to keeping horses. The rest of the sub-area consists of grazing pastures for horses, with dispersed trees. The sub-area's topography slopes site Slightly towards the south, creating views of the countryside as well as of pylons. 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 (b) and (c), and does not meet purpose (a).

Strategic Assessment

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

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a), plays a stronger role against purpose (b), and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the sub-area's size in context of the gap between Thurrock Core and Stanford-le-Hope, and the sub-area's use as a horse pasture, respectively. The sub-area adjoins OR-04 to the east, across Mill Lane. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area would result in a hole in the Green Belt that constitutes sprawl from the settlement of Orsett. However, the sprawl is strongly bounded by the A13 / A128 to the south, and the sub-area already has urbanising influences from development to the west and pylons to the south and west. The same would be true of the sub-area's removal in combination with OR-04 which would result in a larger hole in the Green Belt. In combination with a wider cluster of sub-areas (OR-02, OR-03, OR-04, OR-06 and OR-07), the removal of the sub-area would represent significant encroachment of development into the countryside, and would contribute in small part to a sense of perceptual connection between Thurrock Core and Stanford-le-Hope. However, the sprawl would be limited to the south by the A13 / A128.
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Summary of wider assessment

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

Boundary Assessment

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

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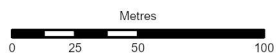
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded by a mature treeline and School Lane to the north, mature treelines to the east and south, and a mature treeline and Mill Lane to the west. Inner boundary: north. Outer boundary: east, south and west.



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



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



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



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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an open, grassy field. The sub-area's topography is predominantly flat and mature treelines in all directions create a strong sense of enclosure. Overall, the sub-area has a strongly rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

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

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a stronger role against purpose (c) compared to the strategic land parcel. This is due to consideration of the sub-area's strong sense of enclosure. The sub-area adjoins OR-04 to the south. The sub-area adjoins the wider Green Belt to the east, south and west. The removal of the sub-area would constitute sprawl from the settlement of Orsett. However, the sub-area's strong boundaries would screen development in all direction, meaning the impact on the wider Green Belt's openness would be limited. The removal of the sub-area in combination with OR-06 would also result in sprawl extending southwards from Orsett. It would create an enclosed piece of Green Belt that consists of the Orsett Cricket Club grounds. However, the sprawl is strongly bounded by the A13 / A128 to the south, and the combined area already has urbanising influences from the three tower blocks to the south. In combination with a wider cluster of sub-areas (OR-02, OR-04, OR-05, OR-06 and OR-07), the removal of the sub-area would represent significant encroachment of development into the countryside, and would contribute in small part to a sense of perceptual connection between Thurrock Core and Stanford-le-Hope. However, the sprawl would be limited to the south by the A13 / A128.
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Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is recognisable but not 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.
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Categorisation & Recommendation

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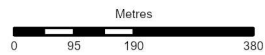
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded by Prince Charles Avenue to the north, by a dispersed treeline to the east, by a dispersed treeline to the south and by the regular edge of development and a mature treeline to the west. Inner boundary: north, east and south. Outer boundary: west.

Aerial photography used as a result of limited access of sub-area at the time of the site visit. (Bing Aerial, February, 2026)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

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

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

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

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

Protects the openness of the countryside and is least covered by development	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 several open fields. The sub-area's topography descends towards the south, creating a visual connection with 3 tall buildings in Chadwell St. Mary. Additionally, there is the urbanising influence from pylons visible towards the east and south. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

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

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (a), (b) and (c) compared to the strategic land parcel. The sub-area adjoins OR-03 to the east. The sub-area adjoins the wider Green Belt to the north, east and south. The removal of the sub-area would constitute sprawl from the settlement of Orsett. It would produce some small slivers and islands of Green Belt which would also be recommended for release with the sub-area. The sub-area's weak boundaries mean development would have a visual impact on the wider Green Belt's openness. The removal of the sub-area in combination with OR-03 would also constitute sprawl but would present slightly stronger boundaries, as OR-03 shares most of its boundaries with roads. In combination with a wider cluster of sub-areas (OR-02, OR-03, OR-04, OR-05 and OR-06), the removal of the sub-area would represent significant encroachment of development into the countryside, and would contribute in small part to a sense of perceptual connection between Thurrock Core and Stanford-le-Hope. However, the sprawl would be limited to the south by the A13 / A128.
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Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is 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 were released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

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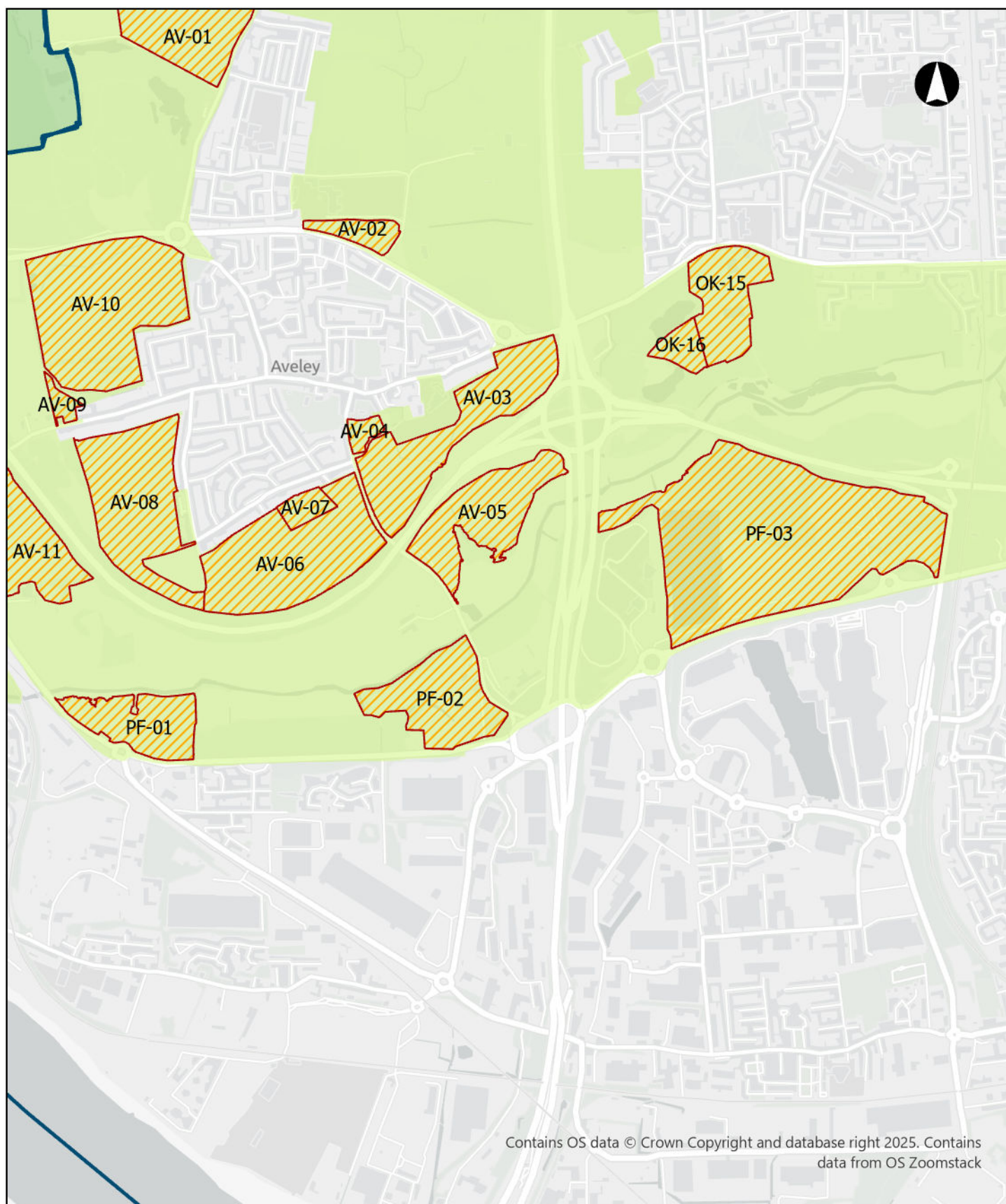
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

A.4.12 Pro formas - Purfleet

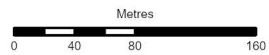


Figure

Map of sub-areas near Purfleet

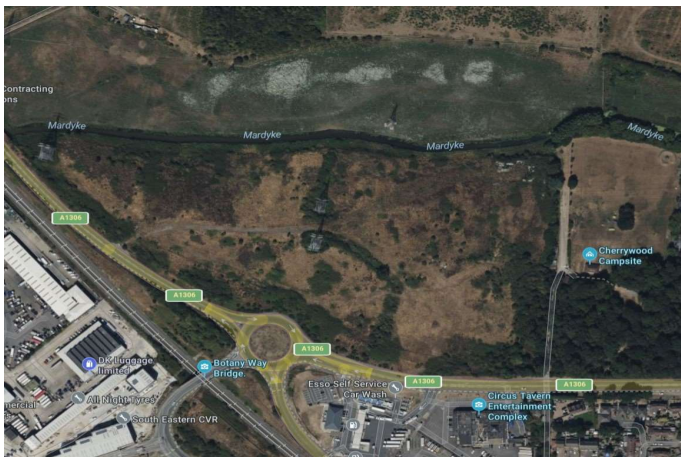
-  Sub-area for assessment
-  Local Authority Boundaries
-  Thurrock Green Belt

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



Boundaries

The sub-area is bounded to the north by Flood Zone 3b along the Mardyke River, by ancient woodland and a mature treeline/dispersed vegetation to the east, and by the Arterial Road to the south-west. Inner boundaries: south-west. Outer boundaries: north and east.



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

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	2	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 Thurrock Urban Core, comprising Grays, Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Purfleet-on-Thames. There are some urbanising influences to the south-east in the form of the Arterial Road and the edge of Purfleet-on-Thames built form/industrial development. The A13 Road and the Mardyke River 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 comprises prominent physical features likely to prevent outward and irregular sprawl. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

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

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an open field with interspersed vegetation/shrubs. The sub-area's topography is generally flat and there are some urbanising influences with the A1306 Road and the edge of Purfleet-on-Thames built form both to the south-east. Overall, the sub-area has a largely / moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

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

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c), and more weakly against purpose (a) and (b). 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 much smaller part of the gap between Purfleet-on-Thames and any other town. The sub-area does not adjoin any other sub-areas, and adjoins the wider Green Belt to the north. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of Thurrock Core over the Arterial Road and result in an irregular Green Belt boundary, undermining the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment. As there are no adjoining sub-areas, no in combination or wider cluster assessment has been undertaken.
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Summary of wider assessment

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

Boundary Assessment

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

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

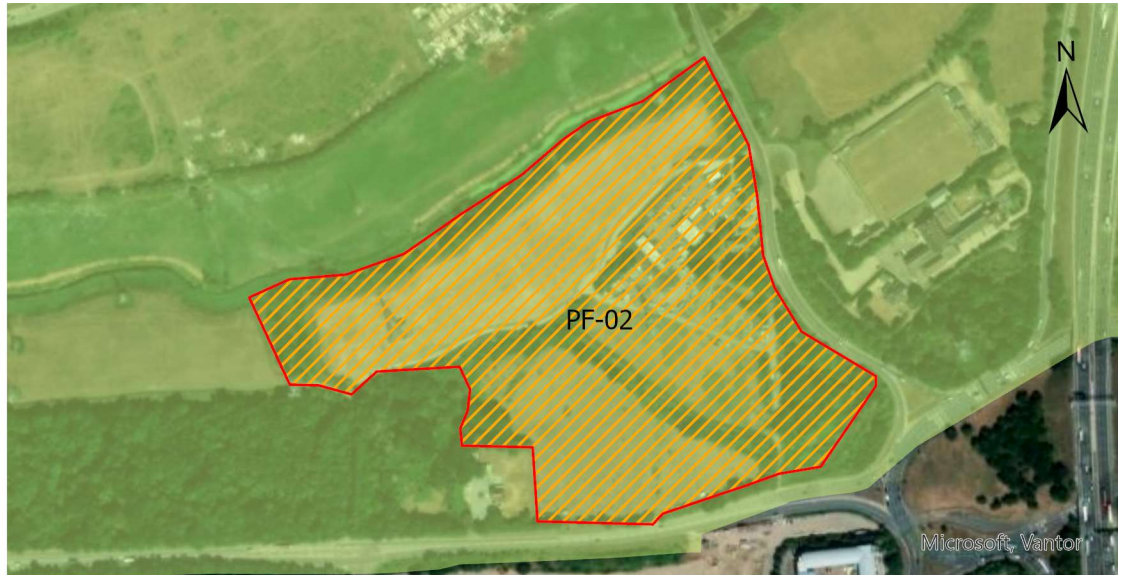
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

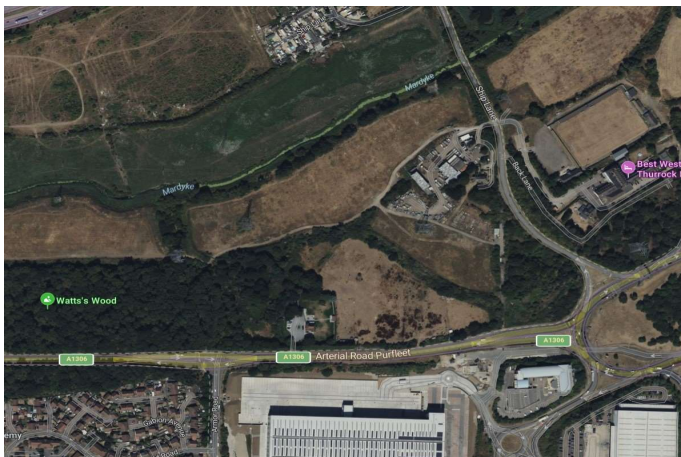
-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 55 110 220



Boundaries

The sub-area is bounded to the north by the Mardyke River, by Ship Lane to the east, and by a mature treeline along Arterial Road to the south and a combination of a mature treeline and the irregular edge of a property to the south-west and west. Inner boundaries: south. Outer boundaries: north, east 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	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 Thurrock Urban Core, comprising Grays, Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Purfleet-on-Thames. The sub-area contains some existing development consisting of industrial/business/residential buildings to the east. The A13 Road, Ship Lane and the Mardyke River to the north and 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. The edge of the existing settlement comprises prominent physical features likely to prevent outward and irregular sprawl. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

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

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. Approximately 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of industrial/business/residential buildings to the east of the sub-area. The rest of the sub-area consists of an open field with interspersed vegetation/shrubs. The sub-areas topography is generally flat and there are some urbanising influences with the A1306 Road and the edge of Purfleet-on-Thames built form both to the south and Ship Lane and the A282 Road to the east. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

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

Assessment of wider impact	At a more granular level, the sub-area performs more weakly against purpose (a), (b) and (c) than the Stage 1 parcel. 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 much smaller part of the gap between Purfleet-on-Thames and any other town. 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. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of Thurrock Core over the Arterial Road and result in an irregular Green Belt boundary, undermining the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment. As there are no adjoining sub-areas, no in combination or wider cluster assessment has been undertaken.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

Yes - Flood Zone 3B

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

Metres
0 95 190 380



Boundaries

The sub-area is bounded to the north by the A13 Road and dense vegetation, by the A126 Road to the east, Arterial Road West Thurrock to the south and dense vegetation, a dirt track and part of the London Orbital Motorway to the west. The north boundary was partially modified by Flood Zone 3b. Inner boundaries: south. Outer boundaries: north, east, west.



Looking north-west from the south boundary of the sub-area onto a wooded area and lake.



Looking north-east from the west boundary of the sub-area onto a wooded area and lake.



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



Looking east from the west boundary of the sub-area onto a wooded area and lake.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	2	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 located at the edge of the large built-up area of Thurrock Urban Core, comprising Grays, Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Purfleet-on-Thames. The sub-area contains some existing development consisting of industrial/business buildings and associated hardstand to the east. The A13 Road, A126 Road, London Orbital Motorway and the Mardyke River to the north, east and west 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 comprises prominent physical features likely to prevent outward and irregular sprawl. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury and South Ockendon. The presence of A13 Road and London Orbital Motorway the north and west additionally provides a prominent physical and perceptual barrier which prevents the towns from merging. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of industrial/business/residential buildings to the east of the sub-area and associated hardstand. The rest of the sub-area consists of an open field with interspersed vegetation/shrubs and a large lake to the west of the sub-area. The sub-areas topography is undulating and drops down towards the lake to the west of the site. There are urbanising influences with the A1306 Road and the edge of Purfleet-on-Thames built form both to the south and a large service station and London Orbital Motorway to the west, as well as the A13 Road to the north and a large sports ground and A126 Road to the east and long distance views of power pylons across the sub-area. Overall, the sub-area has a semi-urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 021	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs more weakly 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 much smaller part of the gap between Purfleet-on-Thames and any other town. 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. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of Thurrock Core over the Arterial Road and result in an irregular Green Belt boundary, undermining the surrounding Green Belt's role with regards to safeguarding the countryside from encroachment. As there are no adjoining sub-areas, no in combination or wider cluster assessment has been undertaken.
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Summary of wider assessment

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

Boundary Assessment

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

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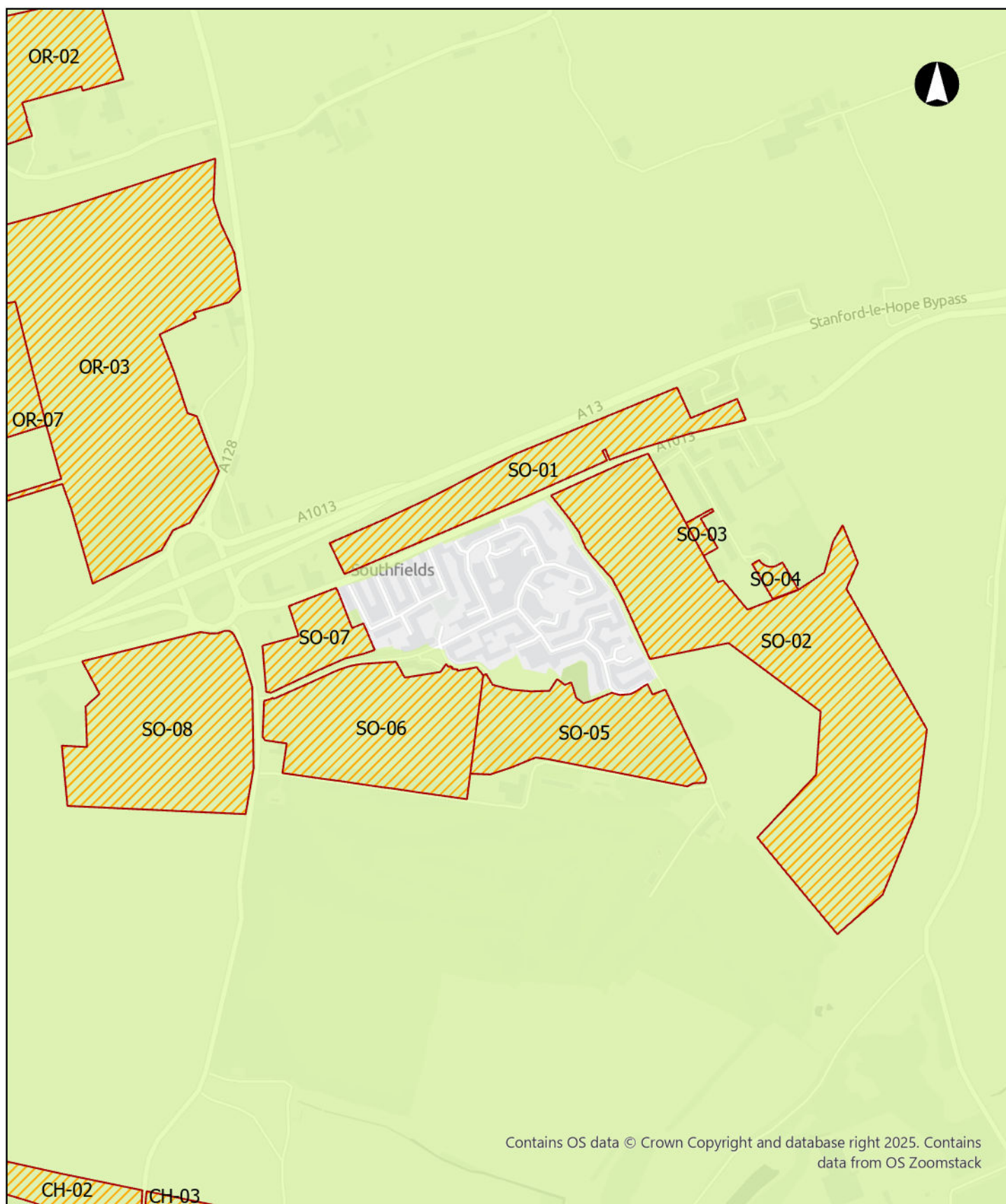
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

A.4.13 Pro formas - Southfields

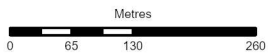


Figure

Map of sub-areas near Southfields

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

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



Boundaries

The sub-area is bounded to the north by the A13, to the east by a sparse hedgerow, to the south by a mature Hedgerow and to the west by the Orsett fire station. Inner boundaries: south-west. Outer boundaries: north, east, south-east and west.



Looking east 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.



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 and fire station building.

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 located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury and Stanford-le-Hope merged with Corringham. The presence of the Dock Approach Road and Brentwood Road to the west and the Stanford-le-Hope Bypass to the north additionally provides a prominent physical and perceptual barrier which prevents the towns from merging. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of an open agricultural field. The sub-area has strong treelines to the south, north-east and west boundaries are sports treelines and Hydro's and therefore introduce urbanising influences such as the fire station and Stanford Road. There are also significant urbanising influences to the north from the A13 Road running alongside the boundary. The topography of the site is largely flat. Overall, the sub-area has an semi-urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area performs weakly overall. The sub-area performs weakly against purpose (c), 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)	1/2 (Slight)	4 (Major)

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 plays a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area adjoins SO-02 to the south and the wider Green Belt to the north. 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 due to the Stanford-le-Hope Bypass Road to the north, and Stanford Road to the south. In addition the sub-area is surrounded to the south, east and west by existing development within the Green Belt and the edge of Southfields built form, which would limit perceptual impacts of development on the wider Green Belt. The removal of the sub-area in combination with SO-02 would produce a highly irregular boundary to the Green Belt, as well as partially enclosing an area of Green Belt land to the south-west, which would undermine the integrity of the wider Green Belt.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

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

Metres
0 130 260 520



Boundaries

The sub-area is bounded to the north by the A1013 (Stanford Road), by a sparse hedgerow and the regular backs of residential properties to the east, by a sparse hedgerow to the south, by a sparse hedgerow and residential buildings and gardens to the west. Inner boundaries: west. Outer boundaries: north, east, south and south-west.



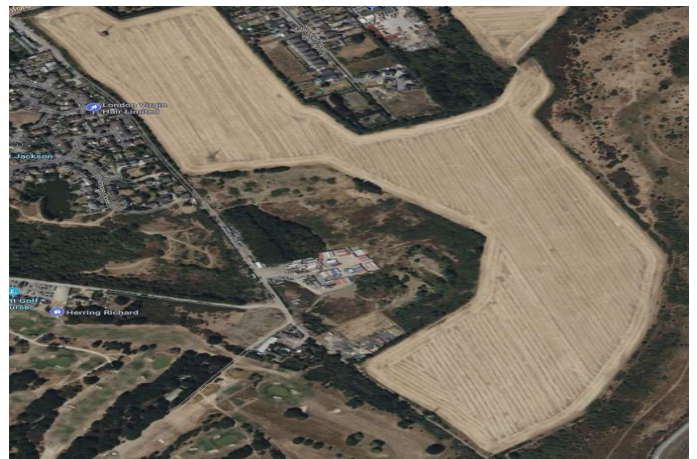
Looking south-east from the north-west corner of the sub-area onto an agricultural field.



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



Looking south from the north-west 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)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury and Stanford-le-Hope merged with Corringham. The presence of the Dock Approach Road and Brentwood Road to the west and the Stanford-le-Hope Bypass to the north additionally provides a prominent physical and perceptual barrier which prevents the towns from merging. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The rest of the sub-area consists of an open agricultural field. The sub-area is bounded to the north by Stanford Road and a sparse treeline which limits any urbanising influences. The east boundary is a sparse hedgerow with sporadic trees, although a construction plastics cladding company and industrial offices in this direction provide urbanising influences into the sub-area. The sub-area has a largely flat topography however it ascends in the south-west and north-west corner. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 025	Purpose A	Purpose B	Purpose C
	4 (Major)	1/2 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b) and (c), and more weakly against purpose (a). The sub-area plays a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area plays a less important role against purpose (b) due to Southfields not being defined as a town in Stage 2. The sub-area adjoins SO-01 to the north, SO-03 to the east, SO-04 to the north-east and the wider Green Belt to the south and east. The removal of the sub-area in isolation would produce a highly irregular boundary to the Green Belt, as well as partially enclosing an area of Green Belt land to the south-west, which would undermine the integrity of the wider Green Belt, the same result would occur if released in combination with SO-01. The removal of the sub-area in combination with SO-03 or SO-04, while the impacts of those sub-areas released would be limited due to their respective strong sense of enclosure due to being surrounded by existing development or dense vegetation, in combination with SO-02 would not only produce an irregular boundary but also represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

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

Metres
0 15 30 60



Boundaries

The sub-area is bounded on all sides by a mature hedgerow, and by the regular backs of residential properties to the east and south. Inner boundaries: none. Outer boundaries: north, east, west and south.



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



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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury and Stanford-le-Hope merged with Corringham, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The rest of the sub-area seems largely of a flat topography and contains some equipment and material storage on it. Mature hedges on along the sub-area boundaries restrict wider views of the Green Belt. There are urbanising influences into the site from the north, east and south due to residential development on these sides of the sub-area. Overall, the sub-area has a semi-urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 025	Purpose A	Purpose B	Purpose C
	4 (Major)	1/2 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs more weakly against purpose (a), (b) and (c). The sub-area plays a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area plays a less important role against purpose (b) due to Southfields not being defined as a town in Stage 2. The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area adjoins SO-02 to the west and the wider Green Belt to the east. The removal of the sub-area in isolation would be in keeping with existing development form as it is perceptually enclosed by washed-over development within the Green Belt to the north, east and south. The removal of the sub-area in combination with SO-02 would not only produce an irregular boundary but also represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south.
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Summary of wider assessment

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

Boundary Assessment

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

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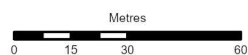
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded to the north by the irregular sides of residential properties, and by a mature treeline to the east, south and west. Inner boundaries: none. Outer boundaries: north, east, south and west.



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



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



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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury and Stanford-le-Hope merged with Corringham, the sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area contains overgrown vegetation, a crate, construction equipment storage and rubbish storage on it. A mature treeline limits urbanising influences into the sub-area from the east, south, and west sides and also restricts wider views of the Green Belt. There are urbanising influences from the north with the edge of residential properties adjoining the boundary. The character of the sub-area seems to indicate it could have previously been used as allotments. The sub-area has a largely flat topography. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 025	Purpose A	Purpose B	Purpose C
	4 (Major)	1/2 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs more weakly against purpose (a), (b) and (c). The sub-area plays a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area plays a less important role against purpose (b) due to Southfields not being defined as a town in Stage 2. The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area adjoins SO-02 to the south and the wider Green Belt to the north-east. The removal of the sub-area in isolation would largely be in keeping with existing development form as it is perceptually enclosed by washed-over development within the Green Belt to the north, and west. The removal of the sub-area in combination with SO-02 would not only produce an irregular boundary but also represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

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

Metres
0 40 80 160

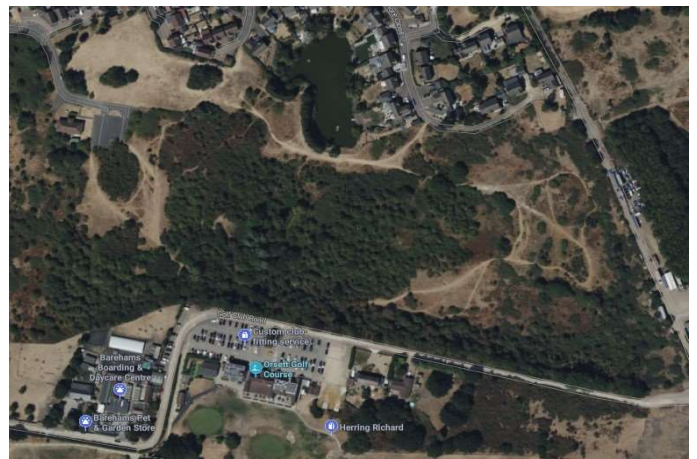


Boundaries

The sub-area is bounded to the north by Bristowe Drive, Whitmore Close, vegetation and the irregular side of a neighbouring property/open field, by an unclassified private road and treeline/hedgerow to the east and south, and dispersed vegetation to the west. Inner boundaries: north. Outer boundaries: east, south and west.



Looking east from the south boundary onto the south boundary feature.



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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury and Stanford-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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form comprises a church building in the north-east corner of the sub-area. The rest of the sub-area comprises hardstanding associated with buildings, a mixture of open areas of grass and large clusters of shrubs and trees. Wider views of the Green Belt to the south, east and west are likely restricted due to vegetation across the site. There are urbanising influences from the north with the edge of Southfields built form, and from the south and east with a cluster of residential and business/industrial buildings close to the sub-area boundaries. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 025	Purpose A	Purpose B	Purpose C
	4 (Major)	1/2 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b) and (c), and more weakly against purpose (a). The sub-area plays a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area adjoins SO-06 to the west and the wider Green Belt to the south. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of Southfields. The removal of the sub-area in combination with SO-06 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south-west. In combination with a wider cluster of sub-areas (SO-05, SO-06, SO-07), 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. New urbanising influences would also have an impact on the Green Belt to the south, although as this is a golf course and it is relatively open in character, its use and managed grounds mean this would have less of an impact.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

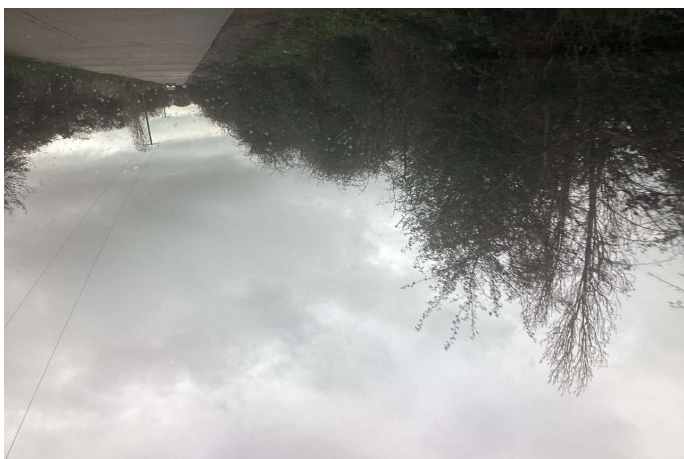
-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 40 80 160

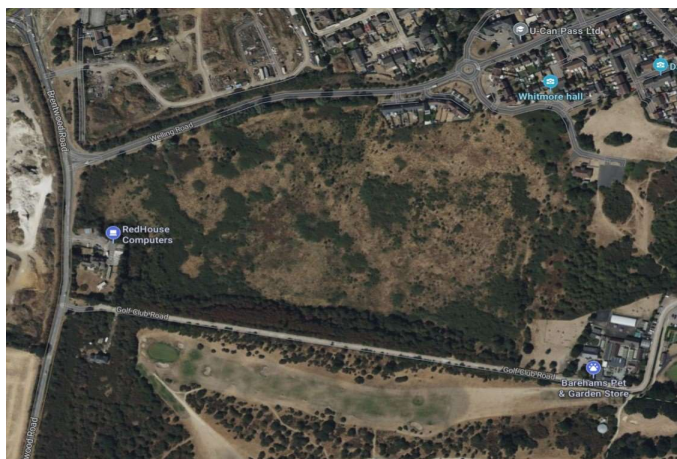


Boundaries

The sub-area is bounded to the north by Welling Road and the regular backs of residential properties along Welling Mews and Welling Court, by dispersed vegetation to the east, by an unclassified private road and mature treeline/hedgerows to the south, and by Brentwood Road, mature treelines and the back of a property on Brentwood Road. Inner boundaries: north-east. Outer boundaries: east, south, west and north-west.



Looking east from the south boundary onto the south boundary feature.



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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury and Stanford-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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form comprises a cluster of buildings in the south-west corner of the sub-area. The rest of the sub-area comprises a mixture of hardstand associated with buildings, open areas of grass and large clusters of shrubs and trees, and dense woodland to the south of the site along the boundary. This vegetation likely limits views across the wider Green Belt. There are urbanising influences from the north with the edge of Southfields built form. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 025	Purpose A	Purpose B	Purpose C
	4 (Major)	1/2 (Slight)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (b) and (c), and more weakly against purpose (a). The sub-area plays a less important role against purpose (a) due to not abutting any large built-up areas.

The sub-area adjoins SO-05 to the east, SO-08 to the west across Brentwood Road and SO-07 to the north across Welling 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 Southfields.

The removal of the sub-area in combination with SO-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-west.

Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

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

Metres
0 30 60 120

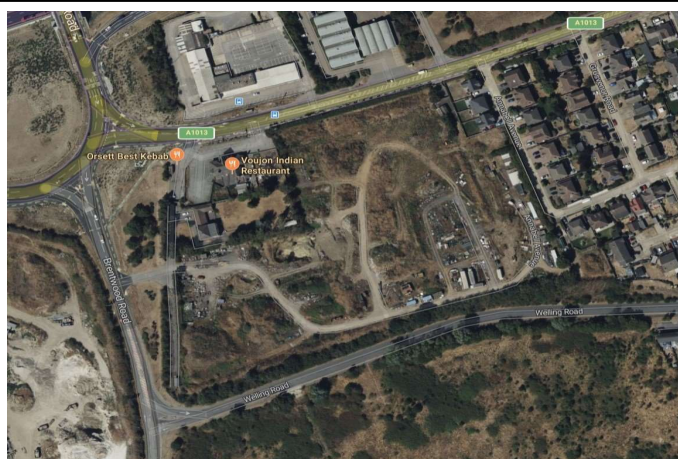


Boundaries

The sub-area is bounded to the north by mature treeline, Stanford Road and the irregular back and sides of properties on Stanford Road, by the regular backs and sides of residential properties on Annabell Ave to the east, by mature treeline and Welling Road to the south, and by treeline to the west. Inner boundaries: east. Outer boundaries: north, west, south.



Looking west from the north boundary onto the north boundary feature.



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



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

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury and Stanford-le-Hope merged with Corringham. The presence of the Dock Approach Road and Brentwood Road to the west and the Stanford-le-Hope Bypass to the north additionally provides a prominent physical and perceptual barrier which prevents the towns from merging. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access 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 a cluster of ancillary buildings associated with storage and land uses on-site. The rest of the sub-area comprises open grassed areas, dirt access tracks for vehicle movement on-site and various vehicles and other equipment stored across the site. Views across the wider Green Belt are limited due to the edge of Southfields built form to the east, and the development across Stanford Road as well as the Stanford-le-Hope Bypass to the north. There are urbanising influences into the site from the north and east due to the proximity of this development and residential properties. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 025	Purpose A	Purpose B	Purpose C
	4 (Major)	1/2 (Slight)	4 (Major)

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 plays a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area adjoins SO-06 to the south across Welling Road, SO-08 to the west across Brentwood Road, and the wider Green Belt to the north. The removal of the sub-area in isolation would be in keeping with existing development form as it adjoins the edge of Southfields built form to the east, and is visually enclosed due to a treeline/hedgerow along the south and north boundaries, as well as being bounded by roads to the north, west and south, meaning that the wider impact on the Green Belt and its openness is limited. The removal of the sub-area in combination with SO-06 would not only produce an irregular boundary but also represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

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

Metres
0 55 110 220



Boundaries

The sub-area is bounded to the north by Stanford Road and a dispersed treeline/hedgerow, by Brentwood Road to the east, by no clear boundaries to the south and west due to following the promoted site boundary, rather than any defined boundary features. 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	3

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury and Stanford-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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. 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 a cluster of ancillary buildings associated with storage and land uses on-site in the north-east corner. The rest of the sub-area comprises open areas of grass and dirt, dirt access tracks for vehicle movement on-site and various vehicles and other equipment stored across the site. There are areas of woodland/dense vegetation to the south and part of an open agricultural field. Views across the wider Green Belt are limited due to the Stanford-le-Hope Bypass to the north and vegetation to the south of the sub-area. There are urbanising influences into the site from the north and east from the motorway and development. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 026	Purpose A	Purpose B	Purpose C
	4 (Major)	1/2 (Slight)	4 (Major)

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 plays a less important role against purpose (a) due to not abutting any large built-up areas. The sub-area performs more weakly against purpose (c) due to its relative enclosure by existing urban uses. The sub-area adjoins SO-06 and SO-07 to the east across Brentwood Road, and the wider Green Belt to the west and south. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of Southfields. The removal of the sub-area in combination with SO-07 or SO-06 would not only produce an irregular boundary but also represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the south.
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Summary of wider assessment

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

Boundary Assessment

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

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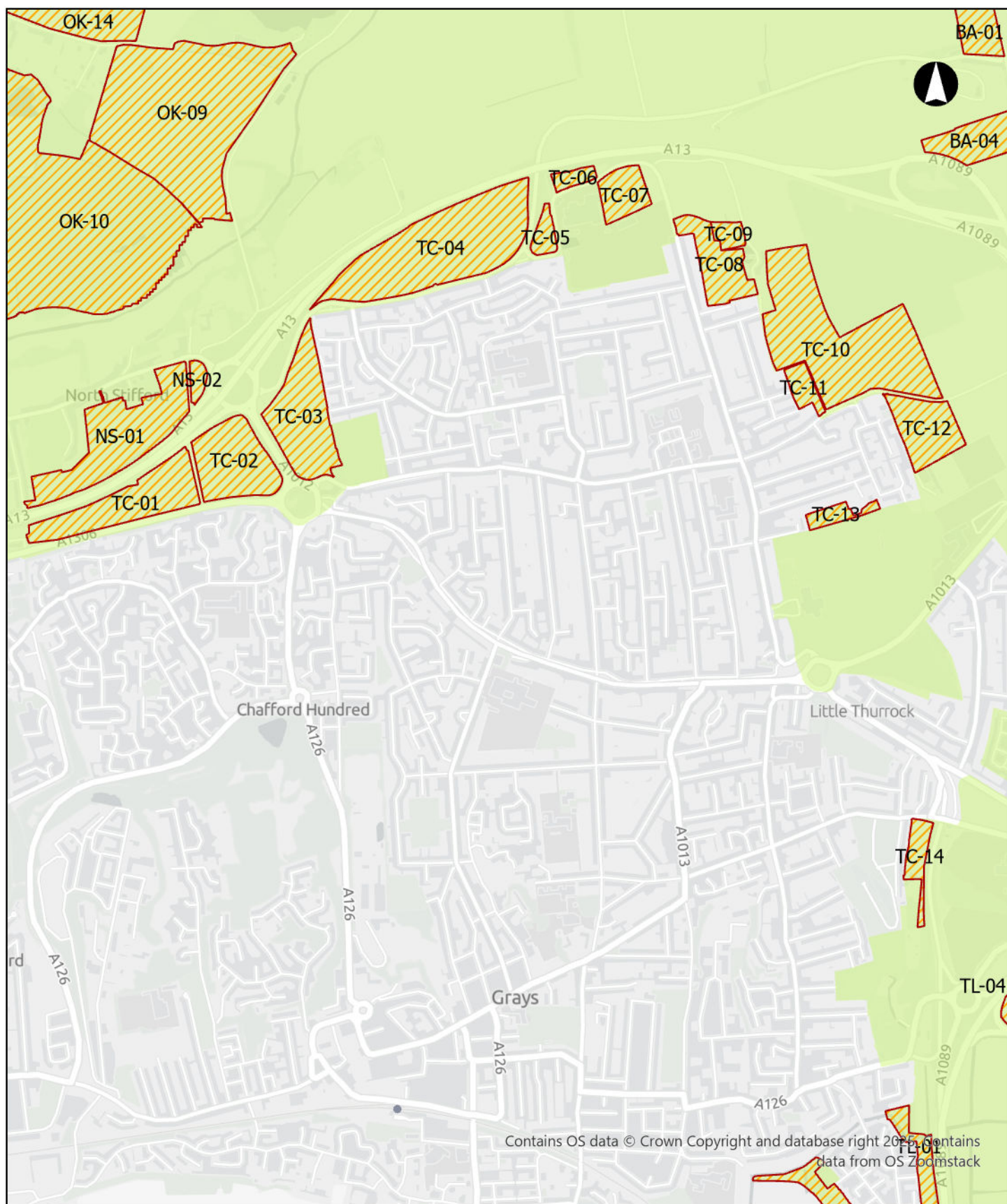
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

A.4.14 Pro formas - Thurrock Core

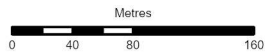


Figure

Map of sub-areas near Thurrock Core

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

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



Boundaries

The sub-area is bounded to the north by the A13 Road and a mature treeline, Cuckoo Lane and a mature treeline to the east, the Arterial Road North Stifford and a mature treeline to the south and Cuckoo Lane and a mature treeline to the west. Inner boundaries: south. Outer boundaries: North, east and west.



Looking north-east from the west boundary across an open field with power pylons running through the centre, with mature vegetation in the distance.



Looking east from the west boundary across an open field obscured by overgrown vegetation and a power pole, with mature vegetation in the distance.



Looking north-east from the west boundary across an open field with power pylons running through the centre, with mature vegetation in the distance.



Looking south-east from the west boundary across an open field with a power pylon and lines running through the site. Overgrown vegetation obscures the sub-area.

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 Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its south boundary. There are some urbanising influences to the south with the edge of built form, and to the north with the A13 Road adjoining the site, along with some development in Stifford. The A13 Road to the north 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 also comprises prominent physical features likely to prevent outward and irregular sprawl with the A1306 (Arterial Road North Stifford) to the south. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). 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 south, and the A13 Road to the north, 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 east and west of the sub-area. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 020	Purpose A	Purpose B	Purpose C
	1/2 (Slight)	0 (Slight)	3 (Moderate_Slight_Neg)

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). It plays a stronger role against purposes (c) as it contains less development thus having a more open and rural character. The sub-area adjoins TC-02 to the east across Cuckoo Lane, and NS-01 to the north across the A13 Road, as well as the wider Green Belt to the west. The removal of the sub-area would strengthen the role played by the wider Green Belt to the north in preventing sprawl, as it would now be located at the settlement edge. The removal of the sub-area would bring an increased sense of enclosure to TC-02, significantly weakening its role in preventing sprawl. Although the impact to the wider Green Belt is limited due to the presence of the A13 Road, which provides a sense of visual enclosure to the sub-area. The removal of the sub-area in combination with TC-02 would bring new urbanising influences to the east and north, however the A13 Road to the North, A1012 Road to the east and mature treelines in both directions would screen any development, meaning the impact on the wider Green Belt's openness would be limited. The removal in combination with NS-01 and NS-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.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in isolation or combination with TC-02 and TC-03 is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

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

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation, or in combination with TC-02 and TC-03.
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Provisional Grey Belt

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

Footnote 7 Constraints applicable?

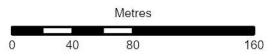
No

Sub-area (SA) TC-02

Location North of Thurrock Core (Chafford Hundred)

Area (ha) 6.13

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



Boundaries

The sub-area is bounded to the north by the A13 Road and a mature treeline, by the A1012 and a mature treeline to the east, by the Arterial Road North Stifford and a mature treeline to the south and Cuckoo Lane and a mature treeline to the west. Inner boundaries: south. Outer boundaries: North, east, 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	2	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 Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its south boundary. There are some urbanising influences to the south with the edge of built form, and to the north with the A13 Road and the A1012 Road adjoining the site. The A13 Road to the north 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 also comprises prominent physical features likely to prevent outward and irregular sprawl with the A1306 (Arterial Road North Stifford) to the south. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). 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 south, and the A13 Road to the north and A1012 Road to the east, as well as mature treelines and 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 east and west of the sub-area and the A roads. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 020	Purpose A	Purpose B	Purpose C
	1/2 (Slight)	0 (Slight)	3 (Moderate_Slight_Neg)

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). It plays a stronger role against purpose (c) as it contains less development thus having a more open and rural character than the Stage 1 parcel. The sub-area adjoins TC-01 to the west across Cuckoo Lane, NS-01 and NS-02 to the north-east across the A13 Road and TC-03 to the east across the A1012 Road, as well as the wider Green Belt to the North. The removal of the sub-area would strengthen the role played by the wider Green Belt to the north in preventing sprawl, as it would now be located at the settlement edge. The removal of the sub-area would bring an increased sense of enclosure to TC-01 and TC-03, significantly weakening their roles in preventing sprawl. Although the impact to the wider Green Belt is limited due to the presence of the A13 Road, which provides a sense of visual enclosure to the sub-area. The removal of the sub-area in combination with TC-01 would bring new urbanising influences to the east, west and north, however the A13 Road to the North, A1012 Road to the east and mature treelines in both directions would screen any development, meaning the impact on the wider Green Belt's openness would be limited. The same applies for release in combination with TC-03, with mature treelines west of TC-02, and east of TC-03 screening development. This would result in TC-01 being largely enclosed by development weakening its role. The removal in combination with NS-01 and NS-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.
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Summary of wider assessment

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

Boundary Assessment

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

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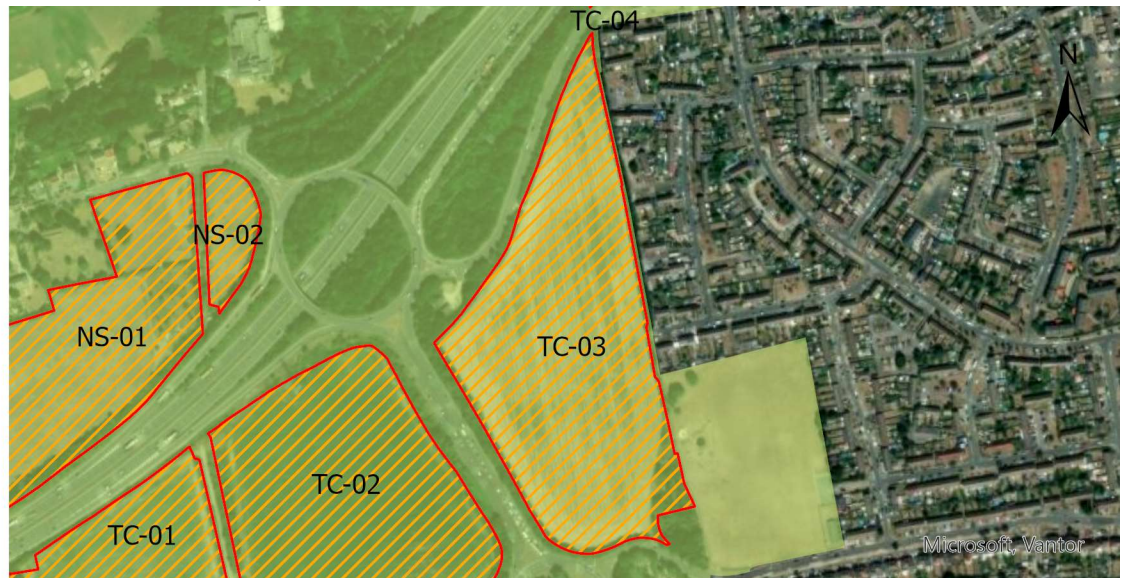
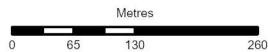
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded by Stifford Clays Road, and a mature treeline to the north, north-east and north-west. It is bounded by the regular backs of residential properties and a mature treeline to the east, and by the A1012 Road, Long Lane and a mature treeline to the south-east and south. Inner boundaries: East and south. Outer boundaries: north and west.



Looking north-west from the east boundary across an open agricultural field with a power pylon and power lines alongside mature trees in the distance



Looking west from the east boundary onto an open field, with a mature treeline and power pylons in the distance.



Looking south-west from the east boundary across an open field with mature vegetation in the distance.



Looking north-west from the east boundary across an open agricultural field with a power pylon and power lines alongside mature trees 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	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 Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its south and east boundaries. There are some urbanising influences to the south and east with the edge of built form, and to the north-west with the A13 Road and the A1012 Road adjoining the site and a junction connecting the two. The A13 Road to the north 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 also comprises prominent physical features likely to prevent outward and irregular sprawl with the A1306 (Arterial Road North Stifford) to the south and the A1012 to the west. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Thurrock Core and South Ockendon. In addition, the presence of the A13 Road to the north and the A1012 Road to the west are prominent physical and perceptual barriers which prevents the towns from merging. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The area comprises a large open agricultural field. The sub-areas topography is predominantly flat, although mature treelines to the north, north east and west limit views towards the wider countryside. There are also urbanising influences with the A13 Road and Stifford Clays Road to the north and the A1012 Road to the west, as well as the edge of Thurrock Core built form to the east. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b), performs a weaker role against purposes (a) and a stronger role against purpose (c). The sub-area performs a less important role against purpose (a) due to the proximity of a strong boundary feature with the A13 Road. It plays a stronger role against purposes (c) as it contains less development thus having a more open and rural character. The sub-area adjoins TC-02 to the east across the A1012 Road and the wider Green Belt to the north-west. The removal of the sub-area would strengthen the role played by the wider Green Belt to the north and east in preventing sprawl, as it would now be located at the settlement edge. Its removal is somewhat consistent with existing development form and would effectively 'round off' the settlement edge. The removal of the sub-area would bring an increased sense of enclosure to TC-02, significantly weakening the sub-areas role in preventing sprawl though. The impact to the wider Green Belt is limited due to the presence of the A13 Road, which provides a sense of visual enclosure to the sub-area. The removal of the sub-area in combination with TC-02 would bring new urbanising influences to the east and north, however the A13 Road to the north, A1012 Road to the west and mature treelines in both directions would screen any development, meaning the impact on the wider Green Belt's openness would be limited. 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.
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Summary of wider assessment

Overall, the sub-area plays an important role with respect to the Stage 1 parcel, but its release in isolation or combination with TC-02 and TC-03 is not likely to harm the performance of the wider Green Belt.

Boundary Assessment

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

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation, or in combination with TC-01 and TC-02.
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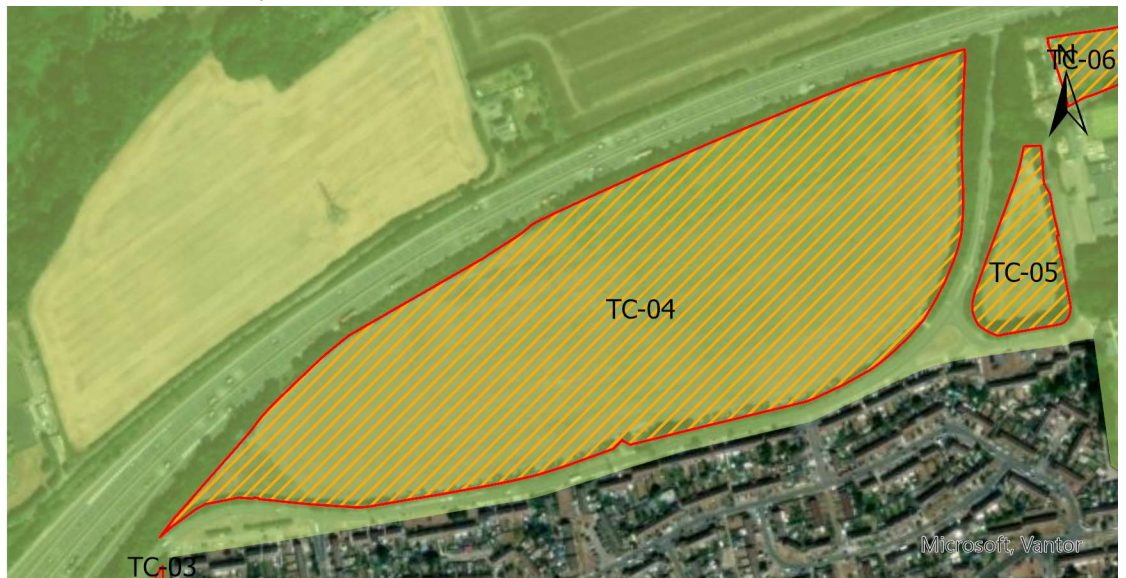
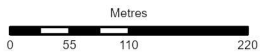
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded to the north by the A13 Road and a mature treeline, by the woodland and Stifford Clays Road to the east, south, and south-west. Inner boundaries: south-east. Outer boundaries: north.



Looking north-east from the south boundary through a dispersed hedgerow across an open field.



Looking north from the south boundary through a dispersed hedgerow across an open field.



Looking north from the south boundary through a dispersed hedgerow across an open field.



Looking north-west from the south boundary through a dispersed hedgerow across an open field.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	2	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 Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its south boundary. There are some urbanising influences to the south and east with the edge of built form, and to the north-west with the A13 Road adjoining the site. The A13 Road to the north 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 also comprises prominent physical features likely to prevent outward and irregular sprawl with Stifford Clays Road to the south. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form. The area comprises 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 south, and the A13 Road to the north, as well as mature treelines and 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 east and west of the sub-area and the A road north. Overall, the sub-area has a largely rural character.*could be moderately rural
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b), performs a weaker role against purposes (a) and a stronger role against purpose (c). The sub-area performs a less important role against purpose (a) due to the proximity of a strong boundary feature with the A13 Road. It plays a stronger role against purposes (c) as it contains less development thus having a more open and rural character. The sub-area adjoins TC-05 to the east across Stifford Clays Road and the wider Green Belt to the north. The removal of the sub-area would strengthen the role played by the wider Green Belt to the north and east in preventing sprawl, as it would now be located at the settlement edge. The impact to the wider Green Belt is limited due to the presence of the A13 Road, which provides a sense of visual enclosure to the sub-area. The removal of the sub-area in combination with TC-05 would bring new urbanising influences to the east and straddle Stifford Clays Road which is a strong boundary feature between the two, however the A13 Road to the north, and a mature treeline to the east of TC-05 and north of TC-04 would screen any development, meaning the impact on the wider Green Belt's openness would be limited. In combination with a wider cluster of sub-areas (TC-04, TC-05, TC-06 and TC-07), the removal of the sub-area would result in new urbanising influences to the Green Belt to the north and east, and would enclose Green Belt land to the south of TC-07 although to the north, the A13 Road acts as a strong boundary feature and limits the impacts on the wider Green Belt.
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Summary of wider assessment

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

Boundary Assessment

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

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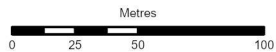
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded to the north by woodland, by Blackshots Lane and a mature treeline to the east and south, by Stifford Clays Road and a mature treeline/woodland to the west. Inner boundaries: south. Outer boundaries: north, east and west.



Looking north along the west boundary across an open field bounded by mature trees/hedgerow.



Looking north from the south boundary across Stifford Clays Road at a mature treeline and footpath.



Looking north along the west boundary onto a mature treeline/hedgerow.



Looking west from the east boundary across an open agricultural field and mature trees/hedgerow 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	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 Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its south boundary. There are some urbanising influences to the south and east with the edge of built form, and to the north-west with the A13 Road. The A13 Road to the north, and Stifford Clays Road to the west 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 also comprises prominent physical features likely to prevent outward and irregular sprawl with Blackshots Lane to the south and east. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

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

Protects the openness of the countryside and is least covered by development	Unable to access 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 comprises an open agricultural field and a mature treeline/vegetation around the boundary. The topography gently slopes to the north, although views of the wider countryside are limited by mature vegetation and buildings to the south and east. There are urbanising influences, with the edge of Thurrock Core built form to the south, William Edwards School to the east and the A road north. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b), performs a weaker role against purposes (a) and a stronger role against purpose (c). The sub-area performs a less important role against purpose (a) due to the proximity of a strong boundary feature with the A13 Road and the smaller size of the sub-area to the strategic parcel. It plays a stronger role against purposes (c) as it contains less development thus having a more open and rural character. The sub-area adjoins TC-04 to the west across Stifford Clays Road and the wider Green Belt to the east and north. The removal of the sub-area in isolation would constitute irregular sprawl of Thurrock Core, although due to washed over development to the east, Stifford Clays Road to the west and the A13 Road to the north, the impact on the wider Green Belt is limited as these features provide a sense of visual enclosure to the sub-area. The removal of the sub-area in combination with TC-04 would bring new urbanising influences to the east and north and straddle Stifford Clays Road which is a strong boundary feature between the two, however the A13 Road to the north, and a mature treeline to the east of TC-05 and north of TC-04 would screen any development, meaning the impact on the wider Green Belt's openness would be limited. In combination with a wider cluster of sub-areas (TC-04, TC-05, TC-06 and TC-07), the removal of the sub-area would result in new urbanising influences to the Green Belt to the north and east, and would enclose Green Belt land to the south of TC-07 although to the north, the A13 Road acts as a strong boundary feature and limits the impacts on the wider Green Belt.
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Summary of wider assessment

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

Boundary Assessment

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

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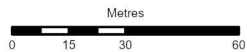
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded to the north by the A13 Road and a mature treeline/woodland, by a field boundary/the irregular side of a neighbouring property to the east, by Blackshots Lane and a mature treeline to the south and by an irregular side boundary of a neighbouring residential property to the west. Inner boundary: none. Outer boundary: north, east, south, west.



Looking north across Stifford Clays Road from the south onto a mature treeline, overgrown vegetation and a residential house 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	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 Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its south boundary. There are some urbanising influences to the south and west with the edge of built form, and to the north with the A13 Road. The A13 Road to the north, and Stifford Clays Road to the west 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 Blackshots Lane to the south. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

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

Protects the openness of the countryside and is least covered by development	Unable to access 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 small ancillary structure to the south-west corner. The rest of the sub-area comprises 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 south, and the A13 Road to the north, as well as mature treelines and vegetation around the boundary. There are urbanising influences, with the edge of Thurrock Core built form to the south, and views of power pylons and the A road to the north. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b), performs a weaker role against purposes (a) and a stronger role against purpose (c). The sub-area performs a less important role against purpose (a) due to the proximity of a strong boundary feature with the A13 Road and the smaller size of the sub-area to the strategic parcel. It plays a stronger role against purposes (c) as it contains less development thus having a more open and rural character. The sub-area adjoins TC-06 diagonally to the south-east across Blackshots Lane and the wider Green Belt to the east, west, north and south. The removal of the sub-area in isolation would result in a hole in the Green Belt, although due to washed over development to the south, Stifford Clays Road to the west and the A13 Road to the north, the impact on the wider Green Belt is limited as these features provide a sense of visual enclosure to the sub-area. The removal of the sub-area in combination with TC-07 would bring new urbanising influences to the east, straddling Blackshots Lane which is a strong boundary feature between the two, however the A13 Road and mature treeline to the north, would largely screen any development, meaning the impact on the wider Green Belt's openness would be limited. The Green Belt land to the south of TC-07 would be effectively enclosed though, weakening its role in the wider Green Belt. In combination with a wider cluster of sub-areas (TC-04, TC-05, TC-06 and TC-07), the removal of the sub-area would result in new urbanising influences to the Green Belt to the north and east, and would enclose Green Belt land to the south of TC-07 although to the north, the A13 Road acts as a strong boundary feature and limits the impacts on the wider Green Belt.
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Summary of wider assessment

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

Boundary Assessment

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

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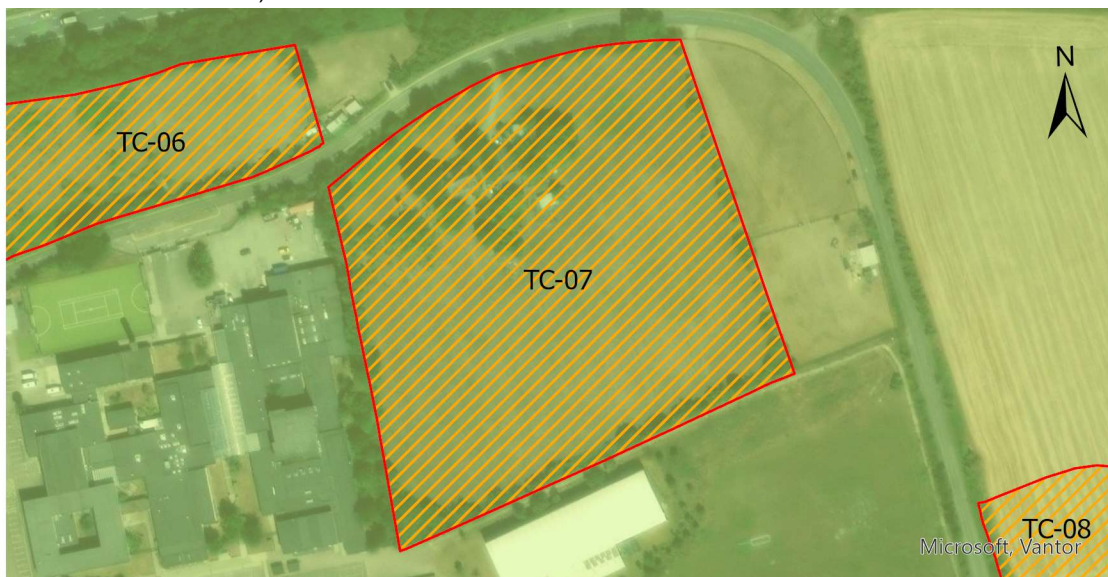
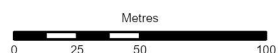
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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

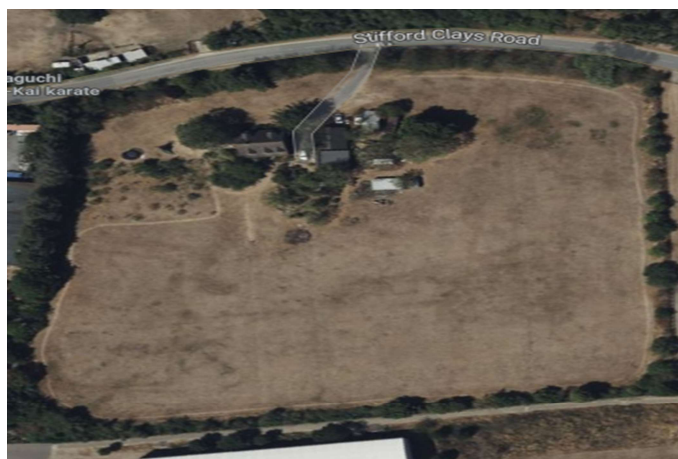


Boundaries

The sub-area is bounded to the north by Blackshots Lane and a mature treeline, by a mature treeline and the edge of a neighbouring field boundary to the east, by a mature treeline and the footpath of the neighbouring school to the south and by the edge of William Edwards School property boundary and a mature treeline. Inner boundaries: none). Outer boundaries: North, east, south and west.



Looking west from the east boundary through a fence 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	3	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 Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its south and east boundaries. There are some urbanising influences to the south and west with the edge of built form nearby, and to the north with the A13 Road in proximity. The A13 Road to the north, and Blackshots Lane 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.
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Purpose (B) To prevent neighbouring towns merging into one another

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

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Approximately 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of a cluster of residential buildings and ancillary structures close to the north boundary. The rest of the sub-area comprises 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 south-west, and the A13 Road to the north, as well as mature treelines and vegetation around the boundary. There are urbanising influences, with the edge of Thurrock Core built form to the south-west, and views of power pylons and the A road to the north. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b), performs a weaker role against purposes (a) and a stronger role against purpose (c). The sub-area performs a less important role against purpose (a) due to the proximity of a strong boundary feature with the A13 Road and the smaller size of the sub-area to the strategic parcel. It plays a stronger role against purposes (c) as it contains less development thus having a more open and rural character. The sub-area adjoins TC-06 diagonally to the south-east across Blackshots Lane and the wider Green Belt to the south, east and north. The removal of the sub-area in isolation would result in a hole in the Green Belt, although due to washed over development to the west, a treeline to the south, Blackshots Lane and the A13 Road to the north and west, the impact on the wider Green Belt is limited as these features provide a sense of visual enclosure to the sub-area. The removal of the sub-area in combination with TC-06 would bring new urbanising influences to the east, straddling Blackshots Lane which is a strong boundary feature between the two, however the A13 Road and mature treeline to the north, would largely screen any development, meaning the impact on the wider Green Belt's openness would be limited. The Green Belt land to the south of TC-07 would be effectively enclosed though, weakening its role in the wider Green Belt. In combination with a wider cluster of sub-areas (TC-04, TC-05, TC-06 and TC-07), the removal of the sub-area would result in new urbanising influences to the Green Belt to the north and east, and would enclose Green Belt land to the south of TC-07 although to the north, the A13 Road acts as a strong boundary feature and limits the impacts on the wider Green Belt.
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Summary of wider assessment

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

Boundary Assessment

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

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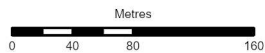
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded to the north by an open field (no clear boundary), by the irregular edge of residential property boundaries (including part of TC-09) to the north-east, south and west, and part of Blackshots Lane to the west. Inner boundaries: west and south. Outer boundaries: north and east.



Looking north-east across Blackshots Lane across an open agricultural field, with low hedgerow along the boundary and the edge of Thurrock built form.



Looking north-east across Blackshots Lane across an open agricultural field, with low hedgerow along the boundary and power/telecommunication poles



Looking east across from the south-west corner of the site across an open field and gravel driveway



Looking north from the south-west corner across an open field bounded by hedgerow.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	3	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 located at the edge of the large built-up area of Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its south and west boundary. There are some urbanising influences to the south and west with the edge of built form nearby, as the sub-area is partially enclosed by development to the south and west. The A13 road to the north 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. There are no prominent physical features along the edge of the existing settlement which are likely to prevent outward and irregular sprawl. The sub-area plays a moderate role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Thurrock Core 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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of a small ancillary structure to the south-east corner. The rest of the sub-area comprises 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 to the south and west, and the A13 Road to the north, as well as mature treelines and vegetation around the boundary. There are urbanising influences, with the edge of Thurrock Core built form to the south and west and washed over residential development in the Green Belt to the east. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a) and (b), and a stronger role against purpose (c). It plays a stronger role against purpose (c) as it contains less development thus having a more open and rural character. The sub-area adjoins TC-09 to the east along its north-east boundary and the wider Green Belt to the north. The removal of the sub-area in isolation would be in keeping with existing development form as it is perceptually enclosed by washed-over development within the Green Belt to the north and east and by the settlement edge to the west and south. The removal of the sub-area would strengthen the role played by the wider Green Belt to the east and north in preventing sprawl, as it would now be located at the settlement edge. The removal in combination with TC-09 would have a similar impact as releasing it in isolation and would introduce some urbanising influences to the Green Belt land to the north and east. In combination with a wider cluster of sub-areas (TC-08, TC-09, TC-10, TC-11 and TC-12), the removal of the sub-area 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.
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Summary of wider assessment

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

Boundary Assessment

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

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

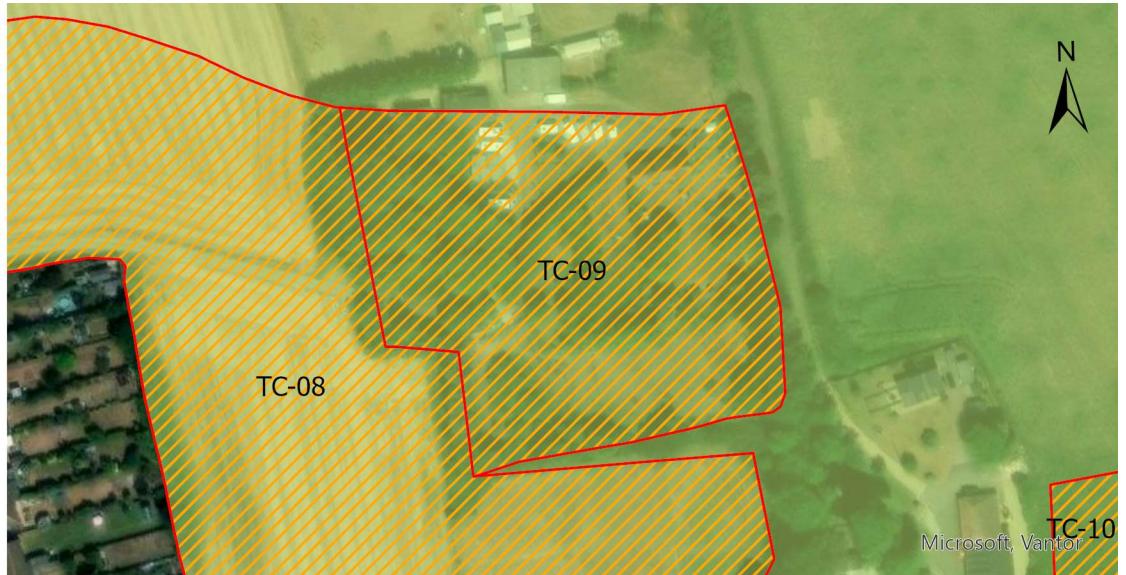
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

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

Metres
0 15 30 60



Boundaries

The sub-area is bounded to the north by no clear feature (cuts through the existing residential property), by an unclassified private road and a treeline to the east, by a treeline/hedgerow to the south and west. Inner boundary: west. Outer: 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)

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	3	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 perceptually located at the edge of the large built-up area of Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is perceptually connected to Thurrock Core, at its west boundary. There are some urbanising influences to the west with the edge of built form nearby. The A13 road to the north 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. There are no prominent physical features along the edge of the existing settlement which are likely to prevent outward and irregular sprawl. The sub-area plays a moderate role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Thurrock Core 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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Approximately 3% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of a cluster of residential and ancillary buildings to the north and east of the site. The rest of the sub-area comprises hardstand associated with driveways, managed gardens, mature treelines and vegetation scattered across the site. The sub-area topography is predominantly flat, although long distance views are limited due to the edge of built form the south and west, and the A13 Road to the north, as well as mature treelines and vegetation around the boundary. There are urbanising influences, with the edge of Thurrock Core built form to the south and west and washed over residential development in the Green Belt to the south-east. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a) and (b), and a stronger role against purpose (c). It plays a stronger role against purpose (c) as it contains less development thus having a more rural character. The sub-area adjoins TC-08 to the west along its south-west boundary and 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, and would bring a sense of enclosure to TC-08, weakening its role in preventing sprawl. The removal in combination with TC-09 would be in keeping with existing development form as it is perceptually enclosed by washed-over development within the Green Belt to the east and by the settlement edge to the west and south. The removal of the sub-area would strengthen the role played by the wider Green Belt to the east and north in preventing sprawl, as it would now be located at the settlement edge. In combination with a wider cluster of sub-areas (TC-08, TC-09, TC-10, TC-11 and TC-12), the removal of the sub-area 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.
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Summary of wider assessment

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

Boundary Assessment

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

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes an important contribution to the wider Green Belt. Not recommended for further consideration in isolation (though combination with TC-08 can be considered).
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Provisional Grey Belt

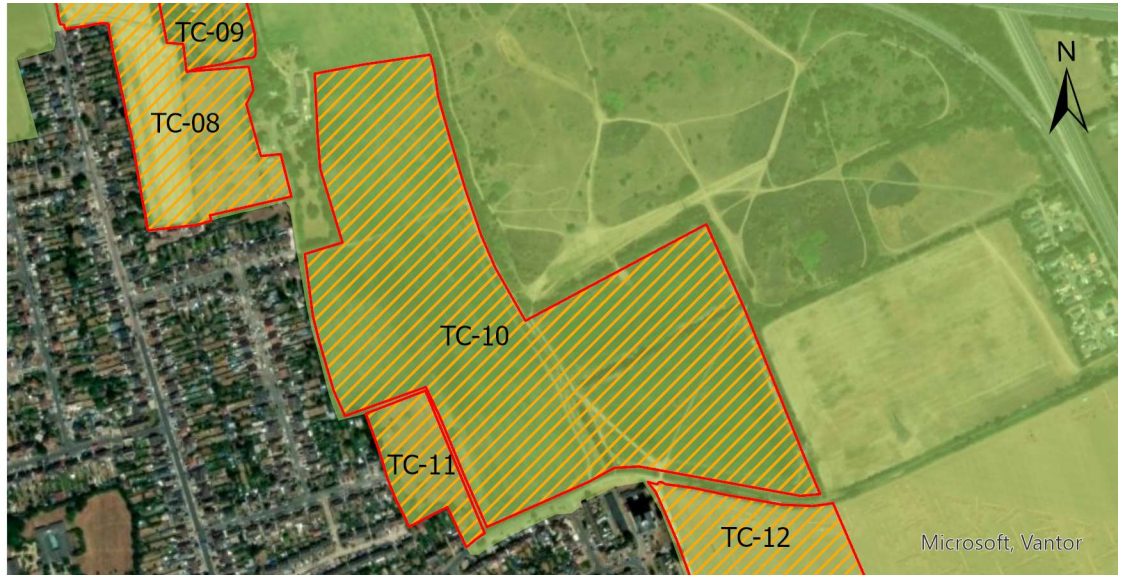
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

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

Metres
0 70 140 280



Boundaries

The sub-area is bounded to the north by no clear feature (cuts through the existing open field), by a mature treeline/hedgerow to the east, by Long Lane to the south and by the edge of the neighbouring field/property boundary to the south-west (TC-11) and the regular backs of residential properties along Ashley Gardens to the west. Inner boundaries: South and west. Outer boundaries: North and east.



Looking north from the south boundary across an open field.



Looking north-east across an open field.



Looking east from the west boundary across an open field with the edge of Thurrock built form and power pylons in the distance.



Looking south-east from the west boundary at the boundary of the sub-area adjoining Thurrock built form and an open field.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	5	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 located at the edge of the large built-up area of Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its north-east boundary. There are some urbanising influences to the south and west with the edge of built form nearby. 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.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Thurrock Core 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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The rest of the site consists of open agricultural fields and some mature trees and vegetation around the boundary. The sub-area topography is predominantly flat, with some wider views of the countryside available looking east and north. There are some urbanising influences, with the edge of Thurrock Core's built form to the south and west, and washed over residential development in the Green Belt to the north-west, as well as views of power pylons to the north-east. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a) and (b), and a stronger role against purpose (c). It plays a stronger role against purpose (c) as it contains less development thus having a more open and rural character. The sub-area adjoins TC-11 along its south-west boundary, TC-12 along its south-east boundary across Long Lane and the wider Green Belt to the east and north. The removal of the sub-area in isolation would constitute the irregular sprawl of Thurrock Core, and would bring a sense of enclosure to TC-11, weakening its role in preventing sprawl. The removal of the sub-area in combination with TC-11 or TC-12 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the east. In combination with a wider cluster of sub-areas (TC-08, TC-09, TC-10, TC-11 and TC-12), the removal of the sub-area 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.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Metres
0 25 50 100



Boundaries

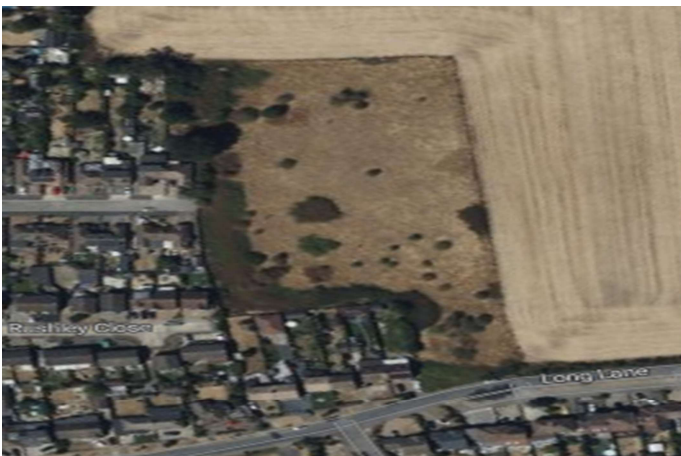
The sub-area is bounded to the north and east by a neighbouring field boundary (TC-10), by Long Lane and the regular backs of residential properties along Rushley Close and Brookman's Ave to the south and west. Inner boundaries: South and west. Outer boundaries: North and east.



Looking north-east from the south boundary over overgrown vegetation onto a field with a power line running across in the distance.



Looking west from the east boundary over overgrown vegetation across an open field with power pylons in the distance.



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

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

	Purpose A	Purpose B	Purpose C
Sub-area scores	2	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 located at the edge of the large built-up area of Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially enclosed by Thurrock Core, at its south and west boundaries. There are some urbanising influences to the south and west with the edge of built form nearby. While there are no prominent physical features in reasonable proximity to the outer edge of the sub-area which are likely to prevent outward sprawl, as the sub-area is partially enclosed, its development would not result in irregular sprawl and rather it would largely be congruous with the existing settlement edge. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Thurrock Core 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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The rest of the site consists of open agricultural fields and some mature trees and vegetation around the boundary and across the site itself. The sub-area topography is predominantly flat, with some wider views of the countryside available looking east and north. There are some urbanising influences, with the edge of Thurrock Core built form to the south and west, as well as views of power pylons to the north-east. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b), a stronger role against purpose (c) and a weaker role against purpose (a) than the strategic parcel. It plays a stronger role against purpose (c) as it contains less development thus having a more open and rural character. It performs a weaker role against purpose (a) due to the sub-area being a much smaller size than the Stage 1 parcel and it being relatively more enclosed by development. The sub-area adjoins TC-10 along its north-east boundaries. The removal of the sub-area in isolation would be an extension of the settlement, but would not lead to an incongruous pattern of development and would be in keeping with existing development form given the edge of built form extends to the south-east of the sub-area. The removal of the sub-area in combination with TC-10 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the east. In combination with a wider cluster of sub-areas (TC-08, TC-09, TC-10, TC-11 and TC-12), the removal of the sub-area 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.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

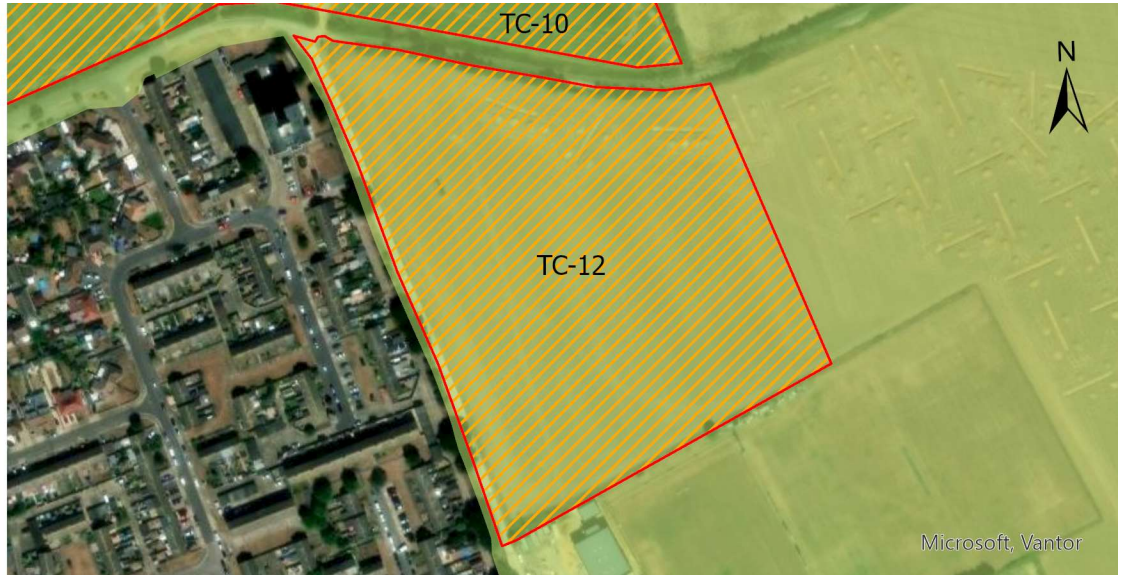
Sub-area (SA) TC-12

Location East of Thurrock Core

Area (ha) 4.23

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

Metres
0 30 60 120



Boundaries

The sub-area is bounded by Long Lane to the north, with no clear boundary to the east (cuts through the existing open field), by a football field and football club property boundary to the south and Milford Road and the regular backs of residential properties to the west. Inner boundaries: west. Outer boundaries: north, east and south.



Looking east from the north-west corner across an open field with power pylons in the centre.



Looking east from the north-west corner across an open field with power pylons in the centre.



Looking south from the north-west corner across an open field with power pylons in the centre.



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	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 Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its south and west boundary. There are some urbanising influences to the south and west with the edge of built form nearby. The edge of the existing settlement comprises prominent physical features likely to prevent outward and irregular sprawl with Milford Road to the west, and Long Lane to the north. However, there are no 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 sub-area plays a strong role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Thurrock Core 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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of open agricultural fields and some mature vegetation around the boundary. The sub-area topography is predominantly flat, with some wider views of the countryside available looking east and north. There are some urbanising influences, with the edge of Thurrock Core built form to the south and west, as well as views of power pylons nearby across both the site itself and running from the north-west to south-east of the site. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a) and (b), and a stronger role against purpose (c). It plays a stronger role against purpose (c) as it contains less development thus having a more open and rural character. The sub-area adjoins TC-10 along its north boundary, across Long Lane and the wider Green Belt to the east. The removal of the sub-area in isolation would be an extension of the settlement, but would not lead to an incongruous pattern of development and would be in keeping with existing development form given there is washed over development to the south which effectively encloses the sub-area, and the edge of built form is along the west boundary across Milford Road. The removal of the sub-area in combination with TC-10 would represent a significant encroachment of development into the countryside and bring significant new urbanising influences to the wider Green Belt to the east. In combination with a wider cluster of sub-areas (TC-08, TC-09, TC-10, TC-11 and TC-12), the removal of the sub-area 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.
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Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

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

Metres
0 15 30 60



Boundaries

The sub-area is bounded by the regular backs of residential properties to the north and a public footpath, by an unclassified private road to the west, by no clear boundary to the south (cuts through an open field), and by the regular backs of residential properties to the west. Inner boundaries: north, east, west. Outer: south.



Looking north-east from the south-west corner across an open field, trees and sports courts as well as a tower block in the distance.



Looking north-west from the south boundary at a bench, open field and treeline along the edge of Thurrock built form.



Looking west from the south boundary at an open field and sport courts with the edge of built form in the background



Looking east from the south boundary at an open field alongside a tower block.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	1	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 of Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is enclosed by the large built-up area. The sub-area contains existing development, which consists of sports courts in the middle of the site, along with urbanising influences with the edge of built form to the north, east and west. Development within the sub-area would not create a disproportionate or incongruous pattern of development. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Thurrock Core 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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of hardstanding used for sports and an open field. The sub-area topography is predominantly flat, and views of the wider countryside are restricted due to being largely enclosed by development. There are urbanising influences towards the north, east and west with the edge of built form adjoining these boundaries. Overall, the area has a largely urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 027	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	1/2 (Slight)

Assessment of wider impact

At a more granular level, the sub-area performs Similarly against purpose (b) and (c), and a weaker role against purposes (a). It plays a weaker role against purpose (a) due to existing development/hardstand on the sub-area, as well as the fact it is largely enclosed on three sides by the settlement edge.

The sub-area does not adjoin any other sub-areas. The sub-area adjoins the wider Green Belt to the south.

As the sub-area already contains significant hardstand areas and is largely enclosed by the settlement edge it is an anomaly within the Green Belt and thus its removal would not introduce significant new urbanising influences to the wider Green Belt.

Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

Sub-area (SA) TC-14

Location South-east of Thurrock Core (Little Thurrock)

Area (ha) 1.61

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

Metres
0 45 90 180



Boundaries

The sub-area is bounded by Chadwell Road to the north, by a dispersed treeline and Old Dock Approach Road to the east, by vegetation to the south and south-east, and by the regular backs of residential properties along Malvern Road to the west. Inner boundaries: north and west. Outer boundaries: east and south.



Looking south-east across from the north-west corner over a driveway, fenceline and open field with trees in the distance.



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



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



Looking south along the west boundary at a gate, fence with a truck behind it and the edge of Thurrock Core built form to the west.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	2	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 located at the edge of the large built-up area of Thurrock Urban Core inclusive of Grays, merged with Purfleet-on-Thames and Tilbury. The sub-area is partially connected to Thurrock Core, at its west and north boundaries. There are some urbanising influences to the north, west and south with the edge of built form, and to the east with the Old Dock Approach Road adjoining the site. Chadwell Road to the north and Old Dock Approach Road 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. The edge of the existing settlement also comprises prominent physical features likely to prevent outward and irregular sprawl with Malvern Road and a strip of residential development to the west. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	Due to the scale of the gap between Thurrock Core 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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 2% of the sub-area is built form. The rest of the sub-area consists of grassy pastures used to graze horses. The south portion of the sub-area is used for agricultural buildings, this will be verified with aerial photography. There are minor urbanising influences to the sub-area, including residential properties of Little Thurrock and the main road of old dock approach. There is a further urbanising influence from the source as three tall buildings in Chadwell St Mary are visible due to the sub-area having a relatively high elevation. Overall the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 031	Purpose A	Purpose B	Purpose C
	1/2 (Slight)	5 (Fundamental_Slight)	1/2 (Slight)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (a), a stronger role against purpose (c), and a much weaker role against purpose (b). The sub-area performs a less important role against purpose (b) as it does not form a significant part of any gap between neighbouring settlements, and a stronger role against purpose (c) as it contains less development.

The sub-area does not adjoin any other sub-areas. The sub-area adjoins the wider Green Belt to the south and east.

The removal of the sub-area in isolation would be an extension of the settlement, but would not lead to an incongruous pattern of development and would be in keeping with existing development form, due to the edge of built form enclosing the sub-area to the north and east, as well as Old Dock Approach Road providing a visual enclosure and strong boundary feature.

Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

A.4.15 Pro formas - Tilbury

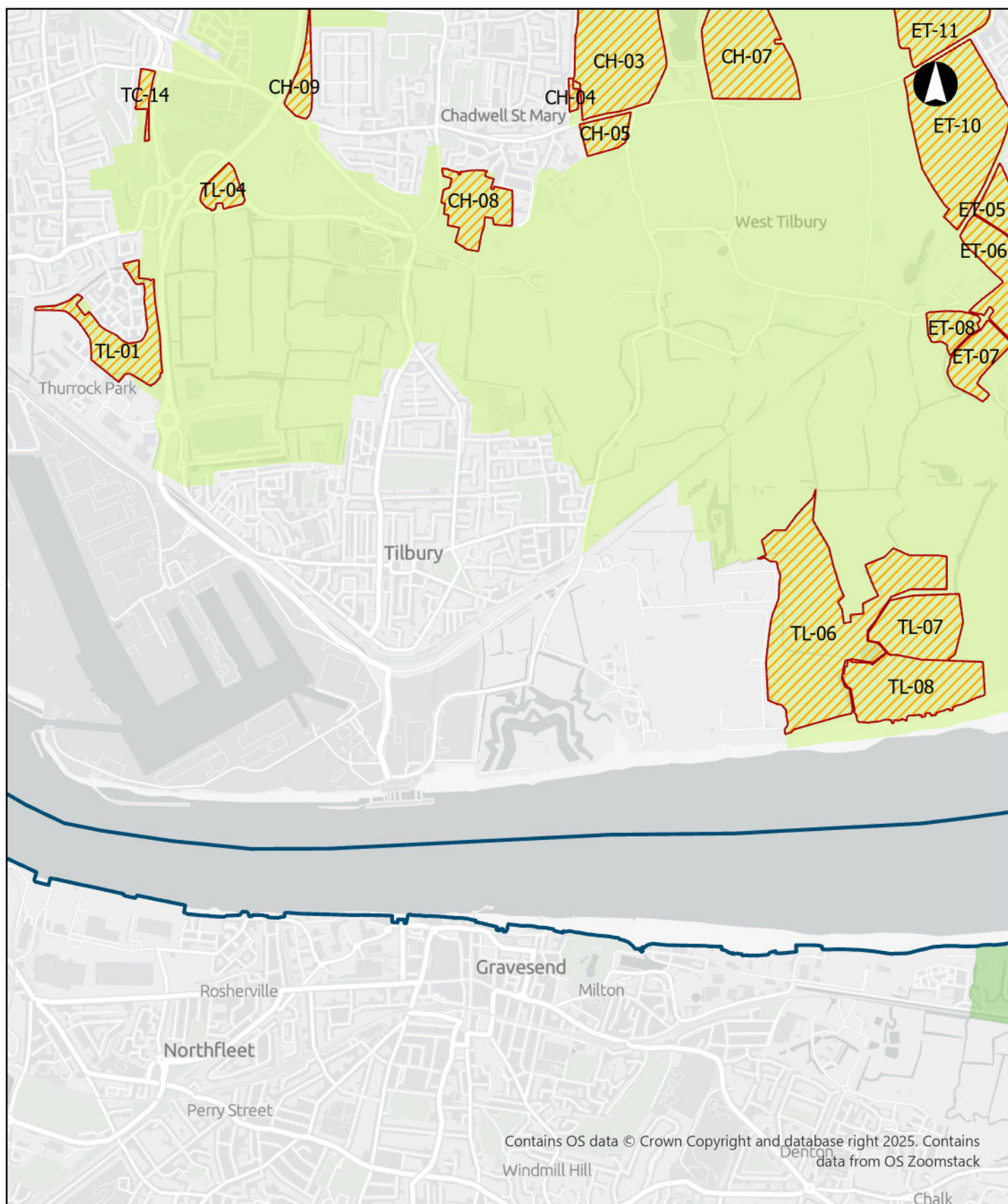


Figure
Map of sub-areas near Tilbury

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

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

Metres
0 80 160 320



Boundaries

The sub-area is bounded by the regular edge of development (Little Thurrock) to the north, by the A1089 Dock Road to the east, by an industrial park to the south and by dispersed hedgerow and treelines to the west. Inner boundary: north, west and south. Outer boundary: east.



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



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



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



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

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	1	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 Thurrock Urban Core (including Tilbury), with physical connections on its north, west and east boundaries. The sub-area is entirely enclosed. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms part of the gap between Thurrock Urban Core and Chadwell St. Mary, contributing to the overall openness and scale of the gap. The sub-area, while open in character, is entirely enclosed by development. It is therefore judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The rest of the sub-area consists of overgrown, grassy patches of vegetation. The sub-area has minor urbanising influences to the north from the residential area of Little Thurrock and from the industrial area to the south. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 031	Purpose A	Purpose B	Purpose C
	1/2 (Slight)	1/5 (Slight_Fundamental)	1/2 (Slight)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (a), performs more weakly against purpose (b) and plays a stronger role against purpose (c) compared to the strategic land parcel. The discrepancy of purpose (b) score is due to the sub-area's location at the south tip of the Stage 1 parcel, which received a "Slight / Negligible" and "Fundamental" score (equivalent to a 1 and a 5) because the area provides little protection between Little Thurrock and west Tilbury, but at the same time is the only gap between these two areas. In Stage 2, the sub-area is now considered to provide some protection between the Thurrock Urban Core and Chadwell St. Mary; however, its role is reduced by the presence of Dock Approach Road. The discrepancy in purpose (c) score is due to the sub-area's specific character as an area of overgrown vegetation. The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the east only. The removal of the sub-area in isolation would be in keeping with existing development form as the sub-area is completely physically enclosed.
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Summary of wider assessment

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

Boundary Assessment

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

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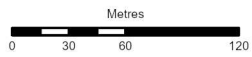
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

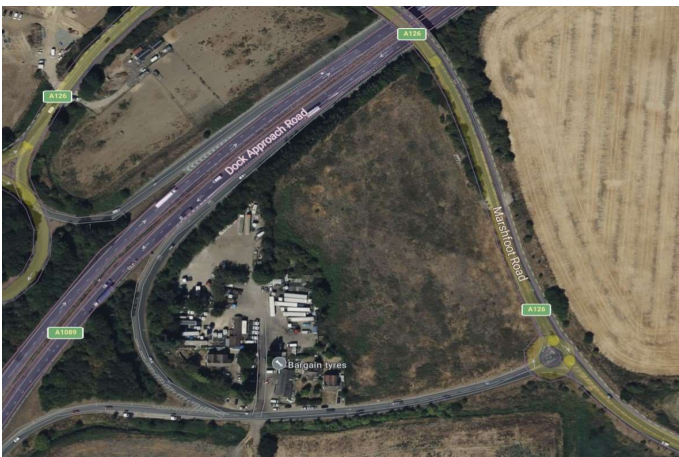
Yes - Flood Zone 3B

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



Boundaries

The sub-area is bounded bay mature treeline and Dock Approach Road to the north-west, by the A126 Marshfoot Road to the east and south, and by the ramp from former to the latter and a mature treeline to the 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	1

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms part of the gap between Chadwell St. Mary and Thurrock Urban Core, contributing to the overall openness and scale of the gap. However, the sub-area already includes significant built development, meaning it currently plays a minimal role in maintaining the separation of towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. Approximately 2% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of two residential homes, several buildings used for various vehicle-related businesses and several storage containers. The rest of the sub-area consists of scrubland. The sub-area is completely surrounded by Major roads, which are prominently visible to the east due to the topography and lack of trees along the boundary. Overall, the sub-area has a largely urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 029	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	5 (Fundamental_Major)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area plays a lesser role against purposes (a), (b) and (c) compared to the strategic land parcel. The discrepancy in purpose (a) score is due to the sub-area's location away from the edge of both the Thurrock Core and Chadwell St. Mary, and the discrepancy in purpose (b) and (c) scores is due to the significant development within the sub-area.

Although the sub-area shares a border with TL-02, they are not considered adjoining for the purposes of this assessment as TL-02 has been excluded for its extensive flood zone. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would result in a 'hole' in the Green Belt. However, the sub-area is already significantly developed, and it is entirely enclosed by roads which would limit further sprawl.

Summary of wider assessment

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

Boundary Assessment

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

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

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

Footnote 7 Constraints applicable?

No

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

Metres
0 155 310 620



Boundaries

The sub-area is irregularly shaped. The sub-area is bounded by the edge of fields and dirt roads to the north and east, by Flood Zone 3b emerging from the River Thames to the south, and by the edge of development to the west. Inner boundary: west. Outer boundary: north and east.



Looking east from the centre of the sub-area onto a grassland.



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



Looking south from the centre of the sub-area onto a gravel track and grassland.



Looking north-west from the centre of the sub-area onto a grassland.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	5	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 located on the edge of the large built-up area of Tilbury, with physical connections on its west boundary. The sub-area is free/ mostly free of 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.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area 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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of dense scrubland with some dirt pathways. There are some urbanising influences to the west and south, due to the sub-area's hilly topography which allows for visual links to the development in Gravesend and Tilbury, respectively. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 034	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (b), plays a stronger role against purpose (a) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the large built-up area of Tilbury having been expanded for Stage 2 and the urbanising influences exerted on this particular sub-area, respectively.

The sub-area adjoins TL-07 and TL-08 to the east. The sub-area adjoins the wider Green Belt to the north and east. The removal of the sub-area in isolation would represent a significant sprawl of development into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness. This is heightened by the sub-area's topography, as there would be views to and from the mound on the south end to the wider Green Belt.

The removal of the sub-area in combination with TL-07 and/ or TL-08 would also result in significant encroachment of development into the countryside. New urbanising influences resulting from the removal of the cluster would also have an increased impact on the Green Belt to the north and east.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer 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.
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Categorisation & Recommendation

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

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

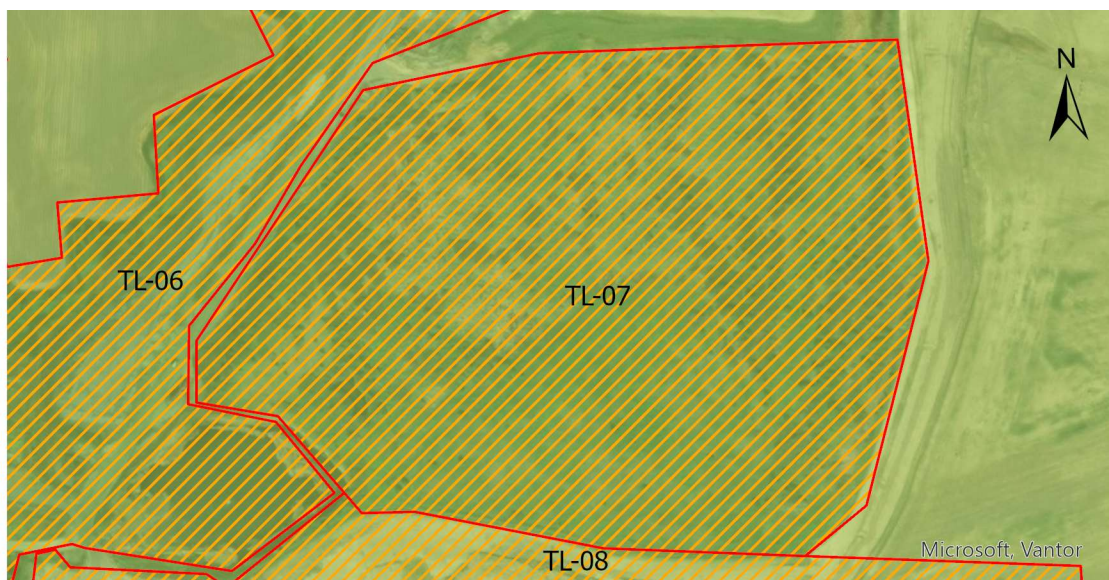
Sub-area (SA) TL-07

Location East of Tilbury

Area (ha) 12.98

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

Metres
0 40 80 160



Boundaries

The sub-area has an irregular shape that broadly aligns with the underlying promoted site. The sub-area is bounded on all four sides by dirt tracks.



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

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of dense scrubland with some dirt pathways. The topography of the sub-area is unknown. It is suspected that the industrial development to the west is visible due to its height. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 034	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the urbanising influences exerted on this sub-area by the nearby Thames and Tilbury development.

The sub-area adjoins TL-06 to the west and TL-08 to the south. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt that represents encroachment into previously undeveloped countryside, impacting the wider Green Belt's sense of openness.

The removal of the sub-area in combination with TL-06 and/or TL-08 would represent significant encroachment of development into the countryside. New urbanising influences resulting from the removal of the cluster would have an increased impact on the Green Belt to the north and east.

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 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.
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Categorisation & Recommendation

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

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

Footnote 7 Constraints applicable?

No

Sub-area (SA) TL-08

Location East of Tilbury

Area (ha) 18.98

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

Metres
0 45 90 180



Boundaries

The sub-area has an irregular shape that broadly aligns with the underlying promoted site. The sub-area is primarily bounded to the north by a dirt track, and to the south by the Flood Zone 3b emerging from the River Thames. The sub-area's east and west boundaries lie within scrubland.



Looking south-east from the north-west boundary of the sub-area onto a grassland.



Looking east from the north-west boundary of the sub-area onto a grassland.



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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	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.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of site. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of open scrubland with a Slightly hilly topography. Given this, it is likely that the industrial development to the west and Gravesend across the river to the south have a strong visual connection with the sub-area. Overall, the sub-area has a moderately rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 034	Purpose A	Purpose B	Purpose C
	0 (none)	0 (none)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) and plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the urbanising influences exerted on this sub-area by the nearby Thames and Tilbury development.

The sub-area adjoins TL-06 to the west and TL-07 to the north. The sub-area adjoins the wider Green Belt to the north, east and west. The removal of the sub-area in isolation would create a 'hole' in the Green Belt that represents encroachment into previously undeveloped countryside, impacting the wider Green Belt's sense of openness.

The removal of the sub-area in combination with TL-06 and/or TL-07 would represent significant encroachment of development into the countryside. New urbanising influences resulting from the removal of the cluster would have an increased impact on the Green Belt to the north and east.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundary is partly readily recognisable and likely to be permanent and partly not readily recognisable or necessarily 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.
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Categorisation & Recommendation

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

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

Footnote 7 Constraints applicable?

No