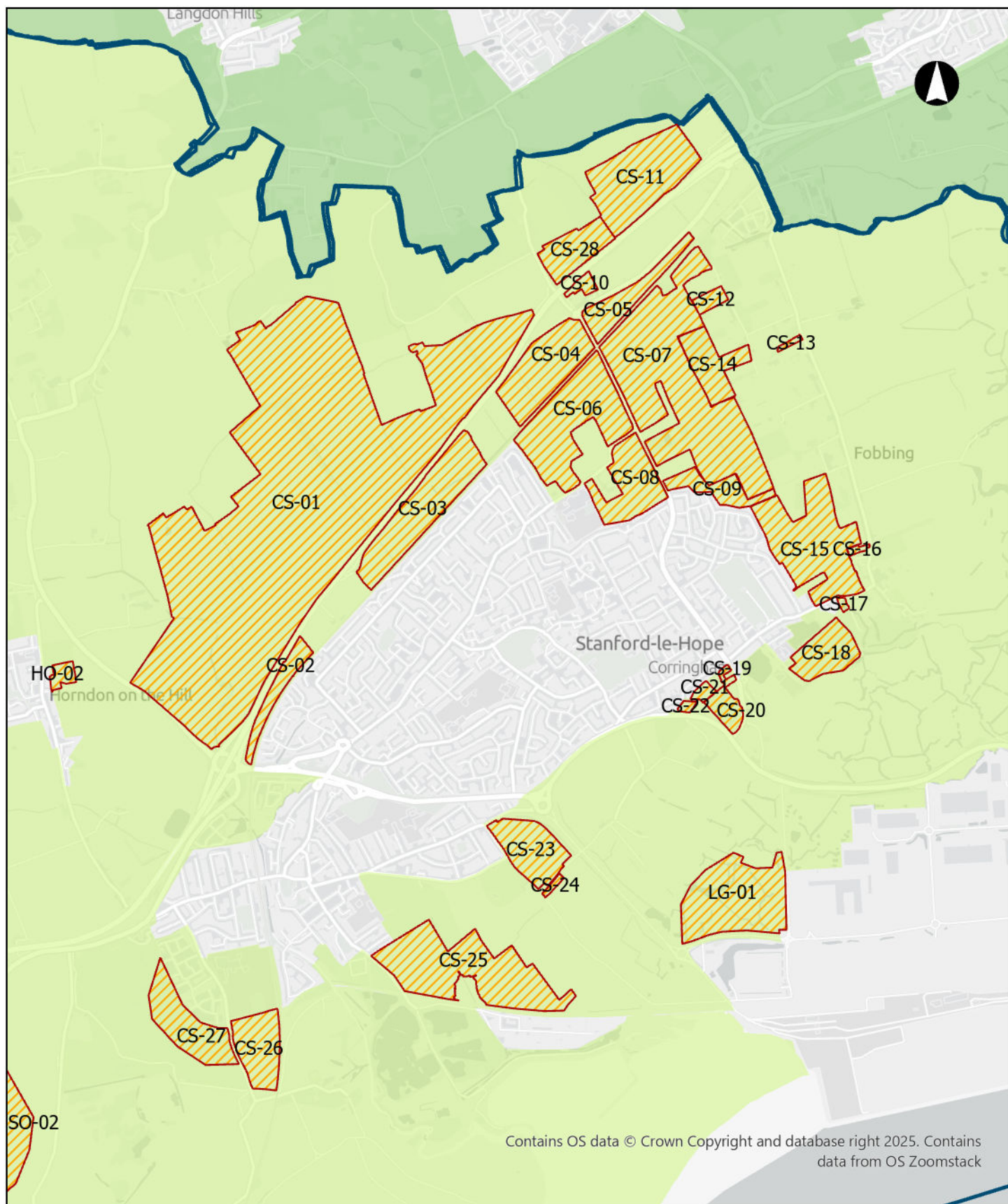


A.4.5 Pro formas - Corringham / Stanford-le-Hope



Figure

Map of sub-areas near Corringham / Stanford-le-Hope

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

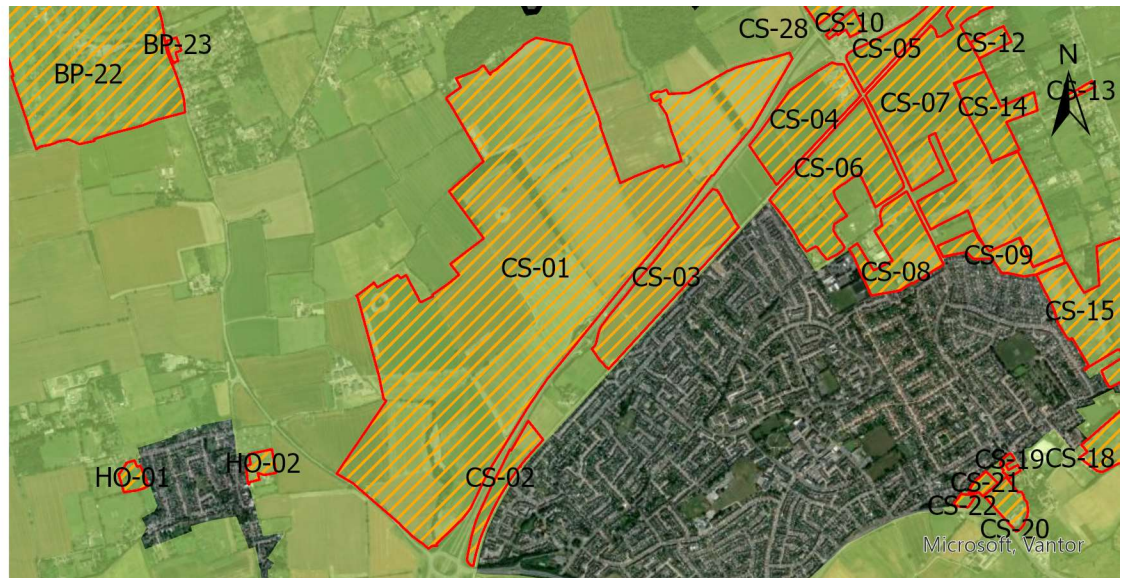
Sub-area (SA) CS-01

Location North-west of Corringham / Stanford-le-Hope

Area (ha) 221.46

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

Metres
0 305 610 1,220



Boundaries

The sub-area is irregularly shaped. The sub-area is bounded for the most part by dispersed hedgerows to the north-west, by the A13 Stanford-le-Hope Bypass to the south-east and by the B1007 to the south-west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking south from the north border across an open fields.



Looking south-east from the north border across an open fields with Corringham and the docks visible.



Looking south from the north border across an open fields with Corringham and the docks visible.



Looking south-west from the north border across an open fields.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	0	5	4

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a substantial part of the gap between Corringham and Basildon. Due to the sub-area's topography, it is only visually linked to Corringham and not to Basildon. It is judged that development in this sub-area would lead to the physical merging of neighbouring towns.
---	--

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

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of open fields and grasslands with scattered trees and other vegetation. The sub-area is located on a steep hill, resulting in an urbanising influence from the wide views of Corringham and the docks along the River Thames. There are no views to the wider countryside to the north due to Langdon Ridge. Overall, the sub-area has a largely rural character.
--	--

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 001	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	5 (Fundamental)

Assessment of wider impact

At a more granular level, the sub-area plays a strong role against purpose (b) and plays a lesser role against purposes (a) and (c) compared to the strategic land parcel. This is because of the sub-area's large size, the fact that the sub-area is separated from the large built-up area of Corringham / Stanford-le-Hope by a strong boundary (the A13 road) and has urbanising influences from surrounding development, respectively.

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

The sub-area's removal in isolation would represent a significant sprawl of development into previously undeveloped countryside and would be a significant step towards the merging of Corringham / Stanford-le-Hope with Basildon. However, this effect is limited by the sub-area's location on a hillside which already has a visual link to Corringham. The wider Green Belt to the north is also protected due to this topography.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is neither recognisable nor likely to be permanent. If the sub-area were to be released, the new inner Green Belt Boundary would not meet the NPPF definition and would require strengthening.
--	--

Categorisation & Recommendation

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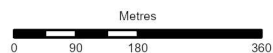
Provisional Grey Belt

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?

Yes - Flood Zone 3B

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



Boundaries

The sub-area is bounded by the A13 Stanford-le-Hope Bypass to the north-west, by no particular boundary to the north-east which cuts across a field, by a railway line and the regular edge of development to the south-east, and by a mature hedgerow and The Manorway to the south-west. Inner boundary: south-east. Outer boundary: north-east, north-west and south-west.



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



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



Looking south-west from the middle of the sub-area across an open field.



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

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

	Purpose A	Purpose B	Purpose C
Sub-area scores	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 Stanford-le-Hope with physical connections on its south-east boundary. There are prominent physical features along both the outer edge of the sub-area (A13) and the inner edge (railway line) which are likely to prevent outward and irregular sprawl. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
---	---

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area is not located within a gap between any two towns assessed for this purpose. The sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
---	--

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of an open field. There are minor urbanising influences from the rears of properties along Boyce Road and from vehicles on the A13. There are no views into the wider Green Belt due to the site's strong boundary features. Overall, the sub-area has a moderately rural character.
--	---

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 005	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	3 (Moderate)

Assessment of wider impact At a more granular level, the sub-area performs similarly against purpose (c) and plays a weaker role against purposes (a) and (b) compared to the strategic land parcel. This is due to the sub-area's unique location sandwiched between a railway line and major road.

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

The sub-area's removal in isolation would constitute a natural extension as the site shares a long boundary with existing development and simultaneously has a strong outer boundary which would prevent outward and irregular sprawl.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is 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.
--	--

Categorisation & Recommendation

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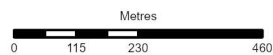
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded by the A13 Stanford-le-Hope Bypass to the north-west, by dispersed a hedgerow to the north-east, The sub-area is bounded by the A13 Stanford-le-Hope Bypass to the north-west and by a dispersed treeline to the south-west. Inner boundary: south-east. Outer boundary: north-east, north-west and south-west.



Looking south-west from near the middle of the north-east boundary across an open field.



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



Looking south-west from near the south corner onto the railway line and field.



Looking north from near the south corner onto the railway line and open field.

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

	Purpose A	Purpose B	Purpose C
Sub-area scores	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 Stanford-le-Hope with physical connections on its south-east boundary. There are prominent physical features along both the outer edge of the sub-area (A13) and the inner edge (railway line) which are likely to prevent outward and irregular sprawl. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
---	---

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area is not located within a gap between any two towns assessed for this purpose. The sub-area makes no discernible contribution to the separation of neighbouring towns, in physical or perceptual terms.
---	--

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

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of an open field. There are minor urbanising influences from the rears of properties and from vehicles on the A13. There are no views into the wider Green Belt due to the site's strong boundary features. Overall, the sub-area has a moderately rural character.
--	--

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 005	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	3 (Moderate)

Assessment of wider impact At a more granular level, the sub-area performs similarly against purpose (c) and plays a weaker role against purposes (a) and (b) compared to the strategic land parcel. This is due to the sub-area's unique location sandwiched between a railway line and major road.

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

The sub-area's removal in isolation would constitute a natural extension as the site shares a long boundary with existing development and simultaneously has a strong outer boundary which would prevent outward and irregular sprawl.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	The inner boundary is 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.
---	---

Categorisation & Recommendation

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

Provisional Grey Belt

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

Footnote 7 Constraints applicable?

Yes - Flood Zone 3B

Sub-area (SA) CS-04

Location North of Corringham / Stanford-le-Hope

Area (ha) 15.66

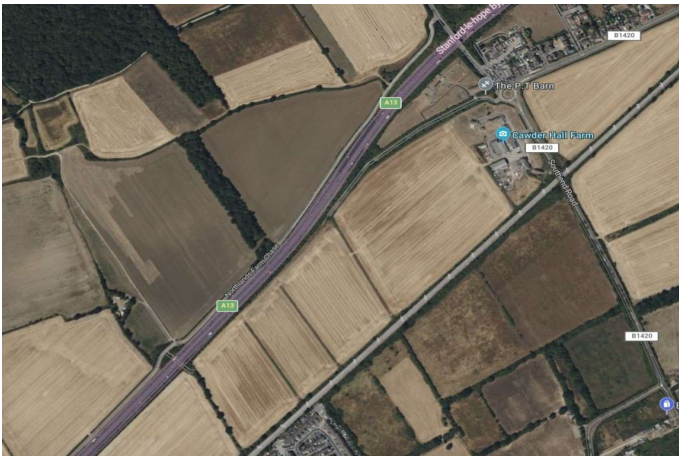
-  Thurrock Authority Boundary
-  Thurrock Green Belt
-  Sub-area for assessment

Metres
0 70 140 280



Boundaries

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



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

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

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Corringham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
---	---

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 several large warehouses / storehouses and some smaller buildings which may be used for residential or agricultural purposes. The rest of the sub-area consists of open fields with some small hedgerows. The sub-area likely has several urbanising influences due to the nearby A13, railway line, and agricultural buildings. Overall, the sub-area has a moderately rural character.
--	--

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 005	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	3 (Moderate)

Assessment of wider impact At a more granular level, the sub-area performs similarly against purpose (c) and plays a weaker role against purposes (a) and (b) compared to the strategic land parcel. This is due to the sub-area's unique location sandwiched between a railway line and major road.

The sub-area adjoins no other sub-areas (it is separated from nearby ones by Southend Road and a railway line). The sub-area adjoins the wider Green Belt to the north, east, south and west.

The sub-area's removal in isolation would create a 'hole' in the Green Belt at a Slight distance from the settlement edge. However, this development would not be incongruous as the sub-area is strongly linked to washed over development within and to the north-east. Furthermore, its proximity to CS-03 and CS-06 indicate an eventual natural connection to the settlement of Corringham.

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 north-west, north-east and south-east outer boundaries are readily recognisable and likely to be permanent while the south-west boundary is neither. If the sub-area were to be released, the west inner Green Belt Boundary would not meet the NPPF definition and would require strengthening.
---	--

Categorisation & Recommendation

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

Provisional Grey Belt

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

Footnote 7 Constraints applicable?

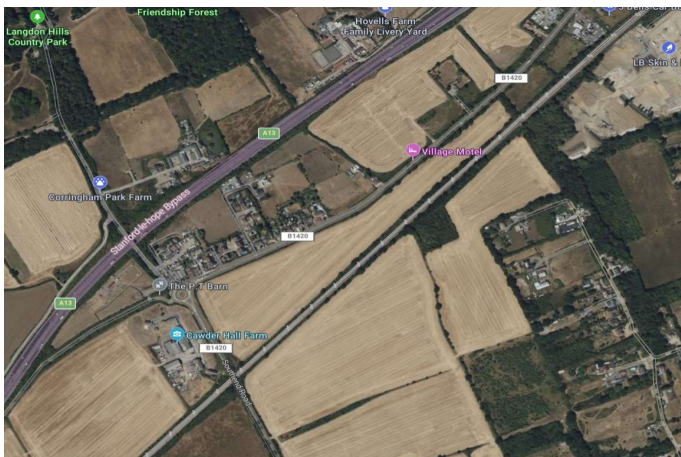
No

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



Boundaries

The sub-area is bounded by the B1420 Southend Road and a dispersed hedgerow to the north-west and south-west, by a mature treeline to the north-east and by a mature treeline and railway line to the south-east. Inner boundaries: none. Outer boundaries: north, east, west and south.



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

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

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

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

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

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Corringham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
---	---

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

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of an open field. The sub-area likely has several urbanising influences due to the nearby A13, railway line, and washed over development to the north. Overall, the sub-area has a moderately rural character.
--	---

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

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 007 and 005	Purpose A	Purpose B	Purpose C
	Major / Major (sub-area overlaps two Stage 1 parcels)	Major / Major (sub-area overlaps two Stage 1 parcels)	moderate / moderate (sub-area overlaps two Stage 1 parcels)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (c) and plays a weaker role against purposes (a) and (b) compared to the strategic land parcel. This is due to the sub-area's unique location sandwiched between a railway line and major road as well as its Slight distance from Corringham.

The sub-area adjoins no other sub-areas (it is separated from nearby ones by Southend Road and a railway line). The sub-area adjoins the wider Green Belt to the north, east, south and west.

The sub-area's removal in isolation would create a 'hole' in the Green Belt at a Slight distance from the settlement edge. However, this development would not be incongruous as the sub-area is strongly linked to washed over development to the north. Furthermore, its proximity to CS-04 and CS-06 indicate an eventual natural connection to the settlement of Corringham.

Summary of wider assessment

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

Boundary Assessment

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

Categorisation & Recommendation

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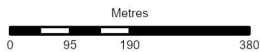
Provisional Grey Belt

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

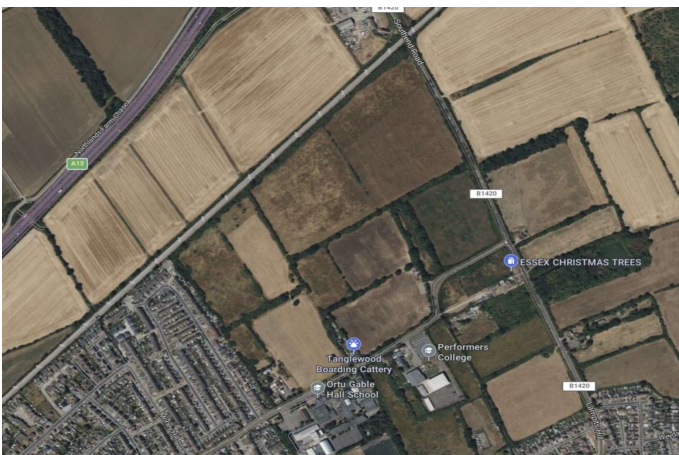
The sub-area is bounded by a mature hedgerow and railway line to the north-west, by Southend Road / Lampits Hill to the north-east, by a combination of mature hedgerow and Southend Road to the south-east and by the regular backs of residential properties along Milton Road and a dispersed treeline to the south-west. Inner boundary: south-east and south-west. Outer boundary: north-east and north-west.



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



Looking north from near the east foot of the south boundary onto the boundary itself, comprising mature hedgerow.



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

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	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 Corringham, with physical connections on its south-west boundary. Southend Road / Lampits Hill to the north-east is a prominent physical feature in reasonable proximity to the outer edge of the sub-area, which is likely to prevent a disproportionate or incongruous pattern of development. However, the edge of the existing settlement does not comprise prominent physical features likely to prevent sprawl. The sub-area plays a moderate role in preventing the outward, irregular sprawl of a large built-up area.
---	--

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

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms a small part of the gap between Corringham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
---	---

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

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of open fields with some small hedgerows. The sub-area likely has several urbanising influences due to the nearby railway line, residential properties to the west and washed over development to the south. 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 purposes (a) and (c) and weakly against (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 006	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area plays a stronger role against purpose (b) and plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. This is due to the roads and railways on its border, which both serve as strong boundaries against sprawl while also generating urbanising influences.

The sub-area adjoins CS-07 to the east and CS-08 to the south. The sub-area adjoins the wider Green Belt to the north, east and south.

The sub-area's removal in isolation would be in keeping with existing development form as it is partially enclosed to the west and south-west, with additional washed-over development within the Green Belt to the south. The release in isolation would create a small island at the sub-area's south-west corner which should be considered for release as well, as it's already fully developed with residential properties.

In combination with CS-08, the removal of the sub-area would also be in keeping with existing development form as together they are enclosed from the west and south. CS-08 also surrounds a section of washed over development (Performer's College) which exerts a strong urbanising force on the sub-area. In combination with CS-07, the removal of the sub-area would constitute sprawl of the settlement of Corringham into previously undeveloped countryside and create a large pocket of enclosed Green Belt.

In combination with a wider cluster of sub-areas (CS-07, CS-08, CS-09, CS-12, CS-14, CS-15, CS-16, CS-17), the removal of the sub-area would result in extensive but regular extension of the large built-up area of Corringham, restricted by High Road from sprawling further to the east.

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	The inner boundary is 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 or in combination.
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Provisional Grey Belt

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

Footnote 7 Constraints applicable?

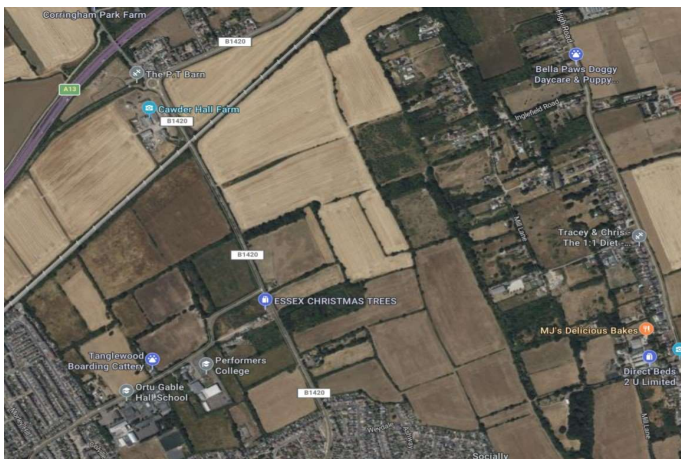
No

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



Boundaries

The sub-area is bounded by a dispersed hedgerow and railway line to the north-east. The sub-area has irregular east, south and west boundaries which follow several dispersed hedgerows and align with CS-12, CS-14 and CS-09 in clockwise order. Inner boundaries: none. Outer boundaries: north, east, west and south.



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

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

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

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

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is perceptually located at the edge of the large built-up area of Corringham due to the scattered built form along Lampits Hill which runs from the settlement to the sub-area. High Road to the east is a prominent physical feature in reasonable proximity to the outer edge of the sub-area, which is likely to prevent a disproportionate or incongruous pattern of development. 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 part of the gap between Corringham and Basildon. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of open fields divided by small hedgerows. There are some urbanising influences from the railway line to the north and the road to the west. However, the sub-area is of such a large scale and contains strong enough boundary features in many areas that these influences are likely very minimal within. 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 moderately against purposes (a) and (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 007	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	3 (Moderate)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purposes (b) and (c) and plays a weaker role against purpose (a) compared to the strategic land parcel. This is due to its Slight distance from the settlement of Corringham. The sub-area adjoins CS-12 and CS-14 to the east, CS-09 to the south and CS-06 and CS-08 to the west. The sub-area adjoins the wider Green Belt to the north, east, south and west. The sub-area's removal in isolation would constitute sprawl of the settlement of Corringham into previously undeveloped countryside and create a hole. However, given the sub-area's flat topography and strong boundary features, its development would not have significant visual impact on surrounding Green Belt. Small islands created by its release would also be recommended for release. The same would be true for the release of the sub-area in combination with CS-12 or CS-14. In combination with CS-06 or CS-08, the removal of the sub-area would also constitute sprawl and create a large pocket of enclosed Green Belt. In combination with CS-09, the removal of the sub-area would also constitute sprawl but would not create a hole as CS-09 would connect CS-07 with Corringham properly. In combination with a wider cluster of sub-areas (CS-06, CS-08, CS-09, CS-12, CS-14, CS-15, CS-16, CS-17), the removal of the sub-area would result in extensive but regular extension of the large built-up area of Corringham, restricted by High Road from sprawling further to the east.
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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 predominantly readily 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 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 Southend Road to the north-west (excluding the grounds of Performers College), by the B1420 Southend Road to the north-east, by the regular backs of properties on Lampits Lane to the south-east and by the grounds of Ortu Gable Hall School to the south-west. Inner boundary: south-east and south-west. Outer boundary: north-east and north-west.



Looking south from the middle of the north boundary onto a paved public footpath separating a private residential property from an open field.



Looking south from the east part of the north boundary onto scrubland.



Looking north-west from the middle of the sub-area across an open field and Performer's College.



Looking east from the middle of the north boundary onto a gate within the boundary flanked 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	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 Corringham, with physical connections on its south-west boundary. Southend Road / Lampits Hill to the north-east is a prominent physical feature in reasonable proximity to the outer edge of the sub-area, which is likely to prevent a disproportionate or incongruous pattern of development. 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 small part of the gap between Corringham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Approximately 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of a small agricultural building, a fireworks shop, and an ongoing development of housing blocks. The rest of the sub-area consists of open fields or scrubland divided by hedgerows. The sub-area has several urbanising influences as it's enclosed by roads to the north and east, residential properties to the south, and washed over development to the west. The sub-area itself also encloses the grounds of Performers College, creating a further urbanising influence. 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 (a) and weakly against purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 006	Purpose A	Purpose B	Purpose C
	4 (Major)	0 (Slight)	4 (Major)

Assessment of wider impact

At a more granular level, the sub-area plays a stronger role against purpose (b) and plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. This is due to the sub-area's large size relative to the gap between Corringham and Basildon, to the roads on its border (which both serve as strong boundaries against sprawl while also generating urbanising influences) and to the presence of several buildings.

The sub-area adjoins CS-06 to the north and CS-07 and CS-09 to the east. The sub-area adjoins the wider Green Belt to the north and east.

The sub-area's removal in isolation would be in keeping with existing development form as it is enclosed to the west and south, with additional washed-over development inside the sub-area itself, taking out a notch from the north edge. The washed over development (Performer's College) would also be suggested for release with CS-08, as it's already fully developed with school buildings and hardstanding.

In combination with CS-06, the removal of the sub-area would also be in keeping with existing development form as together they are enclosed from the west and south. In combination with CS-07 or CS-09, the removal of the sub-area would constitute sprawl of the settlement of Corringham into previously undeveloped countryside and create a large pocket of enclosed Green Belt.

In combination with a wider cluster of sub-areas (CS-06, CS-07, CS-09, CS-12, CS-14, CS-15, CS-16, CS-17), the removal of the sub-area would result in extensive but regular extension of the large built-up area of Corringham, restricted by High Road from sprawling further to the east.

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	The inner boundary is 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 or in combination.
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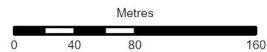
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

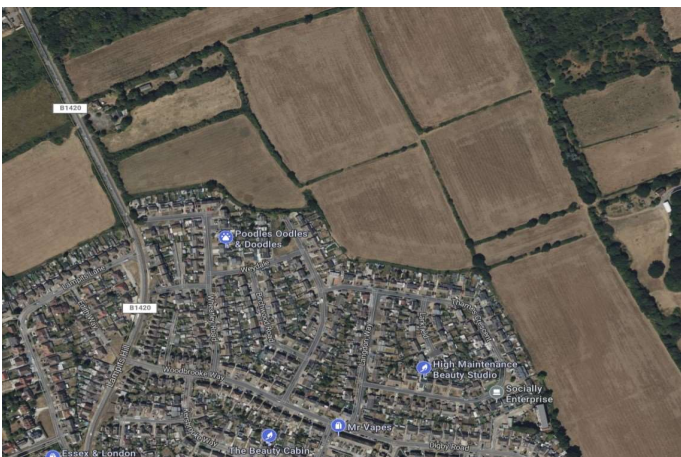
The sub-area has an irregular north boundary which runs in perpendicular angles along a dispersed hedgerow. The sub-area is bounded by dispersed hedgerow to the east, by the regular backs of residential properties and hedgerow to the south, and by mature hedgerow and Lampits Hill to the west. Inner boundary: south. Outer boundary: north, east and west.



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



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



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

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

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

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

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is located at the edge of the large built-up area of Corringham, with physical connections on its south boundary. The sub-area is free/ mostly free of existing development. High Road is a prominent physical feature in reasonable proximity to the outer edge of the sub-area, but there are none 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	The sub-area forms a part of the gap between Corringham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an open field. The sub-area has a flat topography which limits views into the wider countryside. There are Slight urbanising influences from the backs of residential properties 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 strongly overall. The sub-area performs strongly against purpose (c) and moderately against purposes (a) and (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 007	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	(Moderate)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (b) and plays a stronger role against purpose (c) and plays a weaker role against purpose (a) compared to the strategic land parcel. This is due to its open, grassy character, and the presence of High Road close to its outer boundary, respectively.

The sub-area adjoins CS-07 to the north, CS-15 to the south and CS-08 to the west. The sub-area adjoins the wider Green Belt to the north, east, south and west.

The sub-area's removal in isolation would constitute sprawl of the settlement of Corringham into previously undeveloped countryside. However, given the sub-area's flat topography, its development would not have significant visual impact on surrounding Green Belt. This is also true of its removal in combination with CS-07. Its removal in combination with CS-08 would constitute sprawl of Corringham and create a large pocket of enclosed Green Belt. Its removal in combination with CS-15 would be more in keeping with existing development form as CS-15 is enclosed entirely along its east boundary by developments along High Road.

In combination with a wider cluster of sub-areas (CS-06, CS-07, CS-08, CS-12, CS-14, CS-15, CS-16, CS-17), the removal of the sub-area would result in extensive but regular extension of the large built-up area of Corringham, restricted by High Road from sprawling further to the east.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation 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	The inner boundary is readily recognisable and likely to be permanent. The outer boundary is predominantly 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 and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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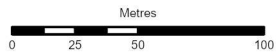
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

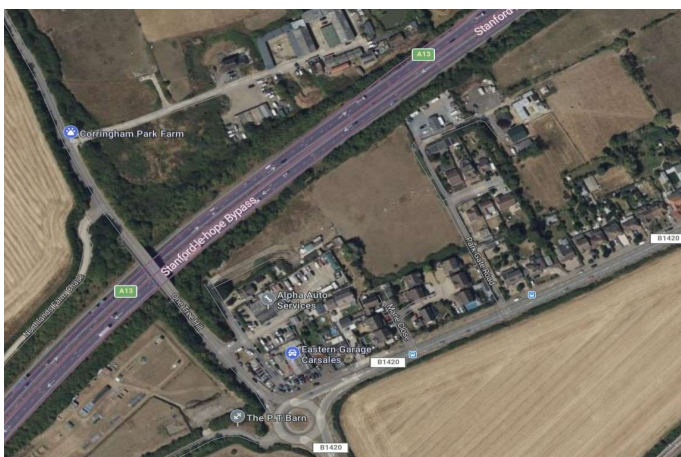
The sub-area is bounded by a dispersed treeline and the A13 Stanford-le-Hope Bypass to the north-west, by Park Gate Road to the north-east, by a dispersed hedgerow to the south-east and by a private driveway to the south-west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking north-east from the upper part of the south-west boundary onto horse pastures.



Looking north-east from the lower part of the south-west boundary onto horse pastures.



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 Corringham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an open field currently being used as horse pastures. The sub-area's topography descends slightly to the east, creating wider views of the hills in the background. However, the sub-area also has strong urbanising influences from the bordering A13 and the washed over development to the south and 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 (b) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 005	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	3 (Moderate)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (c) and plays a weaker role against purposes (a) and (b) compared to the strategic land parcel. This is due to the sub-area's unique location away from the edge of any large built-up area or town, relative to the larger parcel.

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

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

Summary of wider assessment

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

Boundary Assessment

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

Sub-area category & recommendation	The sub-area performs moderately against the NPPF purposes and makes 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) CS-11

Location North of Corringham / Stanford-le-Hope, near border with Basildon

Area (ha) 21.18

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

Metres
0 80 160 320



Boundaries

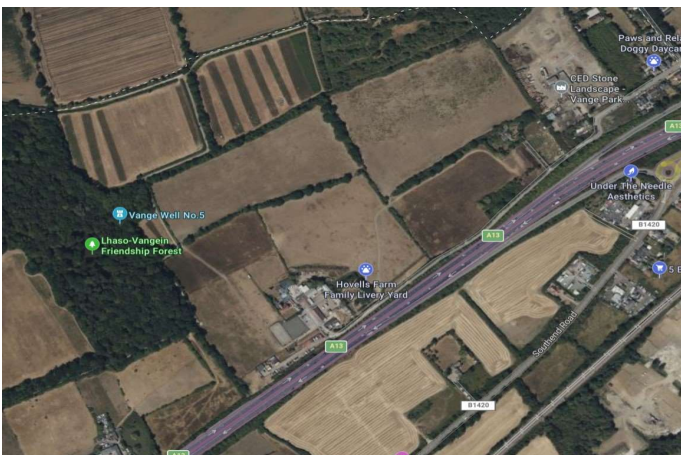
The sub-area is bounded by mature treelines to the north, east, south and west. The sub-area is also bounded by Vange Park Road to the south. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking north from the middle of the south boundary onto a horse pasture.



Looking north-east from the middle of the south boundary onto a horse pasture.



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

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

	Purpose A	Purpose B	Purpose C
Sub-area scores	2	3	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 Basildon, with a physical connection on its north-east corner. The A13 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 inner edge is aligned with the Langdon Ridge SSSI, also comprising a clear feature which would prevent outward and irregular sprawl. The sub-area plays a weak role in preventing the outward, irregular sprawl of a large built-up area.
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Purpose (B) To prevent neighbouring towns merging into one another

Restricts development that would result in merging of or significant erosion of the gap between neighbouring built-up areas	The sub-area forms part of the gap between Corringham and Basildon. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Approximately 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of several large warehouses / storehouses and some smaller buildings which may be used for residential or agricultural purposes. The rest of the sub-area consists of open fields, some of which are used as horse pastures, divided by hedgerows. The sub-area itself has a flat topography, but it is bordered to the north by Langdon Hills, meaning there are wider views into the north. The sub-area also has several urbanising influences due to the nearby A13 and the depot 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), moderately against purpose (b) and weakly against purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 001	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	Fundamental

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (b) and plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. This is due to the sub-area's unique location away from the edge of any large built-up area and the presence of built form on the sub-area, respectively.

The sub-area adjoins CS-28 to the west. The sub-area adjoins the wider Green Belt to the north, south and west.

The sub-area's removal in isolation or in combination with CS-28 would represent a significant sprawl of development into previously undeveloped countryside and significantly impact the wider Green Belt's sense of openness, as it would create urbanising influences on Green Belt to its north.

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 predominantly readily recognisable but not likely to be permanent (with the exception of the south-east boundary, which is a road). If the sub-area were to be released, the new inner Green Belt Boundary would not meet the NPPF definition and would require strengthening.
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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) CS-12

Location North of Corringham / Stanford-le-Hope

Area (ha) 1.67

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

Metres
0 25 50 100



Boundaries

The sub-area is bounded by mature hedgerow to the north, by mature hedgerow and Inglefield Road to the east, by dispersed hedgerow to the south, and by mature hedgerow to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking south-west from the north-east corner of the sub-area onto a driveway and grassland with buildings in the background.



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 Corringham and Basildon. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Approximately 8% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of several large agricultural storehouses, a residential house and some smaller sheds. The rest of the sub-area consists of open field. The sub-area's topography slopes gently towards the west, limiting views into the wider Green Belt in that direction. The sub-area is surrounded by washed over development to the north, east and south which exert urbanising influence. 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 007	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	3 (Moderate)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c) and plays a weaker role against purposes (a) and (b) compared to the strategic land parcel. This is due to its Slight distance from the settlement of Corringham and its relatively small size, respectively. The sub-area adjoins CS-07 to the west. The sub-area adjoins the wider Green Belt to the north, east, south and west. The sub-area's removal in isolation would create a hole in the Green Belt. However, the sub-area contains significant built form, meaning it has limited ability to protect countryside from encroachment in this area. In combination with CS-07, the combined sub-area would have a greater sense of enclosure, and its development would not have significant visual impact on surrounding Green Belt. Small islands created by its release would also be recommended for release. In combination with a wider cluster of sub-areas (CS-06, CS-07, CS-08, CS-09, CS-14, CS-15, CS-16, CS-17), the removal of the sub-area would result in extensive but regular extension of the large built-up area of Corringham, restricted by High Road from sprawling further to the east.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with 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 predominantly readily 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 moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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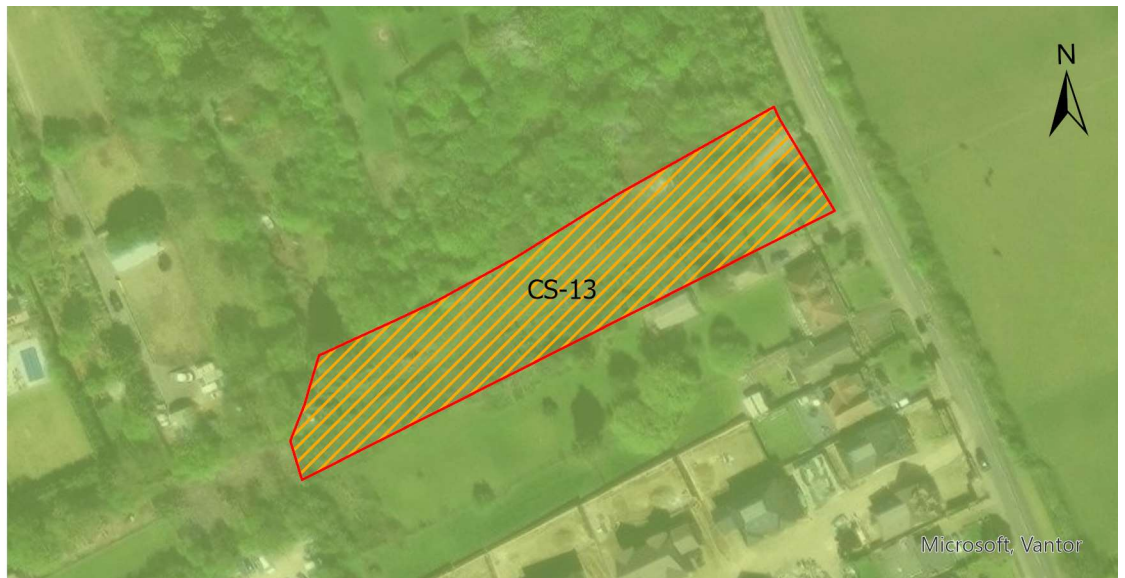
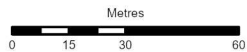
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded by the edge of a small woodland to the north. The sub-area is bounded by brick wall to the north, east, and south. The sub-area is also bounded by High Road to the east and by dispersed hedgerow to the south and west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking south from the north-east corner at the brick wall on the east boundary



Looking east at the north-east corner at the brick wall on the north boundary.



Looking north-west from the south-east corner at the brick wall boundary and a residential house.



Looking east from the south-east corner at a driveway and the brick wall on the south boundary.

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Approximately 12% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of several residential houses. There is also an urbanising influence from development along High Road, on the sub-area's east boundary. Overall, the sub-area has a strongly urban character.
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Summary of assessment of sub-area against NPPF purposes A-C

The sub-area does not meet the purposes overall. The sub-area does not meet purposes (a), (b) or (c).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 007	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	3 (Moderate)

Assessment of wider impact	At a more granular level, the sub-area plays a weaker role against purposes (a), (b) and (c) compared to the strategic land parcel. This is due to the sub-area's location far from the edge of any large built-up area or town, and its status as a developed area. The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north, east, south and west. As the sub-area is already significantly developed, it is an anomaly within the Green Belt and thus its removal would not introduce significant new urbanising influences to the wider Green Belt.
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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 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 does not meet the NPPF purposes and makes little to no contribution to the wider Green Belt. Recommended for further consideration in isolation.
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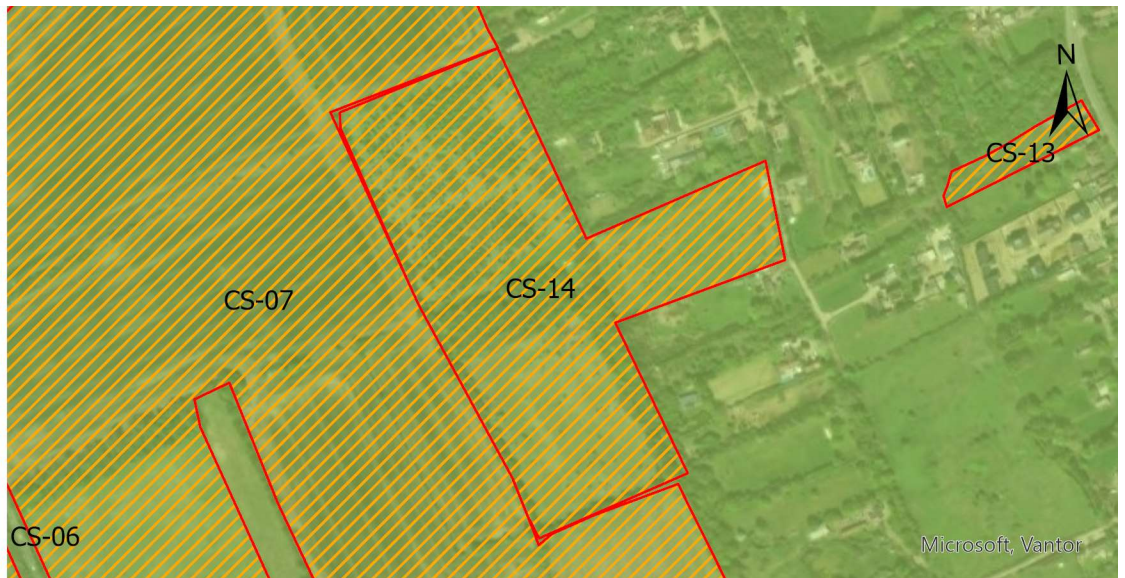
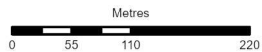
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded by the edge of scrubland to the north, by a combination of dispersed hedgerow and Mill Lane to the east, and by mature hedgerow to the south and west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking north-west from the middle of the east boundary at an open field with track matting.



Looking west from the middle of the east boundary at open field.



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

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

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

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

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

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

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The sub-area consists of an open field in its east portion and a mix of scrubland and woodland in its west portion. The sub-area's topography slopes up towards the east, resulting in Slight views of the wider countryside to the west. There is also an urbanising influence from washed over development enclosing the east portion. 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 007	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	3 (Moderate)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c) and plays a weaker role against purposes (a) and (b) compared to the strategic land parcel. This is due to its Slight distance from the settlement of Corringham and its relatively small size, respectively. The sub-area adjoins CS-07 to the west. The sub-area adjoins the wider Green Belt to the north, east, south and west. The sub-area's removal in isolation would constitute sprawl of the settlement of Corringham into previously undeveloped countryside and create a hole. Due to the sub-area's topography which slopes down towards the west, its development would result in increased urbanising influences on Green Belt to the west. In combination with CS-07, the combined sub-area would have a greater sense of enclosure, and its development would not have significant visual impact on surrounding Green Belt. Small islands created by its release would also be recommended for release. In combination with a wider cluster of sub-areas (CS-06, CS-07, CS-08, CS-09, CS-12, CS-15, CS-16, CS-17), the removal of the sub-area would result in extensive but regular extension of the large built-up area of Corringham, restricted by High Road from sprawling further to the east.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with 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 predominantly readily 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 or in combination.
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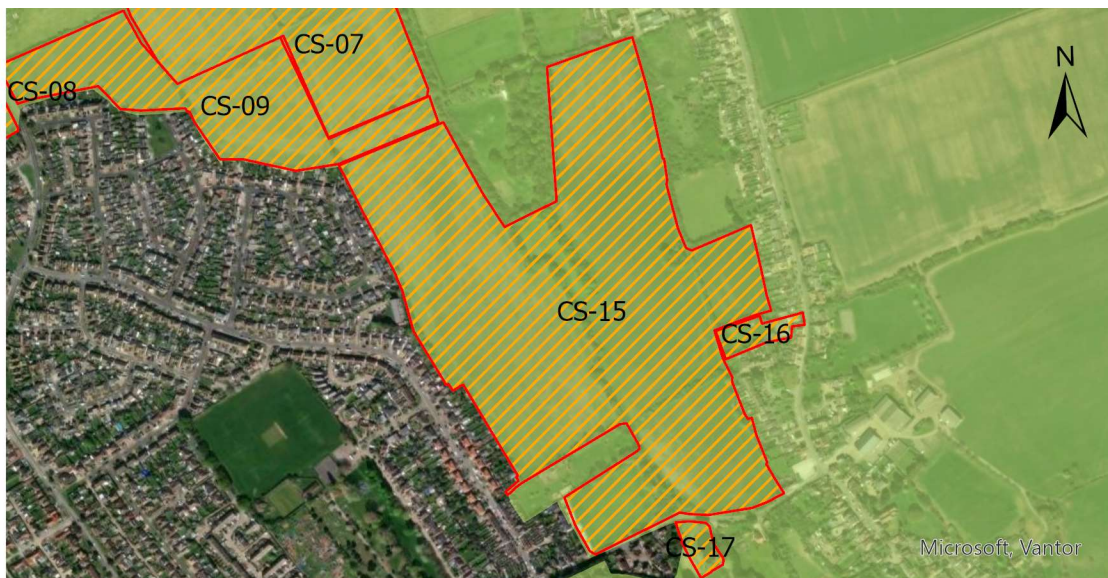
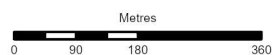
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is irregular in shape. The sub-area is bounded by a mix of dispersed treelines and hedgerows to the north, by mature treelines to the east, by Fobbing Road / Lion Hill to the south and by the regular backs of residential gardens along Digby Road and Thames Crescent to the west. Inner boundary: West. Outer boundary: north, east and south.



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



Looking west from the south-middle part of the sub-area at an open field.



Looking east from the middle of the sub-area at a small field.



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

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

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

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

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is located at the edge of the large built-up area of Corringham, with physical connections on its west boundary. High Road to the east is a prominent physical feature in reasonable proximity to the outer edge of the sub-area, which is likely to prevent a disproportionate or incongruous pattern of development. 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	Due to the scale of the gap between Corringham and Canvey Island, 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 several open fields divided by hedgerows. The sub-area slopes down towards the west and south, creating visual links to development in the settlement of Corringham as well as to the docks in the River Thames. 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 (a) and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 007	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	3 (Moderate)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c) and plays a weaker role against purposes (a) and (b) compared to the strategic land parcel. This is due to the presence of High Road on its outer boundary and its unique position within the gap of Corringham and Canvey Island rather than Corringham and Basildon. The sub-area adjoins CS-09 to the north, CS-16 to the east and CS-17 to the south. The sub-area adjoins the wider Green Belt to the north, east and south. 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 along nearly its entire east boundary, close to High Road. This is also true of its removal in combination with CS-09, CS-16 or CS-17. In combination with a wider cluster of sub-areas (CS-06, CS-07, CS-08, CS-09, CS-12, CS-14, CS-16, CS-17), the removal of the sub-area would result in extensive but regular extension of the large built-up area of Corringham, restricted by High Road from sprawling further to the east.
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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 predominantly readily 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 and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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Provisional Grey Belt

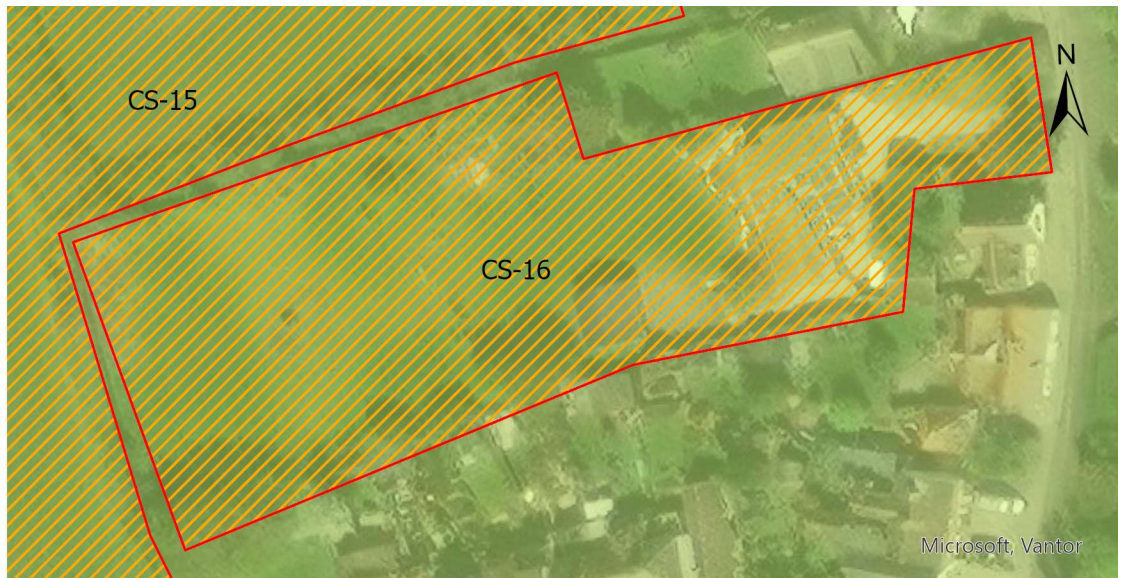
Yes - The parcel does not score strongly against purposes (a), (b) and (d) and as such has been considered as an area of search for potential grey belt for the purposes of this Stage 2 Green Belt Assessment. Refer to section 7.8 of the Main Report for more details.

Footnote 7 Constraints applicable?

No

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

Metres
0 5 10 20



Boundaries

The sub-area is bounded by a wooden fence and mature hedgerow to the north, by High Road to the east, by a driveway which turns into a wooden fence and mature hedgerow to the south, and by a wooden fence and mature hedgerow to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking north from the south-west corner onto the hedgerow (west) boundary.



Looking west from the middle of the fence (north) boundary and showing this boundary.



Looking south from the north-west corner onto the hedgerow (west) boundary.



Looking south-east from the north boundary onto a grassy back garden.

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	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	Approximately 8% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of two residential properties on the east and south east portions of the sub-area. The rest of the sub-area consists of grassy gardens. The sub-area has predominantly flat topography, and the hedges and wooden fences on its south, west and north boundaries give the sub-area a sense of enclosure, limiting any visual connection to the wider Green Belt. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 007	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	3 (Moderate)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c) and plays a weaker role against purposes (a) and (b) compared to the strategic land parcel. This is due to its Slight distance from Corringham and its relatively small size, respectively. The sub-area adjoins CS-15 to the west. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would result in a very small hole in the Green Belt, although it would be in keeping with existing development form as it both contains built form and is enclosed by washed-over development to the north, east and south, along High Road. This is also true of its removal in combination with CS-09 or CS-16. In combination with a wider cluster of sub-areas (CS-06, CS-07, CS-08, CS-09, CS-12, CS-14, CS-15, CS-17), the removal of the sub-area would result in extensive but regular extension of the large built-up area of Corringham, restricted by High Road from sprawling further to the east.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with 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 predominantly readily 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 or in combination.
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Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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

Metres
0 15 30 60



Boundaries

The sub-area is bounded by Fobbing Road to the north, a private road to the east, a wooden fence to the south and by a dispersed hedgerow to the west which borders the back of residential gardens. Inner boundary: west. Outer boundary: north, east and south.



Looking west from the north-east corner onto ponds and scrubland.



Looking south-west from across the road from the north-east corner onto the fence (east) and treeline (north) boundaries.



Looking east from the south-west corner onto the fence (south boundary).



Looking west from the south-east corner onto the fence (south) boundary and the tops of some buildings.

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

	Purpose A	Purpose B	Purpose C
Sub-area scores	3	0	2

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

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is located at the edge of the large built-up area of Corringham, with physical connections on part of its west boundary. The sub-area contains some existing development consisting of storage sheds. High Road to the east is a prominent physical feature in reasonable proximity to the outer edge of the sub-area, which is likely to prevent a disproportionate or incongruous pattern of development. 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 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	Approximately 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of several sheds surrounding two small ponds. The sub-area's topography descends slightly towards the east, creating slight urbanising influence due to the visual connection to Fobbing village. Overall, the site has a semi-urban 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), weakly against purpose (c) and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 009	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental_Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b) and plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. This is due to the sub-area's current usage as a fishery. The sub-area adjoins CS-15 to the north. The sub-area adjoins the wider Green Belt to the north, east, south and partly to the west. The sub-area's removal in isolation would be in keeping with existing development form as it is partially enclosed to the east by washed over development. This would also be true of its removal in combination with CS-15. Furthermore, the sub-area already has an urban, managed use as a fishing business, meaning the removal of the sub-area would have limited impact on this area's role in safeguarding the countryside from encroachment. In combination with a wider cluster of sub-areas (CS-06, CS-07, CS-08, CS-09, CS-12, CS-14, CS-15, CS-16), the removal of the sub-area would result in extensive but regular extension of the large built-up area of Corringham, restricted by High Road from sprawling further to the east.
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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 predominantly readily 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 moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt. Recommended for further consideration in isolation.
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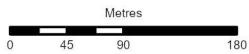
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded by a corrugated fence and mixed treelines to the north, east and south, and partly to the west. The sub-area is also bounded by the car park of Wyldecrest Sports Country Club and Herd Lane to the west. Inner boundary: North. Outer boundary: east, south and west.



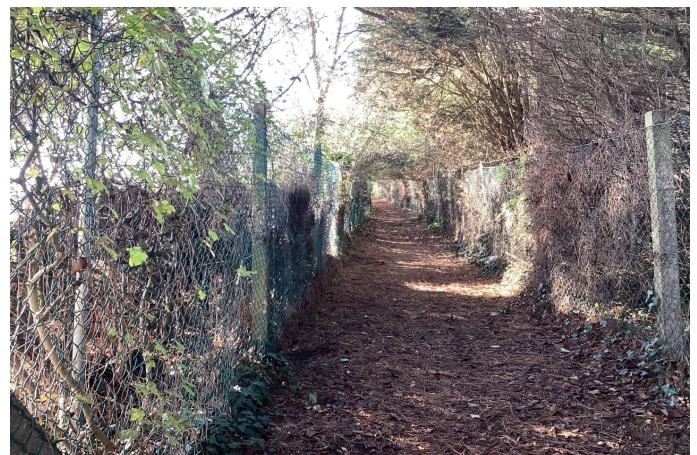
Looking north-east from the west boundary at a carpark and country club building.



Looking north from the south boundary at a playing pitch.



Looking north from the south boundary at a pond and park.



Looking west from the near the north-east corner at the corrugated fence boundary.

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

	Purpose A	Purpose B	Purpose C
Sub-area scores	5	0	2

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

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is located at the edge of the large built-up area of Corringham, with physical connections on its north 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	Approximately 2% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of buildings belonging to Wyldcrest Sports Country Club in the south-west corner. The rest of the sub-area consists of sports grounds and two large fishing ponds. 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 strongly overall. The sub-area performs strongly against purpose (a), weakly against purpose (c) and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 009	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental_Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purposes (a) and (b) plays a weaker role against purpose (c) compared to the strategic land parcel. This is due to the sub-area's current usage as a sports and country club.

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

The sub-area's removal in isolation is unlikely to impact the performance of the adjacent Green Belt against purpose (c) as its current use is already tied to the settlement, meaning the removal of the sub-area would have limited impact on the area's role in safeguarding the countryside from encroachment. However, the removal would constitute significant sprawl of Corringham into an area without strong boundaries that could continue to safeguard against the sprawl.

Summary of wider assessment

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

Boundary Assessment

Commentary on boundary features and impact on Green Belt boundary strength	There are no inner boundaries. The outer boundaries are predominantly readily 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 and makes an important contribution to the wider Green Belt. Not recommended for further consideration.
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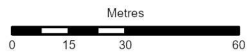
Provisional Grey Belt

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?

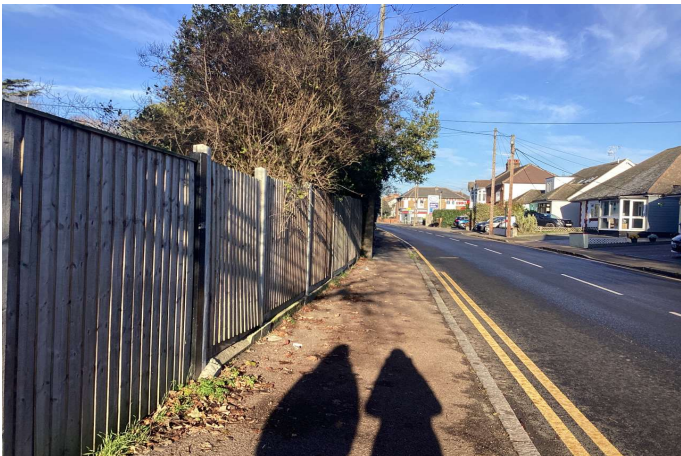
No

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



Boundaries

The sub-area is bounded by Chestnut Walk to the north, by Church Road to the east, by the garden of a residential property to the south and by shrubbery to the west. Inner boundary: North. Outer boundary: east, south and west.



Looking north from the east boundary at the road and fence along said boundary.



Looking west from the east boundary onto a grassy lawn with dispersed shrubs.



Looking south from the north boundary at a grassy clearing used for storing firewood.



Looking east from the north boundary at a grassy clearing used for storing firewood.

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

	Purpose A	Purpose B	Purpose C
Sub-area scores	1	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 Corringham, with physical connections on its north boundary. The sub-area is enclosed by washed over development in the Green Belt, which exert strong urbanising influences. 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	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	Approximately 4% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of an agricultural storage building. The rest of the sub-area consists of an open field. The sub-area's topography is predominantly flat and the mature treelines along the west and north create a strong sense of enclosure. However, there are urbanising influences from a washed over development to the south. The sub-area itself also encloses another washed over building. 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 009	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental_Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b) plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. This is because the sub-area is entirely enclosed by washed over development. The sub-area adjoins CS-20 at its south-west corner. The sub-area adjoins the wider Green Belt to the east, south and west. The sub-area's removal in isolation would be in keeping with existing development form as it is perceptually enclosed by washed-over development within the Green Belt to the east, south and west. The removal of the sub-area in combination with CS-20 would also be in keeping with existing development form, as the latter already contains development and the overall parcel would be enclosed by roads to the east, south and west, preventing irregular sprawl. In combination with a wider cluster of sub-areas (CS-20, CS-21, and CS-22), the removal of the sub-area would represent a natural extension of Corringham with minimal impact to the wider Green Belt given the roads acting as strong boundaries.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with 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 boundary is readily recognisable and likely to be permanent. The outer boundary is readily 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 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

Sub-area (SA) CS-20

Location South of Corringham / Stanford-le-Hope

Area (ha) 3.20

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

Metres
0 30 60 120



Boundaries

The sub-area is bounded by mature treelines and fences to the north and east, by the B1420 Rookery Hill to the south and by a mature treeline to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking east from the middle of the west boundary onto a playing pitch.



Looking west from an opening on the east boundary along Rookery Road onto hardstanding and buildings.



Looking north from the middle of the sub-area onto a playing pitch with fan stands.



Looking north from an opening on the east boundary along Rookery Road onto buildings, dispersed vegetation and trees.

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 perceptually at the edge of Corringham due to the strong visual links to development towards the east and north. The sub-area contains existing development consisting of a church, several low-lying commercial buildings, some houses, and some small structures related to sports fields. 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 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	Approximately 6% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of a church, several low-lying commercial buildings, some houses, and some small structures related to sports fields. The rest of the sub-area consists of two playing fields. 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 (a) and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 009	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental_Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b) plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. This is because the sub-area contains washed over development. The sub-area adjoins CS-19 at its north-east corner and CS-21 at its north-west corner. The sub-area adjoins the wider Green Belt to the north, east, south and west. The sub-area's removal in isolation would be in keeping with existing development form as it contains significant development. Furthermore, it is perceptually enclosed by roads to the south-east and south-west. However, a removal in isolation would create a 'hole' in the Green Belt. The removal of the sub-area in combination with CS-19 would be more in keeping with existing development form, as the former already contains development and the overall parcel would then have a direct connection to Corringham. It would be enclosed by roads to the east, south and west, preventing irregular sprawl. The same is true for its release in combination with CS-21. In combination with a wider cluster of sub-areas (CS-19, CS-21, and CS-22), the removal of the sub-area would represent a natural extension of Corringham with minimal impact to the wider Green Belt given the roads acting as strong boundaries.
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Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with 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 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

Sub-area (SA) CS-21

Location South of Corringham / Stanford-le-Hope

Area (ha) 0.92

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

Metres
0 15 30 60



Boundaries

The sub-area is bounded by a fence to the north and east, by the same fence and dense shrubbery to the south and by the same fence and the regular backs of residential properties along Vincent Close to the west. Inner boundary: north. Outer boundary: east, south and west.



Looking south from the north-west corner onto a horse pasture.



Looking east from the north-west corner onto a horse pasture.



Looking east from the south-west corner onto a horse pasture with residential properties in the background.



Looking south-east from the middle of the north boundary onto a horse pasture with residential properties in the background.

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

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

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

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is located at the edge of the large built-up area of Corringham, with physical connections on its north boundary. Rookery Hill / The Manor way to the south and south-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. 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 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 (excluding hardstanding and temporary structures). The rest of the sub-area consists of an open field used as a horse pasture. The sub-area is predominantly flat and there is a slight urbanising influence from residential properties to the north. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 009	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental_Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (b) plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. This is because the roads also serve as strong boundary features in this area and because the sub-area is subject to several urbanising influences, respectively.

The sub-area adjoins CS-20 at its south-east corner and CS-22 to the west. The sub-area adjoins the wider Green Belt to the east, south and west.

The sub-area's removal in isolation would be in keeping with existing development form as it has a strong visual connection to the existing settlement of Corringham. The same would be true of its removal in combination with CS-22.

The removal of the sub-area in combination with CS-20 would be more in keeping with existing development form, as the latter already contains development and the overall parcel would then have a direct connection to Corringham. It would be enclosed by roads to the east, south and west, preventing irregular sprawl.

In combination with a wider cluster of sub-areas (CS-19, CS-20, and CS-22), the removal of the sub-area would represent a natural extension of Corringham with minimal impact to the wider Green Belt given the roads acting as strong boundaries.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with 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 boundary is readily recognisable and likely to be permanent. The outer boundary is readily 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 or in combination.
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Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

Sub-area (SA) CS-22

Location South of Corringham / Stanford-le-Hope

Area (ha) 0.48

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

Metres
0 5 10 20



Boundaries

The sub-area is bounded by a dispersed hedgerow to the north, by a dispersed treeline to the east, by the A1014 The Manorway to the south, and by the fenced edge of residential gardens to the west. Inner boundary: North. Outer boundary: east, south and west.



Looking south-west from the north boundary onto scrubland.



Looking south-east from the north boundary onto scrubland.



Looking south from near the north-west corner onto scrubland.



Looking south-west from the north-west corner onto the fence along the west boundary.

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

	Purpose A	Purpose B	Purpose C
Sub-area scores	3	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 located at the edge of the large built-up area of Corringham, with physical connections on its north boundary. Rookery Hill / The Manor way to the south and south-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. 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 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 was completed largely from aerial photography. The sub-area is not covered by any built form. The sub-area consists of shrub land. The sub-area's topography is primarily flat with dense shrubbery. It is relatively insulated from the bordering A road due to the thick shrubs. 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), moderately against purpose (a) and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 009	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental_Major)

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (b) and (c) plays a weaker role against purpose (a) compared to the strategic land parcel. This is because the roads also serve as strong boundary features in this area.

The sub-area adjoins CS-21 to the east. The sub-area adjoins the wider Green Belt to the east, south and west.

The sub-area's removal in isolation would be in keeping with existing development form as it has a strong visual connection to the existing settlement of Corringham. The sub-area is strongly bounded by roads which would limit irregular sprawl. The same would be true of its removal in combination with CS-21.

In combination with a wider cluster of sub-areas (CS-19, CS-20, and CS-21), the removal of the sub-area would represent a natural extension of Corringham with minimal impact to the wider Green Belt given the roads acting as strong boundaries.

Summary of wider assessment

Overall, the sub-area plays a less important role with respect to the Stage 1 parcel, and its release in isolation or in combination with 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 boundary is readily recognisable and likely to be permanent. The outer boundary is readily 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 or in combination.
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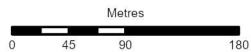
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded by Corringham Road to the north, by Dock Road to the east, by High Road and a dispersed hedgerow to the south and by Rainbow Lane to the west. Inner boundary: north-west corner. Outer boundary: east, south and remainder of the west boundary.



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



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



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



Looking south-east from near the south-west corner across an open field and the dispersed treeline boundary.

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

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

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

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is located at the edge of the large built-up area of Stanford-le-Hope, with physical connections on its north boundary. The sub-area is free/ mostly free of existing development. It is slightly enclosed on its north-west corner. The sub-area is considered to have three outer boundaries; there are no prominent physical features in reasonable proximity to the western and southern edges, nor along the edge of the existing settlement which are likely to prevent outward and irregular sprawl. However, there is Dock Road as a prominent physical feature close to its eastern boundary, which plays a role in preventing sprawl in that particularly direction. 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	The sub-area is not covered by any built form. The sub-area consists of an open field. There are minor urbanising influences from Corringham Road, Dock Road, and the residential properties in Stanford-le-Hope. The sub-area has a flat topography, therefore no extended views into the wider Green Belt. 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 (a), strongly against purpose (c) and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 010	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental_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 because of the urbanising influences experienced by the sub-area from the surrounding roads.

The sub-area adjoins CS-24 to the south. The sub-area adjoins the wider Green Belt to the east, south and west.

The removal of the sub-area in isolation would represent a significant sprawl of development into previously undeveloped countryside, in an area lacking strong boundaries. The same would be true of its removal in combination with CS-24.

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 readily 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 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) CS-24

Location South of Corringham / Stanford-le-Hope

Area (ha) 0.50

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

Metres
0 15 30 60



Boundaries

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



Looking south-west from the middle of the north boundary onto grassland.



Looking north-east from beyond the south-west corner onto the south and west boundaries of treelines.



Looking east from the middle of the north boundary onto grassland.



Looking east from near the west corner onto grassland.

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	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 open grassland with sporadic trees. Due to the sparse nature of the south treeline, the sub-area has wider views into the Green Belt to the south. The sub-area has Slight urbanising influences from electricity pylons in the area. Overall, the sub-area has a largely rural character.
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Summary of assessment of sub-area against NPPF purposes A-C

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

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 010	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental_Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b) and plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. This is because of the sub-area's small size, and the urbanising influences it experiences from the surrounding pylons. The sub-area adjoins CS-23 to the north. The sub-area adjoins the wider Green Belt to the east, south and west. The removal of the sub-area in isolation would create a hole in the Green Belt. Its removal in combination with CS-24 would represent a significant sprawl of development into previously undeveloped countryside, in an area lacking strong boundaries.
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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. T 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 not meet the NPPF definition of being readily recognisable and likely to be permanent and would require strengthening.
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Categorisation & Recommendation

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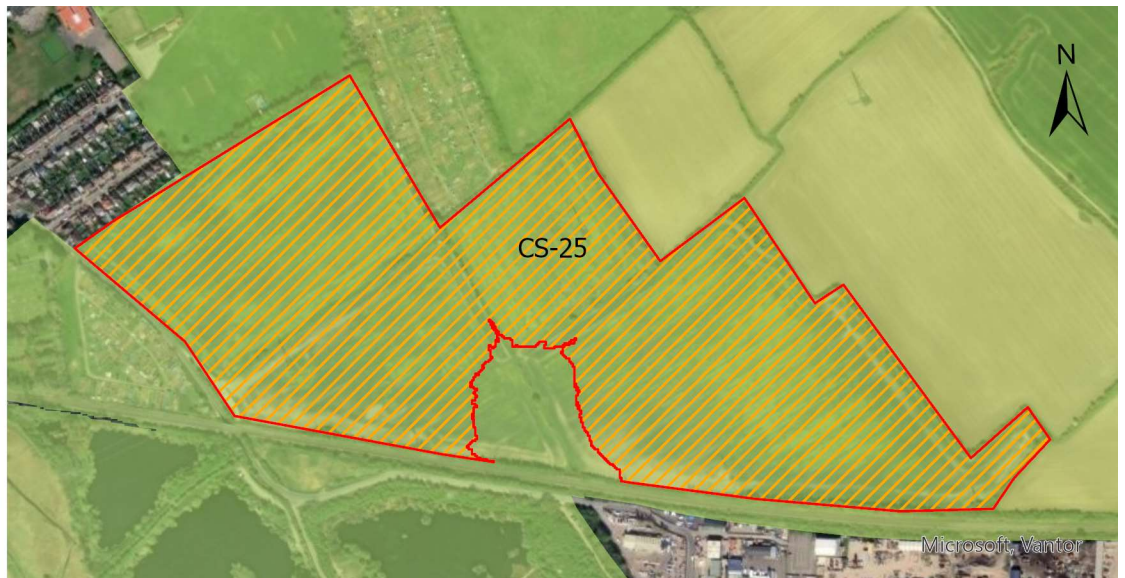
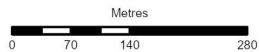
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area has an irregular north boundary which runs in perpendicular angles along the edges of fields and a dispersed treeline. The sub-area is bounded by mature hedgerow to the east, by a railway line and dispersed treeline to the south and by Wharf Road to the west. The south boundary was partially modified by Flood Zone 3b. Inner boundary: part of the North. Outer boundary: east, south and west.



Looking east from inside the sub-area across an open field with electricity pylons.



Looking north from inside the sub-area across an open field with residential houses in the distance.



Looking south-east from the west boundary across an open field with a dirt track.



Looking east from the west boundary across an open field.

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

	Purpose A	Purpose B	Purpose C
Sub-area scores	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 Stanford-le-Hope, with physical connections on its north boundary. The railway line to the south-west forms 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. 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 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. The sub-area consists of several open fields with some tall pylons within. Due to the relatively high elevation of the sub-area, there are some urbanising influences from the south where the docks in the River Thames are visible. 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 (a) and does not meet purpose (b).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 010	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (none)	5 (Fundamental_Major)

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (b) and plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. This is because of the railway line on its outer boundary which forms an additional strong defence against sprawl, and because of the urbanising influences experienced by the sub-area, respectively. The sub-area adjoins no other sub-areas. The sub-area adjoins the wider Green Belt to the north, east, south and west with a small gap on its north side. The removal of the sub-area in isolation would constitute irregular sprawl of the settlement of Stanford-le-Hope. However, since the sub-area has a sloping topography towards the north, it already has urbanising influences from the docks.
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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 not meet the NPPF definition of being readily recognisable and likely to be permanent and would require strengthening.
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Categorisation & Recommendation

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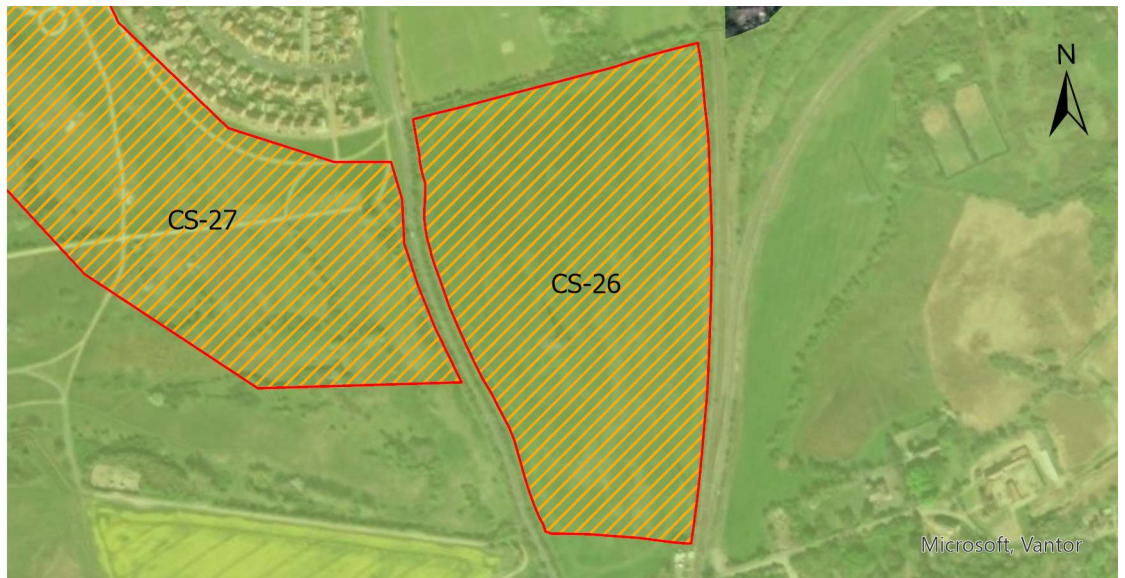
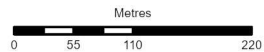
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded by mature hedgerow to the north and by a railway line to the east. The sub-area has no clear boundary to the south and cuts across an open field. The sub-area is bounded by a mature treeline hedgerow and Butts Lane to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.



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



Looking south from the north-west corner across an open field with electricity pylons.



Looking south from the middle of the north boundary onto a dispersed stand of trees with open field in the background.



Looking south from the north-east boundary across an open field, with the hedgerow boundary visible.

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

	Purpose A	Purpose B	Purpose C
Sub-area scores	3	1	4

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

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is located at the edge of the large built-up area of Stanford-le-Hope, with physical connections on its north-east corner. The sub-area is free/ mostly free of existing development. The combination of Butts Lane and Mucking Wharf Road create a prominent physical feature in reasonable proximity to the outer edge of the sub-area which are likely to which is/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 small part of the gap between Stanford-le-Hope and East Tilbury. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	The sub-area is not covered by any built form (excluding hardstanding and temporary structures). The sub-area consists of open field. The sub-area has a slightly descending topography towards the south, which combined with its sparse boundary features creates some views into the wider Green Belt. Additionally, there is the urbanising influence from pylons visible towards the 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 (a) and weakly against purpose (b).

Strategic Assessment

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

Assessment of wider impact	At a more granular level, the sub-area performs similarly against purpose (c), plays a stronger role against purpose (b) and plays a weaker role against purpose (a) compared to the strategic land parcel. This is because of the roads on its outer boundary which form an additional strong defence against sprawl. Although the sub-area shares a boundary with CS-27 across a road to the west, they are not considered adjoining as the two sides of the road feel distinct. The sub-area adjoins the wider Green Belt to the north, east, south and west. 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. This is because of the strong outer boundaries. However, the development of the sub-area may create increased urbanising influences on 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 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 predominantly readily recognisable and likely to be permanent. If the sub-area was released, the new inner Green Belt boundary would meet the NPPF definition and would not require strengthening.
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Categorisation & Recommendation

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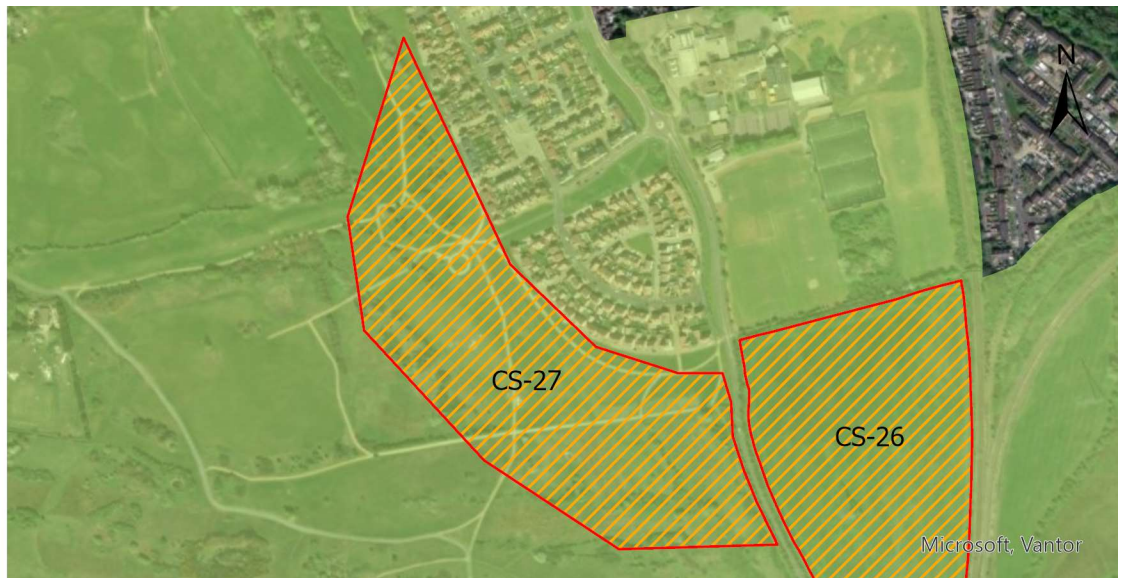
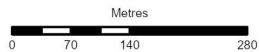
Provisional Grey Belt

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 wedge-shaped. The sub-area is bounded by the Maple Park housing estate to the north-east, by Butts Lane to the east and by a dispersed treeline / hedgerow to the south-west. Inner boundaries: none. Outer boundaries: north, east, west and south.



Looking west from the north-east corner onto the park.



Looking south-west from the middle of the north-east boundary onto a children's playground.



Looking north from the west boundary onto the park.



Looking south-east from the middle of the sub-area onto the park with residential houses in the background.

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

	Purpose A	Purpose B	Purpose C
Sub-area scores	1	1	2

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

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is perceptually at the edge of Stanford-le-Hope due to the adjacent washed over development in close proximity to the settlement edge. The sub-area contains no 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	The sub-area forms a small part of the gap between Stanford-le-Hope and East Tilbury. It is judged that the gap is of sufficient scale, that the removal of the sub-area would not result in physical or perceptual merging between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Less than 1% of the sub-area is covered by built form (excluding hardstanding and temporary structures). The rest of the sub-area consists of a public park including a children's play area, shrubbery and various paths and walks. As the sub-area is located on the side of a small hill, the sub-area has some urbanising influences from residential properties in the Maple Park housing estate to the north-east and the roads to the north. Additionally, there are extensive views to the wider Green Belt to the north-west. 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 011	Purpose A	Purpose B	Purpose C
	5 (Fundamental)	0 (Slight)	4 (Major)

Assessment of wider impact	At a more granular level, the sub-area plays a stronger role against purpose (b) and plays a weaker role against purposes (a) and (c) compared to the strategic land parcel. This is due to the sub-area's removal from the edge of a large built-up area, and to the urbanising influences it experiences, respectively. Although the sub-area shares a boundary with CS-26 across a road to the east, they are not considered adjoining as the two sides of the road feel distinct. The sub-area adjoins the wider Green Belt to the north, east, south and west. The removal of the sub-area in isolation would result in a 'hole' in the Green Belt. However, its location in proximity to washed over development would make it a natural extension and would not lead to an incongruous pattern of development. Visual impact on the wider Green Belt would also be limited due to the Slight hill on the south boundary of the sub-area.
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Summary of wider assessment

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

Boundary Assessment

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

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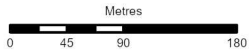
Provisional Grey Belt

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

Footnote 7 Constraints applicable?

No

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



Boundaries

The sub-area is bounded by the edge of a forest to the north and by mature treelines to the east, south and west. The sub-area is also bounded by the A13 Stanford-le-Hope Bypass to the south and One Tree Hill Road to the west. Inner boundaries: none. Outer boundaries: north, east, west and south.

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

Assessment of sub-area against NPPF Purposes A-C

Sub-area Assessment Summary

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

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

Prevents the outward, irregular spread of a large built-up area and serves as a barrier at the edge of a large built-up area in the absence of another durable boundary	The sub-area is not located at the edge of a large built-up area, in physical or perceptual terms and does not meet purpose (a).
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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 Corringham and Basildon. It is judged that there may be some scope for development, without significant physical or perceptual erosion of the gap between neighbouring towns.
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Purpose (C) To assist in safeguarding the countryside from encroachment

Protects the openness of the countryside and is least covered by development	Unable to access the interior of the site. This assessment has been completed largely from aerial photography. Approximately 3% of the sub-area is covered by built form (excluding hardstanding and temporary structures). Built form consists of several large warehouses / storehouses and some smaller buildings which may be used for commercial purposes. The rest of the sub-area consists of open fields divided by hedgerows. The sub-area also experiences some urbanising influence from the nearby A13. 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 (b), moderately against purpose (c) and does not meet purpose (a).

Strategic Assessment

Stage 1 Parcel Scores (GBA) for parcel 001	Purpose A	Purpose B	Purpose C
	4 (Major)	3 (Major)	Fundamental

Assessment of wider impact

At a more granular level, the sub-area performs similarly against purpose (b) and more weakly against purpose (a) and (c). This is because the sub-area does not abut any large built-up areas or settlements and because of the urbanising influences experienced by the sub-area, respectively.

The sub-area adjoins CS-11 to the east. 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, impacting the wider sense of openness.

The sub-area's removal in combination with CS-11 would represent a significant sprawl of development into previously undeveloped countryside, significantly impacting the wider Green Belt's sense of openness as it would create urbanising influences on Green Belt to its north.

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 readily recognisable but only half are likely to be permanent. If the sub-area were to be released, not all of the new inner Green Belt boundary would meet the NPPF definition and would require strengthening.
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Categorisation & Recommendation

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